

Planning & Development Department
Scanning Cover Sheet

Case No Z-0142-90

APN 138-28-414-000

Location N of Alexander, W of Rancho

Applicant Land Title of Nevada, Inc.

Subject

Reclassification of property legally
described as a portion of the SE 1/4 of the
SE 1/4 of Section 2, Township 20 South,
Range 60 East, MDB&M.



FILE HISTORY

File Z-142-90

[illegible]

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

FILE NO.: Z-142-90

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-142-90

MEETING: CITY PLANNING COMMISSION

DATE: DECEMBER 13, 1990

TIME: 7:00 P.M.

LOCATION: ROOMS 201 AND 202
CASHMAN FIELD CENTER
850 LAS VEGAS BOULEVARD NORTH
LAS VEGAS, NEVADA

CHANGE FROM: R-E (RESIDENCE ESTATES)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: COMMERCIAL BUILDING

APPLICANT: LAND TITLE OF NEVADA, INC.

PROPERTY LOCATION: NORTH SIDE OF ALEXANDER ROAD, WEST OF RANCHO DRIVE

PROPERTY DESCRIPTION: A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.



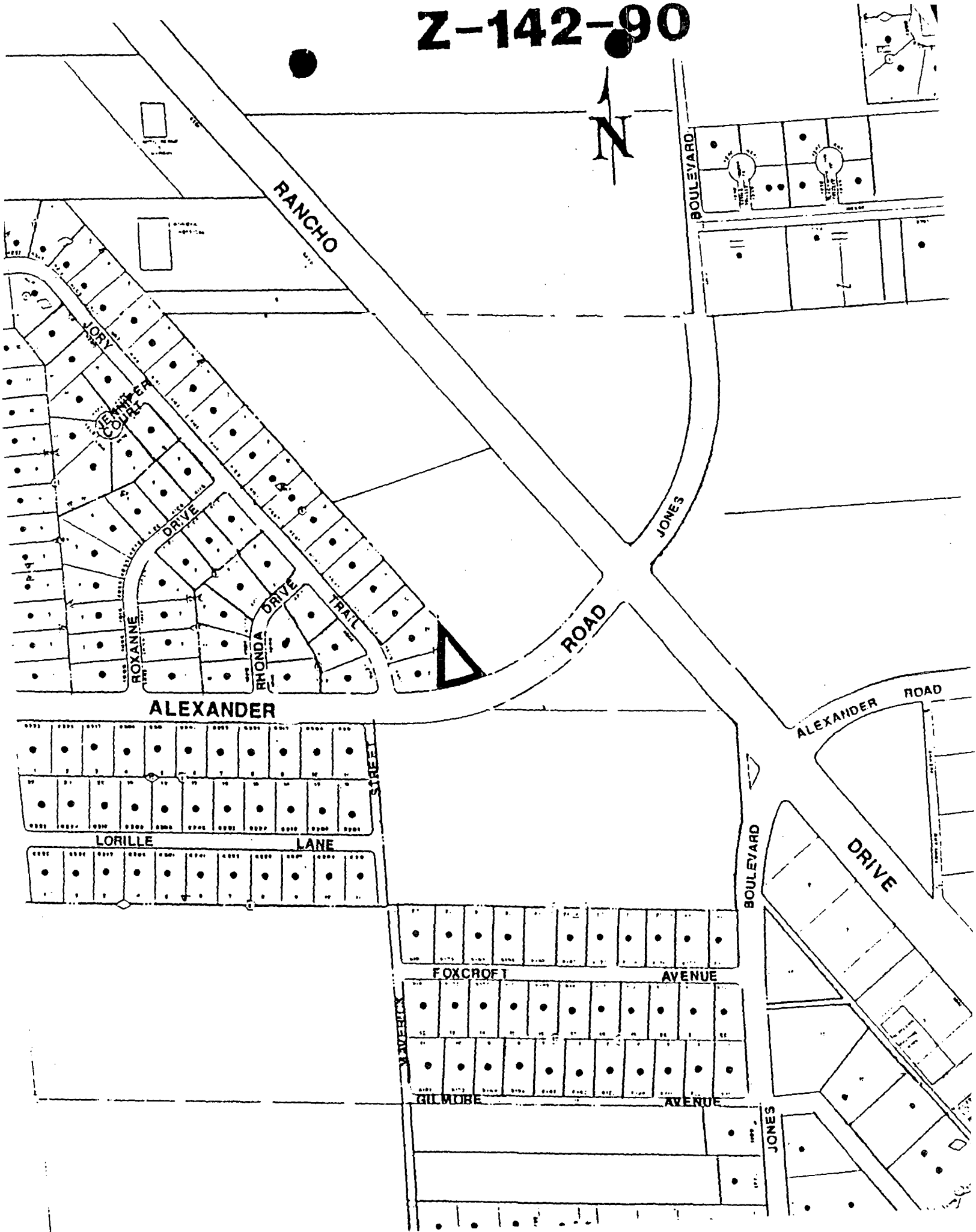
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

A handwritten signature in dark ink, appearing to read "Norman R. Standerfer".

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

Z-142-90



511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 11/27/90
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGASName ANDY REEDDepartment COMMUNITY DEVELOPMENTPhone 386-6301

Ext. _____

I. D. Code Z-142-90 Date to Be Completed _____

Remarks _____

Information Needed:

26 TOTAL

1. Labels ☒ XXXNo. of Sets ☐ 1

2. Print Format:

No Print (A) ☐

Value:

Name, Address, Legal Description (G) ☒ XXX

3. Selection by Tax District (List Tax Districts Needed):

4. Selection by Partial Parcel Number: Parcel Bk (3 char.) Page (5 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

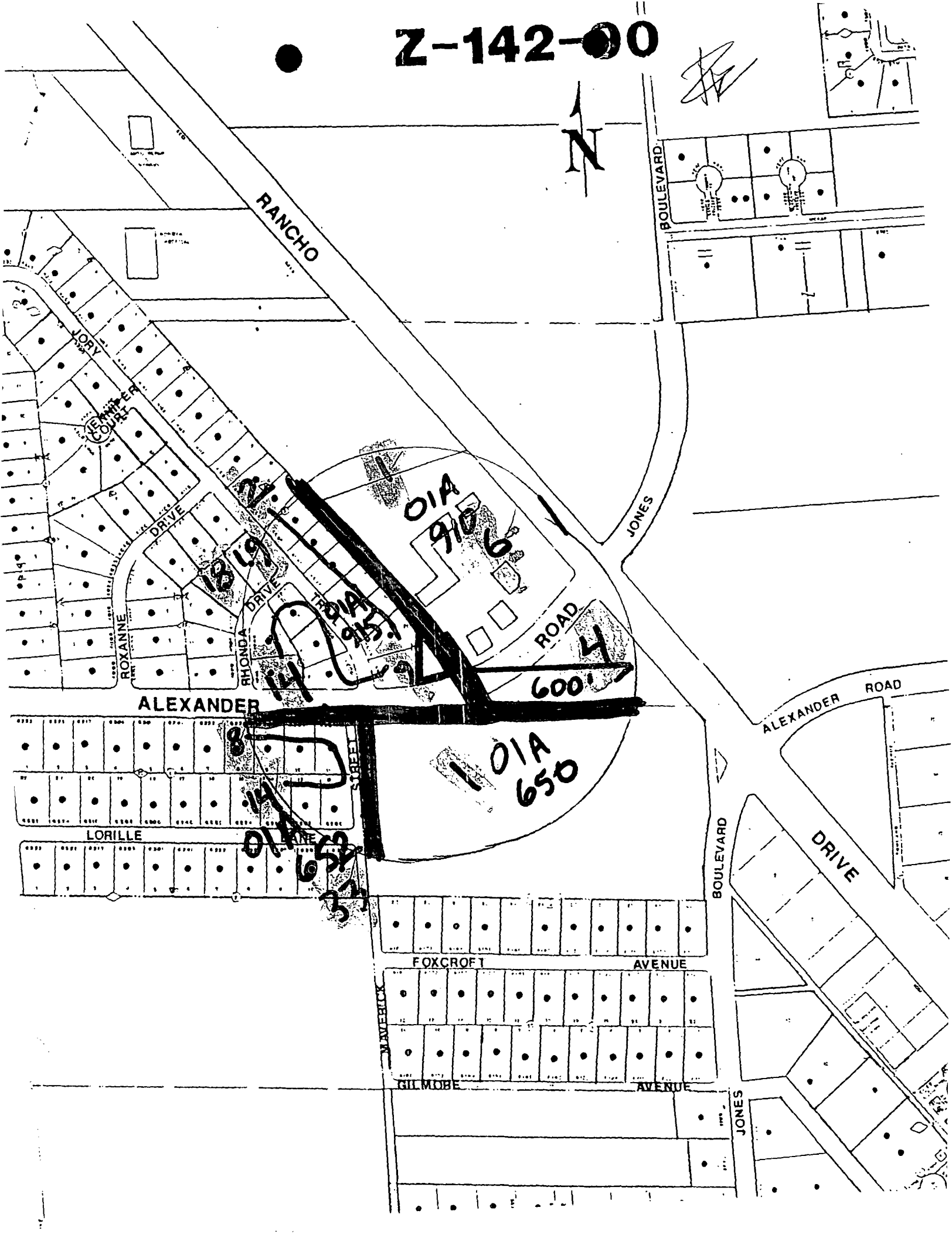
Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	↓	Nmbr	Book	Pge	↓	Nmbr	Book	Pge	↓	Nmbr	Book	Pge	↓	Nmbr
3	2	1	3	3	2	1	3	3	2	1	3	3	2	1	3
01A	65	0	001												
	65	2	008												
			014												
			033												
	91	0	001												
			004												
			006												
	91	5	002												
			014												
			018												
			019												

- END -
Assessor Approval _____

Billing No. _____



Z-142-00



NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-142-90

MEETING: CITY PLANNING COMMISSION

DATE: DECEMBER 13, 1990

TIME: 7:00 P.M.

LOCATION: ROOMS 201 AND 202
CASHMAN FIELD CENTER
850 LAS VEGAS BOULEVARD NORTH
LAS VEGAS, NEVADA

CHANGE FROM: R-E (RESIDENCE ESTATES)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: COMMERCIAL BUILDING

APPLICANT: LAND TITLE OF NEVADA, INC.

PROPERTY LOCATION: NORTH SIDE OF ALEXANDER ROAD, WEST OF RANCHO DRIVE

PROPERTY DESCRIPTION: A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

A handwritten signature in dark ink, appearing to read "Norman R. Standerfer", is written over the department name.

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-142-90

MEETING: CITY PLANNING COMMISSION
DATE: DECEMBER 13, 1990
TIME: 7:00 p.m.
LOCATION: ~~Council Chambers, City Hall~~
400 East Stewart Avenue, Las Vegas, Nevada

CHANGE FROM: R-E (RESIDENCE ESTATES)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: ~~RETAIL AND MINI-WAREHOUSE~~
COMMERCIAL BUILDING

APPLICANT: LAND TITLE OF NEVADA, INC.

PROPERTY LOCATION: NORTH SIDE OF ALEXANDER ROAD, WEST OF RANCHO
~~ROAD DRIVE~~

PROPERTY DESCRIPTION: A PORTION OF THE SOUTH ^{EAST QUARTER (SE $\frac{1}{4}$)} ~~HALF (S $\frac{1}{2}$)~~ OF THE
SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 2, TOWNSHIP
20 SOUTH, RANGE 60 EAST, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

Norman R. Standerfer

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

CHECKED: Initial & date

GENZER

WILLIAMS

SCHLEGEL

C 11/29
JE 11/29
TLS 11-29

NO SIZE: 4.1 AC.

THIS FILE MUST BE RETURNED TO ELDA RAE BY 11/29/90.

MAIL NOTICE ON 11/30/90.

INTER-OFFICE MEMORANDUM

TO:	BUILDING & SAFETY - MIKE TRAASDAHL ✓ ELECTRICAL SERVICES- GEORGE FERRIS ✓ FIRE SERVICES - CHIEF JUDD ✓ PUBLIC WORKS - ED BYRGE ✓ LAND DEVELOPMENT - CHUCK TURK ✓ DOWNTOWN REDEV. - BRAD PURCELL ✓	FROM:	NORMAN R. STANDERFER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT:	ZONING RECLASSIFICATION: Z- 142-90 APPLICANT: <u>LAND TITLE OF NEV. / INC.</u> FROM: <u>R-E</u> TO: <u>C-2</u>	COPIES TO:	

This is concerning a request for reclassification on the following described property:

NORTH SIDE OF ALEXANDER RD. ; WEST
OF RANCHO DR.

Parcel No.: A POR. 01A-910-006

Proposed Use: RETAIL + MINI-WAREHOUSE

CITY PLANNING COMMISSION MEETING: 12/13/90

Your remarks regarding this application should be received two weeks prior to the meeting.

Attachment: (Plot Plan)

FLOOD ZONE A

CLV 7007

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: BEN DATE 11/14/90

GENERAL RECEIPT NO. 103294 CASE NO. Z-142-90

PC DATE: 12/13/90 BZA DATE: _____

FLOOD ZONE A



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the under-
signed owner(s) of record of the property hereinafter described, hereby present(s) this
application requesting that certain property be reclassified from the
RE Use District to a C-2 Use District, as
established by Chapter 19.06, Title 19, of the Las Vegas City Code, as amended. Also
accompanying this application is the prescribed fee of \$ 200.00 .

The property hereinbefore referred to, and in relation to which said changes are hereby
applied for, is legally described as follows, to wit:

THE SOUTHWEST CORNER OF PARCEL 01A-910-006. A TRIANGULAR
PIECE OF APPROXIMATELY 12,750 SQUARE FEET. THE BALANCE OF THE
PARCEL IS ALREADY ZONED C-2.

Assessor's Parcel Number: 01A-910-006 - POR OF

OWNER'S AFFIDAVIT

(owner shall mean owner(s) of record only)

STATE OF NEVADA)
COUNTY OF CLARK)

(I, We), LAND TITLE OF NEVADA, INC., TRUSTEE
(please print or type)

the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of record
of the property involved in this application, that the information on the attached map and all plans,
drawings, and sketches attached hereto and all statements and answers contained herein are in
all respects true and correct to the best of (my, our) knowledge and belief.

(SIGNATURE)
702-385-5566

PHONE NUMBER

(SIGNATURE OF OWNER OF RECORD)

702-385-5566

PHONE NUMBER

MAILING ADDRESS
P.O. Box 26239

CITY STATE ZIP
Las Vegas, NV 89126

MAILING ADDRESS

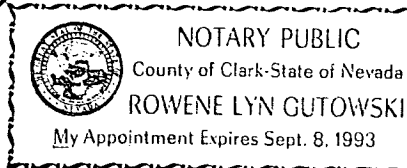
CITY STATE ZIP

Subscribed and sworn to before me this 14 day of Nov, 1990.

Notary Public in and for said County and State.

9-8-93
My Commission Expires

(Seal)



****FOR DEPARTMENT USE ONLY****

This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary
of the Planning Commission in accordance with the provisions of Chapter 19.92, Title 19, of the Las Vegas
City Code.

Filing Fee: \$ 200.00
Receipt No.: 103294

Case No. Z-142-90
Meeting Date 12/13/90

Received by: BEN
Date: 11/14/90

Exempt # 107

QUITCLAIM DEED

For a valuable consideration, receipt of which is acknowledged WESTERN HOLDING COMPANY #47632 PB,
a Nevada Corporation

do ES hereby quitclaim to LAND TITLE OF NEVADA, INC.,
a Nevada Corporation, as Trustee under Trust Agreement

dated January 21, 1985 the real property in the
 City of Las Vegas County of Clark State of Nevada, described as:

Lots Two (2) and Three (3) of PARCEL MAP on file in File 28,
 Page 30 of Parcel Maps, in the Office of the County Recorder
 of Clark County, Nevada.

Witness my hand & this 25th day of January, 1985

STATE OF NEVADA, }
 COUNTY OF Clark } ss.

On January 25, 1985 personally
 appeared before me, a Notary Public,
Randy Underwood, President

WESTERN HOLDING COMPANY

BY [Signature]
Randy Underwood, President

who acknowledged that he executed the above instrument.

Signature [Signature]
 (Notary Public)



NOTARY PUBLIC
 STATE OF NEVADA
 County of Clark
CAROL A. HENRY

My Appointment Expires Aug. 23, 1988
 Notarial Seal

THIS FORM COMPLETES THE

Title Order No. _____

Easement or Loan No. _____

SPACE BELOW THIS LINE FOR RECORDER'S USE

WHEN RECORDED MAIL TO

Land Title of Nevada, Inc.
 2800 W. Sahara Avenue, Bldg. 3C
 Las Vegas, NV 89102
 Attn: Jim Ward

LAND TITLE OF NEVADA, INC.
 2800 W. SAHARA AVENUE, BLDG. 3C
 LAS VEGAS, NV 89102

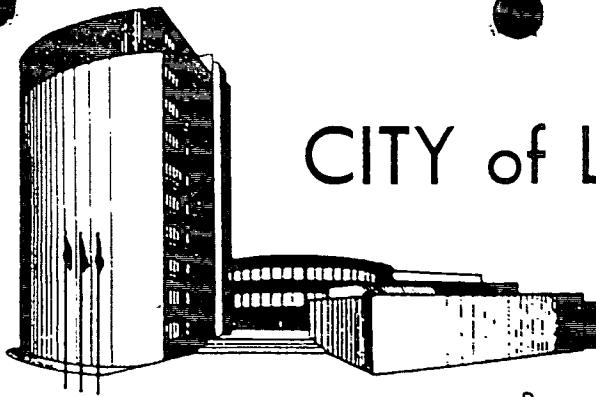
LAND TITLE OF NEVADA
 FEB 12 8 00 AM '85

FILED
 OFFICIAL RECORDS
 INSTRUMENT

2062 2021267

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

December 18, 1990

Land Title of Nevada, Inc.
720 South Seventh Street
Las Vegas, Nevada 89101

RE: Z-142-90 - ZONING RECLASSIFICATION

Gentlemen:

Your request for reclassification of property located on the north side of Alexander Road, west of Rancho Drive, from R-E Zone to C-2 Zone, was held in ABEYANCE indefinitely by the Planning Commission at their December 13, 1990 meeting at the applicant's request.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR

ROBERT S. GENZER, PRINCIPAL PLANNER

RSG:erh

cc: Mr. Bowen Cox
Brentwood Development, Inc.
5020 E. Tropicana Avenue, Suite A-7
Las Vegas, Nevada 89122



City of Las Vegas
PLANNING COMMISSION

December 13, 1990

Page 68

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

ITEM

COMMISSION ACTION

53. Z-142-90

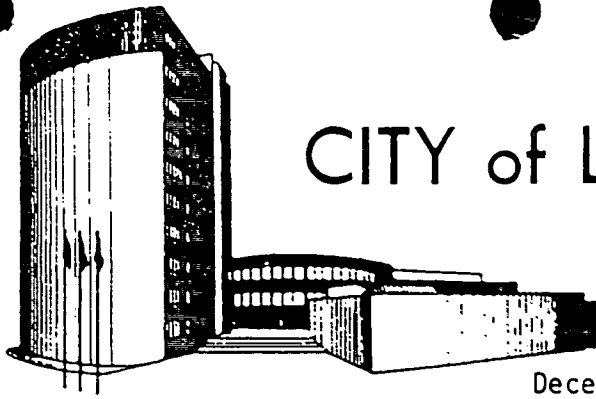
Applicant: LAND TITLE OF NEVADA, INC.
Application: Zoning Reclassification
 From: R-E
 To: C-2
Location: North side of Alexander
 Road, west of Rancho
 Drive
Proposed Use: Commercial Building

Dixon -
ABEYANCE INDEFINITELY.
Unanimous
(Black excused)

VICE CHAIRMAN BABERO stated
the applicant has requested
this item be held in abeyance
indefinitely.

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

December 11, 1990

Land Title of Nevada, Inc.
720 S. 7th Street
Las Vegas, Nevada 89101

RE: Z-142-90 - ZONING RECLASSIFICATION

Dear Applicant:

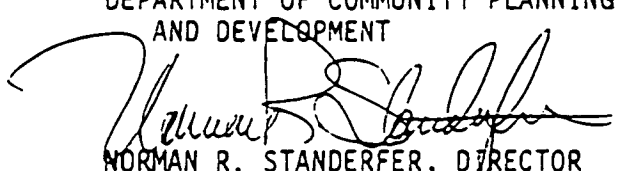
Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on December 13, 1990. Due to an asbestos abatement program this meeting, which will be held at 7:00 P.M., has been moved to Rooms 201 and 202 of the Cashman Field Center, 850 Las Vegas Boulevard North, Las Vegas, Nevada.

A copy of Staff's recommendations and any conditions related to your application may be obtained on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 386-6301.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure

cc: Mr. Bowen Cox
Brentwood Development, Inc.
5020 E. Tropicana Ave., Ste. A-7
Las Vegas, Nevada 89122



MAYOR RON LURIE

COUNCILMEN

BOB NOLEN

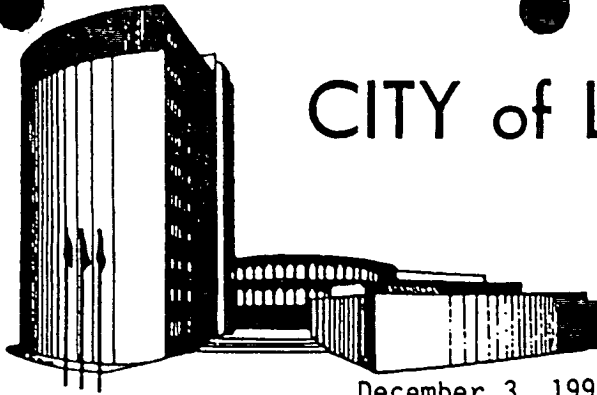
STEVE MILLER

ARNIE ADAMSEN

SCOTT HIGGINSON

ACTING CITY MANAGER

RANDALL H. WALKER



CITY of LAS VEGAS

December 3, 1990

Land Title of Nevada, Inc.
720 S. 7th Street
Las Vegas, Nevada 89101

RE: Z-142-90 - ZONING RECLASSIFICATION

Dear Applicant:

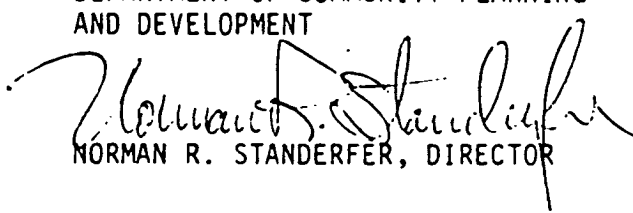
Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on December 13, 1990. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of Staff's recommendations and any conditions related to your application may be obtained on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 386-6301.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure

cc: Mr. Bowen Cox
Brentwood Development, Inc.
5020 E. Tropicana Avenue, Ste. A-7
Las Vegas, Nevada 89122



BRENTWOOD DEVELOPMENT, INC.

December 12, 1990

To: Department of Community Planning and Development

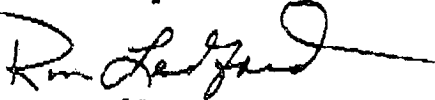
From: Brentwood Development, Inc.

Re: Z-142-90 Zoning Reclassification
AR-13-90 Aesthetic Review
Items #52 and 53 on December 13th Agenda

Brentwood Development, Inc. is currently the buyer of the above referenced property. We agreed to purchase and design the total of nine (9) acres because the seller (Land Title as trustee) had a buyer for the automotive center to be located on the project. As a result, we designed the project to include two acres of automotive. Subsequently, that buyer has cancelled their purchase contract. Therefore, we are having to re-design the site in conjunction with Land Title as trustee.

We respectfully request an "indefinite" postponement until further notice by us to continue this matter with the Planning Commission. We very much appreciate your time and help in this situation.

Sincerely,



Ron Ledford
Brentwood Development, Inc.

RL/rg

CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM

DATE

November 30, 1990

TO:

Norman R. Standerfer, Director
Department of Community Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works

CK



SUBJECT:

Z-142-90
Land Title of Nev., Inc.

COPIES TO:

Charles Kajkowski, Engineering Planning
John McNellis, Engineering Planning
Chuck Turk, Land Development
Nancy Miller, Right-of-Way
Rita Lumos, Survey (FM, PM, & A's only)

1. Construct half-street improvements on Alexander Road.
2. Site development to comply with the conditions of approval for AR-13-90 and U-190-90.

