

Planning & Development Department
Scanning Cover Sheet

Case No Z-0146-77

APN 162-02-713-039

Location 2037 Hassett Ave

Applicant James J. & Mary A. Costa

Subject

Reclassification of property legally
described as Lot 57, Block 8, Charleston
Park Unit #2.



1 2 3 4 5 6

LICENSE INSPECTION LOG

LOCATION 1718 S. EASTERN

CASE NO. 2-146-77

TENTATIVE LICENSE ISSUED ON 5-30-78

FIELD INSPECTION LOG

DATE/BY

7/17/78 A/C SCREENING NOT ACCEPTABLE. LANDSCAPING
NOT PROVIDED AS REQUIRED.

7/26/78 AS ABOVE. ADVISED APPLICANT. BILL COMPEY.
RECOMMEND EXTENSION UNTIL 8-11-78

8/4/78 ALL CONDITIONS MET. ISSUE FINAL APPROVAL

On 8-4-78, the conditions of approval have been met.

APPROVED BY

Don Brunner

FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS

APPROVALS

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FILE NO. _____

NOTICE OF PUBLIC HEARING

JANUARY 12, 1978

Notice is hereby given that on January 12, 1978, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-146-77 JAMES J. & MARY A. COSTA FOR RECLASSIFICATION OF
PROPERTY LOCATED AT 2037 HASSETT AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: ACUPUNCTURE CLINIC

THE ABOVE PROPERTY LEGALLY DESCRIBED AS LOT 57,
BLOCK 8, CHARLESTON PARK UNIT #2.

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 the proposed Reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development written objection thereto or approval thereof.

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

CLARK COUNTY TAX ROLL
INFORMATION REQUEST

Date _____

Page _____ of _____

REQUESTED BY: Organization <u>CITY OF LAS VEGAS</u>		Date to be Completed _____
Name <u>JOHN B. HERBERT J. P. Brown</u>		ID Code <u>Z-146-77</u>
Dept. <u>COMMUNITY DEVELOPMENT</u>		Format: Roll List ☐ Extraction ☒
Phone <u>386-6301</u> Ext. _____		Remarks _____

Fill in items 1, 2, 3, or 4; fill in item 5:

1. Selection by Book Number. List Books needed:											
Book	Book	Book	Book	Book	Book	Book	Book	Book	Book	Book	Book
2. Selection by District. List Districts needed:											
Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.
3. Selection by Book Pages. List Book and Page:											
Book	Page	Book	Page	Book	Page	Book	Page	Book	Page	Book	Page
4. Selection by Parcel. List Parcels needed:											
Book	Page	Block & No.	Book	Page	Block & No.	Book	Page	Block & No.	Book	Page	Block & No.
050	260	601)									
		605)									
		618									
		619									
	360	205)									
		216)									
		405)									
		415)									
	370	101)									
		111)									
		144)									
		155)									
	END										
5. Information needed:											
a. Listing to contain: Descriptions ☒			Valuations ☐								
b. Listing to be: One-Part ☒			Two-Part ☐			Three-Part ☐					
c. Labels needed: None ☐			One Set ☒			Two Sets ☐					
d. Label Sequence to be: Same as List ☒			Alpha on Name ☐								

050-260-601 200	FLIPPIN ALFRED B & SHIRLEY 3645 MOUNTCREST LAS VEGAS NV	89121	CHRLSTN PK TR2 LOT 19 BLK 09	2410	6850	290	
Z-146-77				GROSS TOTAL	9550	NET TOTAL	9550
050-260-602 200	WESTLUND NORMA L 2033 HOWARD AVE LAS VEGAS NV	89104	CHRLSTN PK TR2 LOT 18 BLK 09	1710	5810	210	
Z-146-77				GROSS TOTAL	7730	NET TOTAL	7730
050-260-603 200	THOMAS CASIMER D & AGNES P 2029 HOWARD LAS VEGAS NEV	89104	CHRLSTN PK TR2 LOT 17 BLK 09	1710	6900	230	1000
Z-146-77				GROSS TOTAL	8840	NET TOTAL	7840
050-260-604 200	THOMPSON JAMES L & ELIZABETH 2105 CEDAR AVE LAS VEGAS NV	89101	CHRLSTN PK TR2 LOT 16 BLK 09	1710	7280	260	
Z-146-77				GROSS TOTAL	9250	NET TOTAL	9250
050-260-605 200	ROBINSON WILLIS A 733 SUNNY PL LAS VEGAS NV	89106	CHRLSTN PK TR2 LOT 15 BLK 09	1735	5760	210	
Z-146-77				GROSS TOTAL	7705	NET TOTAL	7705
050-260-618 200	MARIANI FRANCIS R BOX 3707 SANTA MONICA CA	90403	BEL AIR TR4 LOT 08 BLK 03	2195	11750	400	
Z-146-77				GROSS TOTAL	14345	NET TOTAL	14345
050-260-619 200	HOFFMAN HENRY C & EDNA G 2036 E OAKLEY BLVD LAS VEGAS NV	89104	BEL AIR TR 4 PT LOT 9 BLK 3	2155	7640	320	
Z-146-77				GROSS TOTAL	10115	NET TOTAL	10115

TAX YEAR 1978-79
AS OF 12/22/77

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION FOR: COMMUNITY DEVELOPMENT

BATCH # A-023-033-79
PAGE 25

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
050-360-205 200 Z-146-77	MILLER NORRIS & FRANCES 2016 HOWARD LAS VEGAS NEV 89105	CHRLSTN PK TR 2 LOT 25 BLK 08	1710	7410	230		
			GROSS TOTAL	9350	NET TOTAL		9350
050-360-206 200 Z-146-77	SIMPSON CARL C & DOROTHY M 2020 HOWARD AVE LAS VEGAS NV 89104	CHRLSTN PK TR 2 LOT 24 BLK 08	1710	6900	230		
			GROSS TOTAL	8840	NET TOTAL		8840
050-360-207 200 Z-146-77	ROSENFELD BARBARA L 2024 HOWARD LAS VEGAS NV 89104	CHRLSTN PK TR 2 LOT 23 BLK 08	1735	6340	210		
			GROSS TOTAL	8285	NET TOTAL		8285
050-360-208 200 Z-146-77	MORGAN JAMES W 2028 HOWARD AVE LAS VEGAS NV 89105	CHRLSTN PK TR 2 LOT 22 BLK 08	1710	7050	230		
			GROSS TOTAL	8990	NET TOTAL		8990
050-360-209 200 Z-146-77	FEULING BERNELL & MARDEL 2032 HOWARD AVE LAS VEGAS NEVADA 89105	CHRLSTN PK TR 2 LOT 21 BLK 08	1735	7060	240		
			GROSS TOTAL	9035	NET TOTAL		9035
050-360-210 200 Z-146-77	RICHARDS MAYNARD 2036 HOWARD AVE LAS VEGAS NV 89104	CHRLSTN PK TR 2 LOT 20 BLK 08	1895	5380	210		
			GROSS TOTAL	7485	NET TOTAL		7485
050-360-211 200 Z-146-77	COSTA JAMES J & MARY A 2037 HASSETT AVE LAS VEGAS NV 89104	CHRLSTN PK TR 2 LOT 57 BLK 08	1895	5740	250		
			GROSS TOTAL	7885	NET TOTAL		7885
050-360-212 200 Z-146-77	KELLNER FREDERICK W & CAROLE 2033 HASSETT AVE LAS VEGAS NV 89104	CHRLSTN PK TR 2 LOT 56 BLK 08	1710	8320	310		
			GROSS TOTAL	10340	NET TOTAL		10340
050-360-213 200 Z-146-77	WILKINS KENNETH E & HILDA L 2029 HASSETT LAS VEGAS NEV 89105	CHRLSTN PK TR 2 LOT 55 BLK 08	1735	5830	210		
			GROSS TOTAL	7775	NET TOTAL		7775
050-360-214 200 Z-146-77	MEHNER ALBERT H & TINY JEWEL 5417 EVERGREEN AVE LAS VEGAS NEVADA 89107	CHRLSTN PK TR 2 LOT 54 BLK 08	1710	5740	210		
			GROSS TOTAL	7660	NET TOTAL		7660

TAX YEAR 1978-79
AS OF 12/22/77

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION FOR: COMMUNITY DEVELOPMENT

BATCH # A-023-033-79
PAGE 26

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
050-360-215 200	HIBBS JOHN H & PATRICIA A 2021 HASSETT LAS VEGAS NV	CHRLSTN PK TR 2 LOT 53 BLK 08	1710	7160	230		
Z-146-77	89105		GROSS TOTAL	9100	NET TOTAL		9100
050-360-216 200	BRUNI SAMUEL A & PATRICIA K 2017 HASSETT AVE LAS VEGAS NEVADA	CHRLSTN PK TR 2 LOT 52 BLK 08	1710	6600	210		
Z-146-77	89105		GROSS TOTAL	8520	NET TOTAL		8520
050-360-405 200	CHRISTFIELD MARY 2016 HASSETT AVE LAS VEGAS NV	CHRLSTN PK TR 2 LOT 63 BLK 07	1710	7760	290		
Z-146-77	89104		GROSS TOTAL	9760	NET TOTAL		9760
050-360-406 200	KASTRIS MIKE & FRANCES 2020 HASSETT LAS VEGAS NEV	CHRLSTN PK TR 2 LOT 62 BLK 07	1735	5750	210		
Z-146-77	89105		GROSS TOTAL	7695	NET TOTAL		7695
050-360-407 200	SORRENTI FRED H & EDYTHE A 2024 HASSETT AVE LAS VEGAS NV	CHRLSTN PK TR 2 LOT 61 BLK 07	1710	7670	270		
Z-146-77	89104		GROSS TOTAL	9650	NET TOTAL		9650
050-360-408 200	JUILLERAT MARY R 2028 HASSETT LAS VEGAS NEV	CHRLSTN PK TR 2 LOT 60 BLK 07	1710	6690	230	1000	
Z-146-77	89104		GROSS TOTAL	8630	NET TOTAL		7630
050-360-409 200	KENT RAY P & ROSIE 2032 HASSETT LAS VEGAS NEV	CHRLSTN PK TR 2 LOT 59 BLK 07	1710	5950	210	1000	
Z-146-77	89104		GROSS TOTAL	7870	NET TOTAL		6870
050-360-410 200	KROLAK STAN 2915 W CHARLESTON LAS VEGAS NV	CHRLSTN PK TR 2 LOT 58 BLK 07	1925	6140	250		
Z-146-77	89102		GROSS TOTAL	8315	NET TOTAL		8315
050-360-411 200	KROLAK STAN 2915 W CHARLESTON LAS VEGAS NV	CHRLSTN PK TR 2 LOT 95 BLK 07	1925	5660	230		
Z-146-77	89102		GROSS TOTAL	7815	NET TOTAL		7815
050-360-412 200	ROSENFELD BEN & BETTY 2033 CANOSA LAS VEGAS NEV	CHRLSTN PK TR 2 LOT 94 BLK 07	1710	6780	240		
Z-146-77	89105		GROSS TOTAL	8730	NET TOTAL		8730

TAX YEAR 1978-79
AS OF 12/22/77

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION FOR: COMMUNITY DEVELOPMENT

BATCH # A-023-033-79
PAGE 27

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
050-360-413 200	JOHNSON BERT A & LORRAINE M 2029 CANOSA LAS VEGAS NEV	CHRLSTN PK TR 2 LOT 93 BLK 07	1735	5750	210		
Z-146-77	89105			GROSS TOTAL 7695	NET TOTAL		7695
050-360-414 200	CAPRI DANIEL J & HELEN M 2025 CANOSA LAS VEGAS NEV	CHRLSTN PK TR 2 LOT 92 BLK 07	1710	7900	290		
Z-146-77	89104			GROSS TOTAL 9900	NET TOTAL		9900
050-360-415 200	WARD GLEN D & MILDRED 2021 CANOSA LAS VEGAS NV	CHRLSTN PK TR 2 LOT 91 BLK 07	1710	6500	210		
Z-146-77	89105			GROSS TOTAL 8420	NET TOTAL		8420
050-370-101 200	LYON CALVIN M & ANNETTE S 2106 E OAKLEY BLVD LAS VEGAS NV	EASTWOOD TR 2 LOT 55 BLK 01	1720	3700	120		
Z-146-77	89104			GROSS TOTAL 5540	NET TOTAL		5540
050-370-102 200	NEGRETE MAURICE & VELIA R 1614 ARDMORE LAS VEGAS NEV	EASTWOOD TR 2 LOT 54 BLK 01	1720	6210	210		
Z-146-77	89105			GROSS TOTAL 8140	NET TOTAL		8140
050-370-103 200	WALDO KENNETH J & AUDREY L 1618 ARDMORE LAS VEGAS NV	EASTWOOD TR 2 LOT 53 BLK 01	1720	5080	160		
Z-146-77	89104			GROSS TOTAL 6960	NET TOTAL		6960
050-370-104 200	ARASMITT PATRICK D & KATHLEEN M 1624 ARDMORE ST LAS VEGAS NV	EASTWOOD TR 2 LOT 52 BLK 01	1720	5540	180		
Z-146-77	89104			GROSS TOTAL 7440	NET TOTAL		7440
050-370-105 200	HARDIN ROBERT H & BETTY L 1700 ARDMORE ST LAS VEGAS NV	EASTWOOD TR 2 LOT 51 BLK 01	1720	4870	160		
Z-146-77	89104			GROSS TOTAL 6750	NET TOTAL		6750
050-370-106 200	BAILES VERA ETAL 1955 MIMOSA CIR LAS VEGAS NV	EASTWOOD TR 2 LOT 50 BLK 01	1720	4350	150		
Z-146-77	89119			GROSS TOTAL 6220	NET TOTAL		6220
050-370-107 200	WESTLING M LOUISE 1708 ARDMORE LAS VEGAS NV	EASTWOOD TR 2 LOT 49 BLK 01	1720	5520	180		
Z-146-77	89104			GROSS TOTAL 7420	NET TOTAL		7420

TAX YEAR 1978-79
AS OF 12/22/77

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION FOR: COMMUNITY DEVELOPMENT

BATCH # A-023-033-79
PAGE 28

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
050-370-108 200	MOORE LEROY ETAL BOX 42362 LAS VEGAS NV	EASTWOOD TR 2 LOT 48 BLK 01	1720	3970	120	1000	
Z-146-77				GROSS TOTAL 5810	NET TOTAL		4810
050-370-109 200	NADALINSKI CHARLOTTE I 1716 ARDMORE ST LAS VEGAS NV	EASTWOOD TR 2 LOT 47 BLK 01	1720	9620	320		
Z-146-77				GROSS TOTAL 11660	NET TOTAL		11660
050-370-110 200	HULSEY HELEN D 7028 ALTA LAS VEGAS NV	EASTWOOD TR 2 LOT 46 BLK 01	1720	6150	180		
Z-146-77				GROSS TOTAL 8050	NET TOTAL		8050
050-370-111 200	LOZANO FRANCISCO & SOPHIA 1800 ARDMORE ST LAS VEGAS NV	EASTWOOD TR 2 LOT 45 BLK 01	1720	4260	140		
Z-146-77				GROSS TOTAL 6120	NET TOTAL		6120
050-370-144 200	NASH NORMAN & GERALDINE E 2400 W CHARLESTON BLVD LAS VEGAS NV	EASTWOOD TR 2 LOT 12 BLK 01	2435	4400			
Z-146-77				GROSS TOTAL 6835	NET TOTAL		6835
050-370-145 200	MITROPANOPOULOS KONSTANTE & ANNA 1801 EASTERN AVE LAS VEGAS NV	EASTWOOD TR 2 LOT 11 BLK 01	1490	3640	160		
Z-146-77				GROSS TOTAL 5290	NET TOTAL		5290
050-370-146 200	STUDEBAKER WALTER 1721 EASTERN AVE LAS VEGAS NV	EASTWOOD TR 2 LOT 10 BLK 1 LESS RD	1490	3650	160		
Z-146-77				GROSS TOTAL 5300	NET TOTAL		5300
050-370-147 200	LIM RANULFO Y & ELSA R 2300 RANCHO DR #101 LAS VEGAS NV	EASTWOOD TR 2 LOT 09 BLK 01	1490	4020	160		
Z-146-77				GROSS TOTAL 5670	NET TOTAL		5670
050-370-148 200	SCARRONE GIUSEPPE B & THERESE L %NORMAN KAYE REAL EST 4813 PARADISE RD LAS VEGAS NV	EASTWOOD TR 2 LOT 08 BLK 01	1490	3330	160		
Z-146-77				GROSS TOTAL 4980	NET TOTAL		4980
050-370-149 200	HALLENBECK KATHRIN D ETAL 1709 EASTERN AVE LAS VEGAS NEVADA	EASTWOOD TR 2 PT LOT 7 BLK 1	1490	3310	160		
Z-146-77				GROSS TOTAL 4960	NET TOTAL		4960

TAX YEAR 1978-79
AS OF 12/22/77

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION FOR: COMMUNITY DEVELOPMENT

BATCH # A-023-033-79
PAGE 29

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
050-370-150 200	CARTER EILEEN L 1712 COCHRAN LAS VEGAS NV	EASTWOOD TR 2 LOT 06 BLK 01	2435	4840			
Z-146-77				GROSS TOTAL	7275	NET TOTAL	7275
050-370-151 200	MCDONALD OLGA F ETAL 4675 SAN RAFAEL AVE LAS VEGAS NV	EASTWOOD TR 2 LOT 05 BLK 01	2435	6100			
Z-146-77				GROSS TOTAL	8535	NET TOTAL	8535
050-370-152 200	EKANGER VANCE L & EDWINA C 1625 EASTERN AVE LAS VEGAS NV	EASTWOOD TR 2 PT LOT 4 BLK 1	1490	7340	270		
Z-146-77				GROSS TOTAL	9100	NET TOTAL	9100
050-370-153 200	SAVAGE FLOYD J & ELIZABETH J 1621 EASTERN AVE LAS VEGAS NEVADA	EASTWOOD TR 2 PT LOT 3 BLK 1	1490	3380	160		
Z-146-77				GROSS TOTAL	5030	NET TOTAL	5030
050-370-154 200	AMEN BILLIE B & BARBARA M 1615 EASTERN LAS VEGAS NV	EASTWOOD TR 2 LOT 02 BLK 01	1490	3700	160		
Z-146-77				GROSS TOTAL	5350	NET TOTAL	5350
050-370-155 200	LOMBARDO VITO & GILBERTE 2100 E OAKLEY BLVD LAS VEGAS NV	EASTWOOD TR 2 LOT 01 BLK 01	1490	6060	260		
Z-146-77				GROSS TOTAL	7810	NET TOTAL	7810

Z-112-77

From R-E to C-2

Legally described as Lots 5 and 6, Block 4 Woodland Park Tract.

Z-142-77

From R-1 to C-1

Legally described as Lot 20, Block 4, Mayfair Tract #3.

Z-146-77

From R-1 to P-R

Legally described as Lot 57, Block 8, Charleston Park Unit #2.

Z-148-77

From R-1 to R-3

Legally described as a portion of the Southwest Quarter (SW 1/4) of Section 33, Township 20 South, Range 61 East, MDB&M, described as follows:

COMMENCING at the Northwest (NW) corner of said Southwest Quarter (SW 1/4) of Section 33; thence South 89°52'30" East, 1352.20 feet of the TRUE POINT OF BEGINNING; thence continuing South 89°52'30" East, 100.00 feet; thence South 0° 07'26" West, 67.00 feet; thence North 89° 52'30" West, 100.18 feet; thence North 0° 16'40" East, 67.00 feet to the TRUE POINT OF BEGINNING.

Z-155-77

From R-E to R-1

Legally described as the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 32, Township 20 South, Range 62 East, MDB&M.

SUBJECT TO:

1. Dedication of 40 ft. of right-of-way on Marion Drive within 60 days after approval of the zoning.

Z-1-78

From R-1 to P-R

Legally described as Lot 10, Block 1, Charleston Heights Tract #7.

Z-3-78

From R-PD 8 to R-PD 10

Legally described as a portion of the Northeast Quarter (NE 1/4) of Section 23, Township 20 South, Range 60 East, MDB&M described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter (NE 1/4) of said Section 23, thence South 89°02'28" East, 361.84 feet to the TRUE POINT OF BEGINNING; thence continuing South 89°02'28" East, 628.03 feet; thence South 00°24'48" West, 507.03 feet; thence North 89°02'28" West, 628.03 feet; thence North 00°24'48" East, 507.03 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO:

1. Dedication of 50 ft. on Smoke Ranch Road within 60 days after approval of the zoning.

November 6, 1978

CITY ATTORNEY

RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING AND DEVELOPMENT

REQUEST FOR ORDINANCE PREPARATION

DON J. SAYLOR
ASSESSOR

✓Z-146-77

REQ. FOR ORD.
DON J. BROWN

CHRONO
J. HERBERT

Please prepare an Ordinance to rezone the following property:

Z-146-77

From R-1 to P-R

Legally described as Lot 57, Block 8, Charleston Park
Unit #2.

RLH:jp

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, Ordinance No. 1014 provides for an intention of rezoning in the public interest; and

WHEREAS, the Board of City Commissioners deems it appropriate and in the best interest of the public health, safety, welfare, and convenience and an intention to rezone be indicated so long as conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final and rezoning shall be consummated upon the particular property when the owner has completed the specified building program in compliance with the conditions thereof.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the City of Las Vegas, Nevada at a regular meeting thereof held on the 1st day of February, 1978, that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached thereto.

Z-146-77

From R-1 to P-R

Legally described as Lot 57, Block 8, Charleston Park Unit #2.

SUBJECT TO:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Plot Plan to be amended requiring the driveway entrance to be on Eastern Avenue and parking to be oriented toward Eastern Avenue.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

6. Conformance to code requirements and design standards of all City departments.

PASSED, ADOPTED AND APPROVED this 1st day of
February, 1978.


WILLIAM H. BRIARE, Mayor

ATTEST:


EDWINA M. COLE, City Clerk

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, Ordinance No. 1014 provides for an intention of rezoning in the public interest; and

WHEREAS, the Board of City Commissioners deems it appropriate and in the best interest of the public health, safety, welfare, and convenience and an intention to rezone be indicated so long as conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final and rezoning shall be consummated upon the particular property when the owner has completed the specified building program in compliance with the conditions thereof.

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Z-146-77

From R-1 to P-R

Legally described as Lot 57, Block 8, Charleston Park Unit #2.

SUBJECT TO:

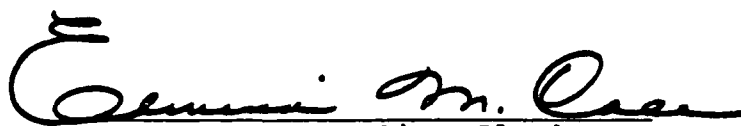
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4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

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PASSED, ADOPTED AND APPROVED this 1st day of
February, 1978.


WILLIAM H. BRIARE, Mayor

ATTEST:

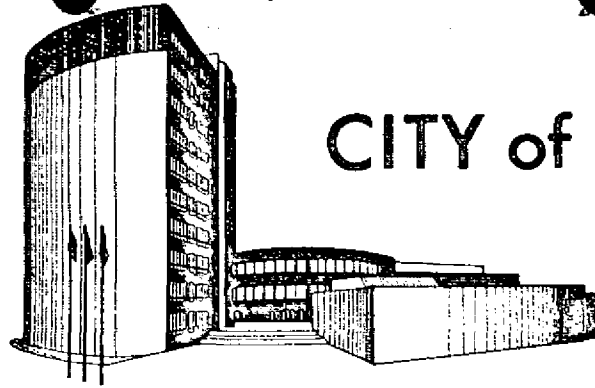

EDWINA M. COLE, City Clerk

MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
MYRON E. LEAVITT
ROY WOOFER

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 27, 1978

Mr. Wei-San Huang
2212 Eastern Avenue
Las Vegas, Nevada 89104

Re: • Z-146-77
Plot Plan Review

Dear Mr. Huang:

Your request for a Plot Plan Review to widen the curb cut on Hassett Avenue and change the landscaping on property located at 2037 Hassett Avenue, ROI to P-R, was considered by the City Planning Commission on April 25, 1978.

The Commission voted to DENY your request.

This action by the City Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
ROBERT C. CLEMMER, ACTING DIRECTOR

D. W. Brown
Supervisor of Zoning

DWB:bj1

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

April 25, 1978

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

Z-146-77 (Plot Plan Review)
2037 Hassett Ave.

COPIES TO:

Building & Safety

Your memorandum of April 13, 1978 requested comments from the Public Services Department on the application for Reclassification of property located at 2037 Hassett Ave.

The new parking plan adjacent to Hassett Dr. is satisfactory as long as the landscaping strip remains "as shown" to discourage backing out onto Hassett Dr.



ROBERT D. WEBER, PE & RLS

RDW/JSH/s

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

April 13, 1978

Date

TO: PUBLIC SERVICES DEPARTMENT
ADMINISTRATIVE DIVISIONFROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENTSUBJECT:
PLOT PLAN REVIEW - Z-146-77

COPIES TO:

A request for a plot plan review has been received on the following described property:

Plot Plan Review for property located at 2037 Hassett Avenue, ROI to P-R.

CITY PLANNING COMMISSION MEETING: April 25, 1978

Your remarks regarding this application should be received prior to
April 21, 1978.

PLOT PLAN ATTACHED

DJS:kt

April 11, 1978

Department of Community
Planning and Development
400 East Stewart
Las Vegas, NV 89101

Dear Sirs:

This is to request a review of the new plot plan
of 2037 Hassett Avenue. Please find enclosed three copies
of the new plan and a check for \$25.00.

This new plan is submitted with a small change in
accordance with the instructions of Mr. Donald Jan Brown;
the front parking will be the same as the neighbor across
Hassett Avenue.

Please advise whether or not this new plan meets with
your approval.

Sincerely,

Wei-San Huang
Wei-San Huang
Owner

*2212 Eastern Ave. C-1
Las Vegas Nev. 89104*

2-146-77

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

February 21, 1978

Date

TO: CITY ATTORNEY

FROM:

RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

REQUEST FOR RESOLUTION OF INTENT
CC APPROVED: FEBRUARY 1, 1978

COPIES TO:

Z-146-77

CITY MANAGER
ASSESSORREQ. FOR ROI CHRONO
DON J. BROWN & C. HERBERT

Please prepare a Resolution of Intent to rezone the following property:

Z-146-77

From R-1 to P-R

Legally described as Lot 57, Block 8, Charleston Park
Unit #2.

SUBJECT TO:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Plot Plan to be amended requiring the driveway entrance to be on Eastern Avenue and parking to be oriented toward Eastern Avenue.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to code requirements and design standards of all City departments.

RLW:rw

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

January 9, 1978

TO:

SAYLOR

FROM:

D.W. BROWN

SUBJECT:

UNUSUAL REQUESTS FROM THE FIELD
OPERATIONS ENGINEER

COPIES TO:

2-14677

As you can see by the attached copies -- "24' minimum maneuvering space" has no basis, and a 40' right-of-way dedication for Simmons is unusual in that Simmons is no longer on the Master Plan of Streets and Highways.

DWB:rw

Attachment

INTER-OFFICE MEMORANDUM

January 4, 1978

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

Z-146-77
James & Mary Costa
2037 Hassett Avenue

COPIES TO:

Your memorandum of December 22, 1977 requested comments from the Public Services Department on the application for Reclassification of property located at 2037 Hassett Avenue.

It will be required that the applicant provide a workable parking plan to conform to City of Las Vegas standards. Minimum parking space is 9'x 20'; 90° parking requires 24' minimum maneuvering space. The driveway entrance is to conform to City of Las Vegas standards. Sign shall comply with ordinance and air conditioners shall be screened.

Robert D. Weber

ROBERT D. WEBER, P.E.

RDW/JSH/s

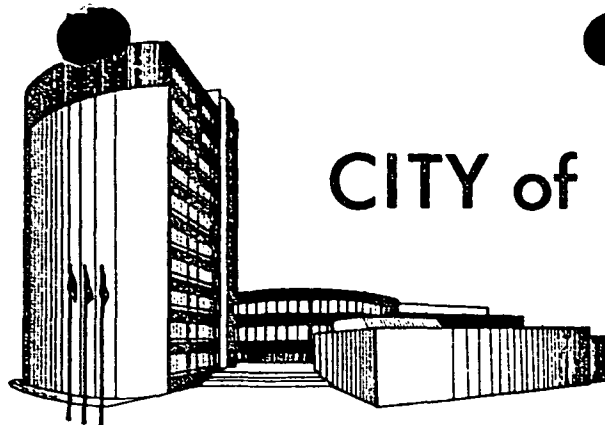
RECEIVED
JAN 5 1978
PLANNING AND
DEVELOPMENT

MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
MYRON E. LEAVITT
ROY WOOFER

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

February 8, 1978

Mr. and Mrs. James J. Costa
1045 East St. Louis Avenue
Las Vegas, Nevada 89104

Re: Z-146-77
Rezoning of Property

At a regular meeting held on February 1, 1978, the Board of City Commissioners APPROVED your request for reclassification of property located at 2037 Hassett Avenue from R-1 to P-R for an acupuncture clinic, as had been recommended by the Planning Commission, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Plot Plan to be amended requiring the driveway entrance to be on Eastern Avenue and parking to be oriented toward Eastern Avenue.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

Mr. and Mrs. James J. Costa
February 8, 1978
Page Two

Re: Z-146-77

6. Conformance to code requirements and design standards of all City departments.


EDWINA M. COLE, CMC
CITY CLERK

/dmk

cc: Departments of:
Community Planning and Development
Public Services
Fire Services
Division of Building & Safety

cc: Tony A. Osiecki
Jack Matthews & Co.
3765 Desert Inn Road
Las Vegas, Nevada 89121

AGENDA

City of Las Vegas

February 1, 1978

Page 36

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

XI COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT CONTINUED

H. ZONE CHANGE - Z-146-77 - JAMES J. & MARY A. COSTA

Property located at 2037 Hassett Avenue.
From: R-1 (Single Family Residence)
To: P-R (Professional Offices & Parking)
Proposed Use: Acupuncture Clinic.

Planning Commission unanimously recommends
APPROVAL subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Plot Plan to be amended requiring the driveway entrance to be on Eastern Avenue and parking to be oriented toward Eastern Avenue.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to code requirements and design standards of all City departments.

PROTESTS: 0

1. ZONE CHANGE - Z-147-77 - BUSINESS DEVELOPMENT, INC.

Property generally located north of Vegas Drive and south of Holly Avenue between Willowbrook Drive and Simmons Street.

Approved subject to conditions.
Leavitt-Commissioner
Lurie voting no.
Commissioner Christensen temporarily absent

Staff authorized to proceed
Clerk to notify

Approved
Lurie - Unanimous
Comm Christensen temporarily absent

Same as above

G. ZONE CHANGE - Z-145-77 - PARK SAHARA ASSOCIATES

Property located at the northwest corner of Sahara Avenue and Burnham Avenue from R-1 and R-2 (south portion under R-1 to C-1) to C-1. Proposed Use: Office Building.

This involves the partially developed complex at Sahara and Burnham. A complication arose in connection with the original development and as a result, only part of the property was developed. I believe that this is a new owner and they are proposing to proceed pretty much in accord with the original proposal. The Planning Commission recommends approval and there were no protests.

H. ZONE CHANGE - Z-146-77 - JAMES J. & MARY A. COSTA

Property located at 2037 Hassett Avenue from R-1 to P-R. Proposed Use: Acupuncture Clinic.

This is in keeping with the policy of allowing professional office uses in this area. The Planning Commission recommends approval and there were no protests.

I. ZONE CHANGE - Z-147-77 - BUSINESS DEVELOPMENT, INC.

Property generally located north of Vegas Drive and south of Holly Avenue between Willowbrook Drive and Simmons Street from R-T and R-3 to R-1. Proposed Use: Single Family Homes.

This is a request to change from R-T and R-3 to R-1 to allow a subdivision for single family purposes. The Planning Commission recommends approval. There was one protest from a single family home owner in the area. It is difficult to understand the basis for his protest in that it appears that the change in zoning would be of benefit to him as opposed to the possibility of a trailer park and apartments as is the present zoning.

J. ZONE CHANGE - Z-148-77 - VALLEY BANK OF NEVADA, TRUSTEE

Property generally located on the southeast corner of Alta Drive and Shadow Lane from R-1 to R-3. Proposed Use: Tri-plex building (3 units).

We previously have allowed R-3 zoning on other lots in this block on the south side of Alta between Shadow Lane and Desert Lane. There was a protest to this particular proposal by the single family owner immediately abutting to the south. The previous approvals were also for tri-plexes but the properties were somewhat larger and allowed a one-story building. In this request, they are proposing two-story construction on a portion of the building. The other protest was from a property owner on the west side of Shadow who has P-R zoning but who has never developed the property as such. The Planning Commission recommended approval with the condition that the two-story portion of the building be oriented toward Alta, thereby eliminating the primary objection of the single family home owner to the south.

2. At the time of development, it will be required to construct a concrete sidewalk on Sahara and Burnham frontage as required by the Department of Public Services.
3. Fire flow and hydrants to meet the requirements of the Department of Fire Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan to reflect the above conditions.
8. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel
 "NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 1, 1978 at 2:00 P.M.

10. Z-146-77

APPROVED

Application of JAMES J. & MARY A. COSTA for reclassification of property legally described as Lot 57, Block 8, Charleston Park Unit #2 and located at 2037 Hassett Avenue, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking).

Proposed Use: Acupuncture Clinic

MR. BROWN presented the staff report, indicated the location by means of visual aids and stated the application is in concert with the development along Eastern and staff recommends approval.

CHAIRMAN PARKER declared the public hearing open.

TONY OSIECKI, real estate representative for the applicant, asked if the block wall would have to come down.

MRS. COLEMAN said the building should be oriented towards Eastern, not Hassett.

MR. OSIECKI asked if the accounting office which had previously been approved would have an entrance on Eastern.

MRS. COLEMAN replied that it would.

MR. SWESSEL said there must be a block wall to the west.

MR. BROWN stated staff would want plot plan review on this.

CHAIRMAN PARKER asked if anyone else wished to be heard; there being no one, he declared the public hearing closed.

MRS. COLEMAN made a Motion for APPROVAL of Z-146-77, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Plot plan to be amended requiring the driveway entrance to be on Eastern Avenue and parking to be oriented toward Eastern Avenue.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti,
Mr. Guthrie, Mr. Jones and Mr. Swessel
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 1, 1978 at 2:00 P.M.

11. Z-147-77

APPROVED

Application of BUSINESS DEVELOPMENT, INC. for reclassification of property legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 20, Township 20 South, Range 61 East, MDB&M and generally located north of Vegas Drive and south of Holly Avenue between Willowbrook Drive and Simmons Street, from R-T (Trailer Residence), and R-3 (Limited Multiple Residence) to R-1 (Single Family Homes).

Proposed Use: Single Family Homes

MR. BROWN presented the staff report, indicated the location by means of visual aids of the property in question and stated there is a variety of zoning in the area. This application seems to be reasonable, is compatible with the Master Plan and staff would recommend approval.

CHAIRMAN PARKER declared the public hearing open.

JOE McDONALD, representing the applicant, was present.

MR. BROWN read the staff recommendation and requirements of the City departments.

MR. McDONALD agreed to those stipulations.

CHARLEY McCARTHY, 1717 Willowbrook Drive, asked if a block wall fence was planned on the east side of the development.

CHAIRMAN PARKER stated there would be a plot plan review on the property when something is proposed, this was just the rezoning.

MR. MILLER stated the proposal was for single family homes.

MR. McDONALD said the engineers are working on the plot plan at the present time.

January 13, 1978

Mr. & Mrs. James J. Costa
1045 E. St. Louis Avenue
Las Vegas, Nevada 89104

Re: Z-146-77

Dear Mr. & Mrs. Costa:

Your request for reclassification of property located at 2037 Hassett Avenue from R-1 to P-R for an acupuncture clinic was considered by the City Planning Commission on January 12, 1978.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of APPROVAL subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Plot plan to be amended requiring the driveway entrance to be on Eastern Avenue and parking to be oriented toward Eastern Avenue.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to code requirements and design standards of all City departments.

Mr. & Mrs. James J. Costa
Re: Z-146-88

January 13, 1978
Page #2

This item will be heard by the Board of City Commissioners on February 1, 1978, at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission has requested that you or your representative be present at this meeting.

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

cc: City Clerk
Tony A. Osiecki, Jack Matthews & Co., 3765 Desert Inn Rd. 89121

INTER-OFFICE MEMORANDUM

January 4, 1978

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

Z-146-77
James & Mary Costa
2037 Hassett Avenue

COPIES TO:

Your memorandum of December 22, 1977 requested comments from the Public Services Department on the application for Reclassification of property located at 2037 Hassett Avenue.

It will be required that the applicant provide a workable parking plan to conform to City of Las Vegas standards. Minimum parking space is 9'x 20'; 90° parking requires 24' minimum maneuvering space. The driveway entrance is to conform to City of Las Vegas standards. Sign shall comply with ordinance and air conditioners shall be screened.

Robert D. Weber
ROBERT D. WEBER, P.E.

RDW/JSH/s

RECEIVED
JAN 5 1978
PLANNING AND
DEVELOPMENT

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

January 10, 1978

TO:

DON J. SAYLOR, A.I.P., DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

FROM:

George Judd
GEORGE JUDD, FIRE MARSHAL
DEPARTMENT OF FIRE SERVICES

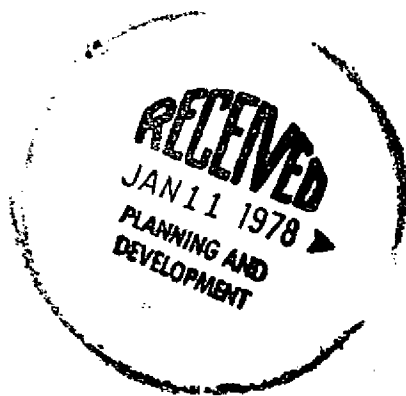
SUBJECT:

Z-146-77
JAMES & MARY COSTA
2037 HASSETT AVENUE
P-R (ACUPUNCTURE CLINIC)

COPIES TO:

Building to conform to Building and Fire Codes as they pertain to the new use.

GJ/nc



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

January 9, 1978

Date

TO: BOB WEBER
PUBLIC SERVICES DEPARTMENT

FROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT: COMMENTS - Z-146-77 and Z-147-77

COPIES TO:

Your comments relative to Z-146-77 included "minimum parking space is 9 x 20; 90° parking requires a 24 ft. maneuvering space". We have not been able to find anything in the regulations that contain any language relative to maneuvering space. We use the parking layout traffic provided to us by Bossi and assume that this meets the requirements.

On Z-147-77 you stated that the applicant should dedicate 40 ft. half-street for Simmons. Simmons is not a secondary street and, therefore, I would assume that a 30 ft. half-street would be acceptable.

DJS:kt

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

12-22-77

Date

TO: PUBLIC SERVICES, ADMIN. DIVISION
DEPT. OF FIRE SERVICESFROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT:

ZONING - Z-146-77
JAMES & MARY COSTA

COPIES TO:

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

Property located at 2037 Hassett Avenue.

From: R-1 To: P-R

Proposed Use: Acupuncture clinic.

Lot 57, Block 8, Charleston Park #2

CITY PLANNING COMMISSION MEETING: January 12, 1978

Your remarks regarding this application prior to January 6, 1978 will
be greatly appreciated.

Plot Plan Attached: Yes

No

DJS:kt

cc: Traffic Engineer (copy of plot plan on file in Public Services)

NOTICE OF PUBLIC HEARING

JANUARY 12, 1978

Notice is hereby given that on January 12, 1978, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-146-77 JAMES J. & MARY A. COSTA FOR RECLASSIFICATION OF

PROPERTY LOCATED AT 2037 HASSETT AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: ACUPUNCTURE CLINIC

THE ABOVE PROPERTY LEGALLY DESCRIBED AS LOT 57,

BLOCK 8, CHARLESTON PARK UNIT #2.

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 the proposed Reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development written objection thereto or approval thereof.

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

NOTICE OF PUBLIC HEARING

1-12-78

Notice is hereby given that on 1-12-78 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-146-77 JAMES J. & MARY A. COSTA FOR RECLASSIFICATION OF PROPERTY
LOCATED AT 2037 HASSETT AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: ACUPUNCTURE CLINIC

THE ABOVE PROPERTY LEGALLY DESCRIBED AS LOT 57, BLOCK 8,
CHARLESTON PARK #2

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 the proposed Reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

CHECKED:

D. J. BROWN 12-20-77
R. C. CLEMMER 12/20/77
D. W. BROWN 12/20/77
SAYLOR

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

THIS FILE MUST BE RETURNED TO TIGHE BY 12-21-77.

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

CITY PLANNING COMMISSION -- CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 25, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property herein-after described, hereby presents his application requesting that certain property be reclassified from the R-1 Use District to a P-R Use District, as established by Section 4, Chapter 1, 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:

LOT 57, Block 8, Charleston Park #2

2037 HASETT AVE

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

COUNTY OF CLARK)

ss:

JAMES COSTA

(I, We) James Costa Mary A. Costa being duly sworn, depose and say that (I am, we are) the owner(s) of record of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my, our) knowledge and belief. (SIGN IN INK)

SIGNATURE OF OWNER(S) OF RECORD:

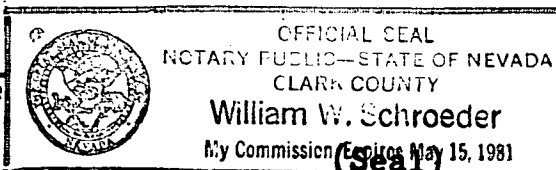
MAILING ADDRESS:

ZIP CODE: PHONE NO.

James Costa 1045 E. St. Louis Ave LV, Nev 89104 731-2393
Mary A. Costa 1045 E ST LOUIS AVE LV NEV 89104

Subscribed and sworn to before me this 15th day of December, 1977

William W. Schroeder
Notary Public in and for said County and State



SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIREMENTS INCLUDING THE ENVIRONMENTAL INFORMATION STATEMENT.

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Section 25, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ 200.00

Received by: [Signature]

Receipt No.: 1704500

Case No. 2-146-27

Date: 12



MLS

TONY A. OSIECKI
REALTOR
RES. 458-7786



JACK MATTHEWS & CO.
REALTORS
458-2161
DESERT INN ROAD
LAS VEGAS, NV 89121

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. ~~Three~~⁵ (3) copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION OF PROPERTY:

1. Five (5) copies.
2. Minimum size - 18 X 24 inches
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

VISUAL ENVIRONMENTAL STATEMENT:

I, as owner(s), representative(s), developer(s), feel that this proposed development will improve ☐, have an adverse effect on ☐, not alter ☐, the visual environment of the City of Las Vegas.

NOTE: all off premise signs
and signs projecting
into the right-of-way
must be shown on a plot
plan and subsequently approved.

Date: _____

ZONING APPLICATION REPORT

FILE NUMBER: _____

LEGAL DESCRIPTION: Lot 57

OWNER AND ADDRESS: James & Mary Costa

Block 8, Chas. Pt #2

2037 Hassett

DEVELOPER: _____

GENERAL LOCATION: 2037 Hassett

ARCHITECT: _____

NW CORNER Eastern &

CONTRACTOR: _____

Hassett

EXISTING ZONING: R-1

REQUESTED ZONING: PR

EXISTING USE(S) ON PROPERTY: Residential

PROPOSED USE(S): Acupuncture Clinic

PROPOSED DEVELOPMENT INFORMATION (WHERE APPLICABLE):

BLDG. ELEVATIONS SUBMITTED: _____

AESTHETICALLY ACCEPTABLE: _____

TRASH ENCLOSURE: _____

UTILITY FACILITIES SCREENED: _____

BLDG. HEIGHT: _____

NUMBER OF STORIES: 1

NUMBER OF UNITS: _____

NUMBER OF ACRES OR SIZE OF LOT (NET) _____ (GROSS) 628,000

DENSITY (RESIDENTIAL): NUMBER OF ACRES OR SIZE OF LOT (NET) _____ (GROSS) _____

NUMBER OF OFF-STREET PARKING SPACES REQUIRED: 6 NUMBER PROVIDED: _____

LANDSCAPING PROVIDED: YES ☒ NO _____ IF YES, ADEQUATE ☒ INADEQUATE _____

REQUIRED SETBACKS PROVIDED: _____

REQUIRED DEDICATION AND/OR SETBACK FOR MAJOR STREET PLAN: STREET _____ RADIUS _____

FLOOD CONTROL CHANNEL SETBACKS: YES _____ NO ☒

OTHER REQUIREMENTS: _____

EXISTING GENERALIZED LAND USE IN SURROUNDING AREA: PR

USE(S) IN CONSONANCE WITH GENERAL PLAN: PR

GENERAL COMMENTS: _____