

Planning & Development Department
Scanning Cover Sheet

Case No Z-0147-77

APN 139-20-415-003

Location N of Vegas btw Willowbrook & Simmons

Applicant Business Development, Inc.

Subject

Reclassification of property legally
described as a portion of the SE 1/4 of the
SW 1/4 of Section 20, Township 20 South,
Range 61 East, MDB&M.



1 2 3 4 5 6

FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS

APPROVALS

- | | |
|--|-------|
| 1. <u>CHARLEY MCCARTHY (CONDITIONAL) (MTG)</u> | |
| 2. _____ | _____ |
| 3. _____ | _____ |
| 4. _____ | _____ |
| 5. _____ | _____ |
| 6. _____ | _____ |
| 7. _____ | _____ |
| 8. _____ | _____ |
| 9. _____ | _____ |
| 10. _____ | _____ |
| 11. _____ | _____ |
| 12. _____ | _____ |
| 13. _____ | _____ |
| 14. _____ | _____ |
| 15. _____ | _____ |
| 16. _____ | _____ |
| 17. _____ | _____ |
| 18. _____ | _____ |
| 19. _____ | _____ |
| 20. _____ | _____ |

FILE NO. _____

December 28, 1977

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-147-77 BUSINESS DEVELOPMENT, INC. FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED NORTH OF VEGAS DRIVE AND
SOUTH OF HOLLY AVENUE BETWEEN WILLOWBROOK DRIVE AND
SIMMONS STREET.

FROM: R-T (TRAILER RESIDENCE)
R-3 (LIMITED MULTIPLE RESIDENCE)

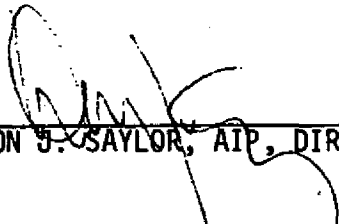
TO: R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USE: SINGLE FAMILY HOMES.

THE ABOVE 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.

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.

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. A complete, detailed legal description is on file in the Department of Community Planning and Development.)

CLARK COUNTY TAX ROLL
INFORMATION REQUEST

Date _____

Page _____ of _____

REQUESTED BY: Organization <u>CITY OF LAS VEGAS</u> Name <u>JOHN B. HERBERT</u> <i>J. Robinson</i> Dept. <u>COMMUNITY DEVELOPMENT</u> Phone <u>386-6301</u> Ext. _____	Date to be Completed _____ ID Code <u>7-147-77</u> Format: Roll List ☐ Extraction ☒ 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.
010	150	001	01A	480	001						
	200	201			004						
		203		670	401						
	210	101	02A	230	001						
		107		END							
		201									
		228									
		301									
	690	101									
		110									
		201									
		224									
		301									
		310									
01A	470	002									
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 ☐											
519-05-008				Assessor Approval:				Billing No.			

BK-1A-48

BK 1A/67

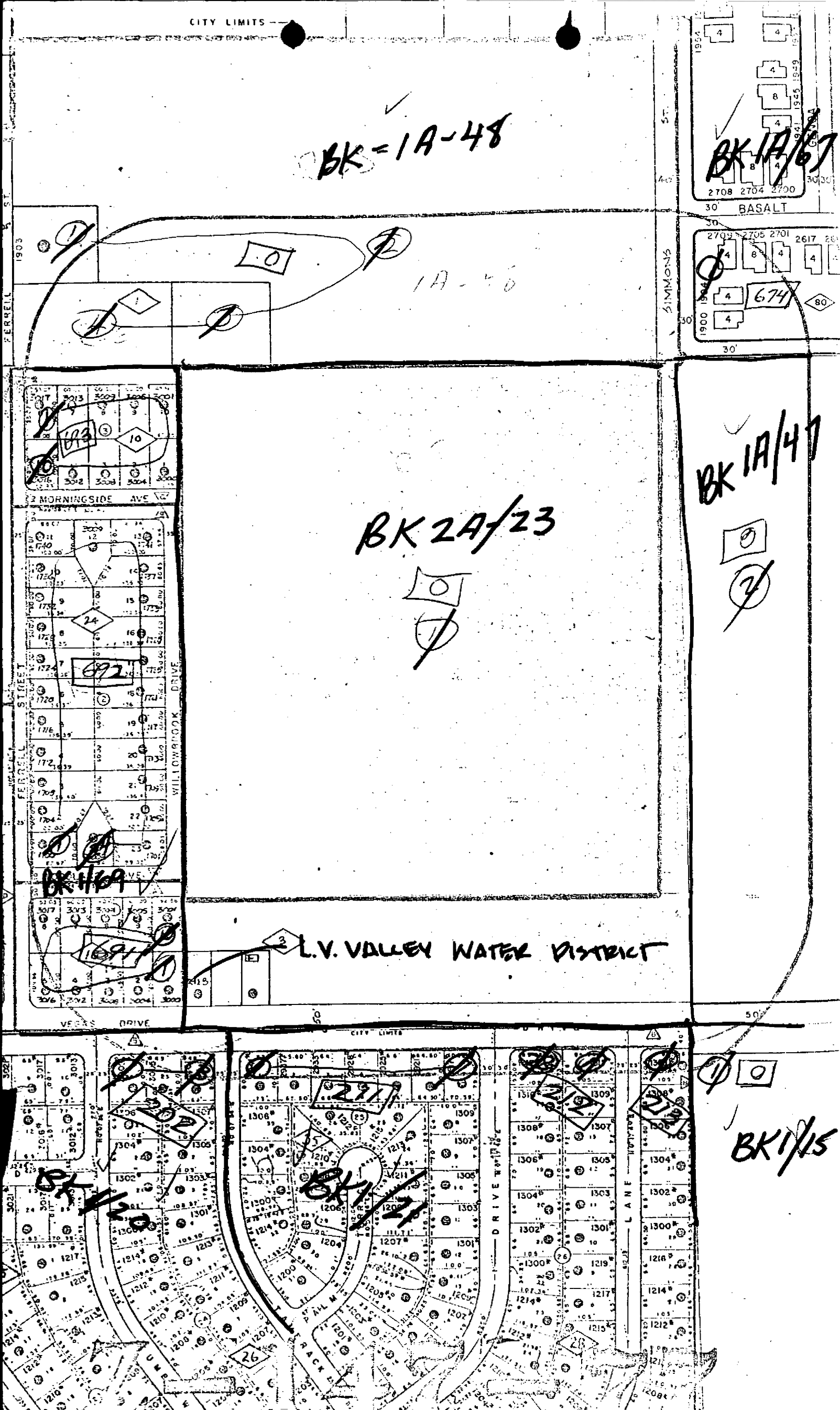
1A-46

BK 2A/23

BK 1A/47

L.V. VALLEY WATER DISTRICT

BK 1/15



01A-470-002 200 Z-147-77	AMSTERDAM MOREY & CATHERINE A 1012 N HILLCREST RD BEVERLY HILLS CA 90210	PT SW4 SE4 LEGAL ACRES:	SEC 20 20 61 38.45	44655	GROSS TOTAL	44655	NET TOTAL	44655
01A-480-001 200 Z-147-77	SHULL JOSEPH W & LORRAINE 2609 MINA RD LEMON GROVE CA 92045	PT N2 SW4 LEGAL ACRES:	SEC 20 20 61 .62	800	4730	270		
					GROSS TOTAL	5800	NET TOTAL	5800
01A-480-002 200 Z-147-77	SUN FINANCIAL CO 3426 LOSEE RD NO LAS VEGAS NV 89030	PT N2 SW4 LEGAL ACRES:	SEC 20 20 61 16.85	11675				
					GROSS TOTAL	11675	NET TOTAL	11675
01A-480-003 200 Z-147-77	YOUNG ANGEL M 2005 PINTO LN LAS VEGAS NV 89106	PT NE4 SW4 SEC LEGAL ACRES:	20 20 61 .75	945	3530			
					GROSS TOTAL	4475	NET TOTAL	4475

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 30

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
01A-480-004 200 Z-147-77	YOUNG ANGEL M 2005 PINTO LN LAS VEGAS NV	PT NE4 SW4 SEC 20-20-61 LEGAL ACRES: 1.20	1425				
	89106		GROSS TOTAL	1425	NET TOTAL		1425
01A-670-401 200 Z-147-77	SIERRA NV ARMS %MGMT ASSOC INC S10 RTE #17 PARAMUS NJ	SIERRA NEVADA #2 LOTS 1-22 BLK 10 & VAC ALLEY	44420	216480	11920		
	07652		GROSS TOTAL	272820	NET TOTAL		272820
010-150-001 200 Z-147-77	SLOAT BILLY BOX 1016 MERCURY NV	PT NW4 NE4 SEC 29 20 61 LEGAL ACRES: 1.61	2255				
	89023		GROSS TOTAL	2255	NET TOTAL		2255
010-200-201 200 Z-147-77	GONZALES HENRY & JOSEFA H 3009 VEGAS DR LAS VEGAS NV	TWIN LAKES VLG #5 LOT 24 BLK 24	2015	7720	290		
	89106		GROSS TOTAL	10025	NET TOTAL		10025
010-200-202 200 Z-147-77	PRICE HUEY P & ANNIE 3005 VEGAS DR LAS VEGAS NV	TWIN LAKES VLG #5 LOT 25 BLK 24	1820	6650	290		
	89108		GROSS TOTAL	8760	NET TOTAL		8760
010-200-203 200 Z-147-77	WHARTON FREDERICK TERRENCE 3001 VEGAS DR LAS VEGAS NEV	TWIN LAKES VLG #5 LOT 26 BLK 24	1905	5900	240		
	89106		GROSS TOTAL	8045	NET TOTAL		8045
010-210-101 200 Z-147-77	LAFLIN DAVID & ECHO L 2941 VEGAS DR LAS VEGAS NV	TWIN LAKES VLG #5 LOT 01 BLK 25	2045	7410	300		
	89106		GROSS TOTAL	9755	NET TOTAL		9755
010-210-102 200 Z-147-77	ADAMS NOLA 2937 VEGAS DR LAS VEGAS NV	TWIN LAKES VLG #5 LOT 02 BLK 25	1850	7350	280		
	89106		GROSS TOTAL	9480	NET TOTAL		9480
010-210-103 200 Z-147-77	ANDREWS WILLIAM J 2933 VEGAS DR LAS VEGAS NEVADA	TWIN LAKES VLG #5 LOT 03 BLK 25	1850	5550	240	1000	
	89106		GROSS TOTAL	7640	NET TOTAL		6640
010-210-104 200 Z-147-77	HAMPTON JESSIE & DOROTHY M 2929 VEGAS DR LAS VEGAS NV	TWIN LAKES VLG #5 LOT 04 BLK 25	1790	5980	260		
	89106		GROSS TOTAL	8030	NET TOTAL		8030

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 31

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
010-210-105 200	DIFRANCO JAMES D & NEVELYN 2925 VEGAS DR LAS VEGAS NV	TWIN LAKES VLG #5 LOT 05 BLK 25	1850	5500	240		
Z-147-77	89106		GROSS TOTAL	7590	NET TOTAL		7590
010-210-106 200	JONES MAXIE 2921 VEGAS DR LAS VEGAS NV	TWIN LAKES VLG #5 LOT 06 BLK 25	1820	6690	270		
Z-147-77	89106		GROSS TOTAL	8780	NET TOTAL		8780
010-210-107 200	KLIMES LARRY & LINDA 2917 VEGAS DR LAS VEGAS NV	TWIN LAKES VLG #5 LOT 07 BLK 25	1990	5730	250		
Z-147-77	89106		GROSS TOTAL	7970	NET TOTAL		7970
010-210-201 200	FIELD WILLIAM M JR 1311 CHEROKEE LN LAS VEGAS NV	TWIN LAKES VLG #5 LOT 15 BLK 26	1950	6570	290		
Z-147-77	89106		GROSS TOTAL	8810	NET TOTAL		8810
010-210-228 200	GRAGG GEORGE H 1312 RIVERSIDE DR LAS VEGAS NV	TWIN LAKES VLG #5 LOT 16 BLK 26	2095	7250	250		
Z-147-77	89106		GROSS TOTAL	9595	NET TOTAL		9595
010-210-301 200	WORKMAN WILLIAM R & ROBERTA H 1310 CHEROKEE LANE LAS VEGAS NEV	TWIN LAKES VLG #5 LOT 34 BLK 27	2040	5700	250		
Z-147-77	89106		GROSS TOTAL	7990	NET TOTAL		7990
010-690-101 200	MARR HOWARD J & NANCY E 3000 VEGAS DR LAS VEGAS NEV	HOLLYDALE TR 1 LOT 1 BLK 1	1190	5410	220		
Z-147-77	89106		GROSS TOTAL	6820	NET TOTAL		6820
010-690-102 200	WODLEY RICHARD C & VIRGINIA 3004 VEGAS DR LAS VEGAS NEV	HOLLYDALE TR #1 LESS S10 LOT 2 BLK 1	1135	4720	190		
Z-147-77	89106		GROSS TOTAL	6045	NET TOTAL		6045
010-690-103 200	IRBY ALLEN D & MARY M 5486 ALFRED DR LAS VEGAS NV	HOLLYDALE TR #1 PT LOT 3 BLK 1	1135	4340			
Z-147-77	89108		GROSS TOTAL	5475	NET TOTAL		5475
010-690-104 200	IRBY ALLEN D & MARY 3012 VEGAS DR LAS VEGAS NV	HOLLYDALE TR #1 PT LOT 4 BLK 1	1135	4480			
Z-147-77	89106		GROSS TOTAL	5615	NET TOTAL		5615

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 32

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
010-690-105 200 Z-147-77	MCDANIEL LEANDREW L & LOUNELL 3016 VEGAS DR LAS VEGAS NV 89106	HOLLYDALE TR 1 PT LOT 5 BLK 1	1230	4570	190		
			GROSS TOTAL	5990	NET TOTAL		5990
010-690-106 200 Z-147-77	ZEHRING BETTY JUNE TRS 3017 WOODLAND AVE LAS VEGAS NV 89106	HOLLYDALE TRACT #1 LOT 06 BLK 01	1140	4530	190		
			GROSS TOTAL	5860	NET TOTAL		5860
010-690-107 200 Z-147-77	IRBY ALLEN D & MARY 5486 ALFRED DR LAS VEGAS NV 89108	HOLLYDALE TRACT #1 LOT 07 BLK 01	1050	4360			
			GROSS TOTAL	5410	NET TOTAL		5410
010-690-108 200 Z-147-77	REDDING JAMES H & ANNA J 3009 W WOODLAND LAS VEGAS NV 89106	HOLLYDALE TRACT #1 LOT 08 BLK 01	1050	4460	190		
			GROSS TOTAL	5700	NET TOTAL		5700
010-690-109 200 Z-147-77	PEPERAKIS PETE & RUTH 3005 WOODLAND AVE LAS VEGAS NV 89106	HOLLYDALE TRACT #1 LOT 09 BLK 01	1050	5530	230		
			GROSS TOTAL	6810	NET TOTAL		6810
010-690-110 200 Z-147-77	PRALLE GOMER H & DORIS M 6212 CROMWELL AVE LAS VEGAS NV 89107	HOLLYDALE TRACT #1 LOT 10 BLK 01	1105	4360	180		
			GROSS TOTAL	5645	NET TOTAL		5645
010-690-201 200 Z-147-77	DUVALL JOHN R & BERNADETTE T 1700 FERRELL ST LAS VEGAS NEVADA 89106	HOLLYDALE TRACT #2 LOT 01 BLK 02	1225	5010	230		
			GROSS TOTAL	6465	NET TOTAL		6465
010-690-202 200 Z-147-77	GRIGGS LEROY & IMOGENE 1704 FERRELL ST LAS VEGAS NEV 89106	HOLLYDALE TRACT #2 LOT 02 BLK 02	1135	11360	440		
			GROSS TOTAL	12935	NET TOTAL		12935
010-690-203 200 Z-147-77	PLAID JACQUELINE 1708 FERRELL ST LAS VEGAS NV 89106	HOLLYDALE TRACT #2 LOT 03 BLK 02	1220	4400	180		
			GROSS TOTAL	5800	NET TOTAL		5800
010-690-204 200 Z-147-77	WHITMORE LELAND D JR OVERTON NV 89040	HOLLYDALE TRACT #2 LOT 04 BLK 02	1220	4980	230		
			GROSS TOTAL	6430	NET TOTAL		6430

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 33

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
010-690-205 200 Z-147-77	HALL GEORGE E & IRENE 1716 FERRELL ST LAS VEGAS NEV 89106	HOLLYDALE TRACT #2 LOT 05 BLK 02	1220	6260	230		
			GROSS TOTAL	7710	NET TOTAL		7710
010-690-206 200 Z-147-77	HALL GEORGE E JR 1720 FERRELL LAS VEGAS NV 89106	HOLLYDALE TRACT #2 LOT 06 BLK 02	1220	4200	180		
			GROSS TOTAL	5600	NET TOTAL		5600
010-690-207 200 Z-147-77	KOURY ROBERT E & MABEL 1724 FERRELL ST LAS VEGAS NEV 89106	HOLLYDALE TRACT #2 LOT 07 BLK 02	1220	8300	340	1000	
			GROSS TOTAL	9860	NET TOTAL		8860
010-690-208 200 Z-147-77	MCCOMBS THOMAS H & MARY A 1728 FERRELL ST LAS VEGAS NV 89106	HOLLYDALE TRACT #2 LOT 08 BLK 02	1220	5070	220		
			GROSS TOTAL	6510	NET TOTAL		6510
010-690-209 200 Z-147-77	FERNANDEZ MANUEL V & JUANITA 1732 FERRELL ST LAS VEGAS NEVADA 89106	HOLLYDALE TRACT #2 LOT 09 BLK 02	1220	6670	270		
			GROSS TOTAL	8160	NET TOTAL		8160
010-690-210 200 Z-147-77	GODDWIN RICHARD M & CHERYL A 1736 FERRELL ST LAS VEGAS NEV 89106	HOLLYDALE TRACT #2 LOT 10 BLK 02	1135	4490	190		
			GROSS TOTAL	5815	NET TOTAL		5815
010-690-211 200 Z-147-77	ROBERTS THOMAS L & CHARLENE F 1740 FERRELL ST LAS VEGAS NV 89106	HOLLYDALE TRACT #2 LOT 11 BLK 02	1225	4450	190		
			GROSS TOTAL	5865	NET TOTAL		5865
010-690-212 200 Z-147-77	KEEN GLENN L & ROY L 3009 MORNINGSIDE AVE LAS VEGAS NV 89106	HOLLYDALE TRACT #2 LOT 12 BLK 02	1260	4200	180		
			GROSS TOTAL	5640	NET TOTAL		5640
010-690-213 200 Z-147-77	PERON FAYNE C 1741 WILLOWBROOK DR LAS VEGAS NV 89106	HOLLYDALE TRACT #2 LOT 13 BLK 02	1225	4660	190		
			GROSS TOTAL	6075	NET TOTAL		6075
010-690-214 200 Z-147-77	EVANS LEON & CLARA M 1737 WILLOWBROOK DR LAS VEGAS NV 89106	HOLLYDALE TRACT #2 LOT 14 BLK 02	1135	5300	230		
			GROSS TOTAL	6665	NET TOTAL		6665

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 34

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
010-690-215 200 Z-147-77	MAY MARLENE M 3150 S DECATUR #50 LAS VEGAS NV 89102	HOLLYDALE TRACT #2 LOT 15 BLK 02	1220	4710	180		
			GROSS TOTAL	6110	NET TOTAL		6110
010-690-216 200 Z-147-77	LIMBAUGH OWEN M & MARY J 1729 WILLOWBROOK LAS VEGAS NEV 89106	HOLLYDALE TRACT #2 LOT 16 BLK 02	1220	4940	230	1000	
			GROSS TOTAL	6390	NET TOTAL		5390
010-690-217 200 Z-147-77	WATERS JOHN L & EMILY 1725 WILLOWBROOK DR LAS VEGAS NV 89106	HOLLYDALE TRACT #2 LOT 17 BLK 02	1220	4660	190		
			GROSS TOTAL	6070	NET TOTAL		6070
010-690-218 200 Z-147-77	ADDINGTON MICHAEL L & LINBELLE 1721 WILLOWBROOK DR LAS VEGAS NV 89106	HOLLYDALE TRACT #2 LOT 18 BLK 02	1220	4760	190		
			GROSS TOTAL	6170	NET TOTAL		6170
010-690-219 200 Z-147-77	MCCARTHY CHARLES L 1717 WILLOWBROOK DR LAS VEGAS NV 89106	HOLLYDALE TRACT #2 LOT 19 BLK 02	1220	4810	220	1000	
			GROSS TOTAL	6250	NET TOTAL		5250
010-690-220 200 Z-147-77	DUSTIN MICHAEL H & JOANNE G 1713 WILLOWBROOK DR LAS VEGAS NV 89106	HOLLYDALE TRACT #2 LOT 20 BLK 02	1220	4270	180		
			GROSS TOTAL	5670	NET TOTAL		5670
010-690-221 200 Z-147-77	REZENDES ROBERT S & MARJORIE 1709 WILLOWBROOK DR LAS VEGAS NV 89106	HOLLYDALE TRACT #2 LOT 21 BLK 02	1220	4910	190		
			GROSS TOTAL	6320	NET TOTAL		6320
010-690-222 200 Z-147-77	FONTANA CARL CHARLES 1705 WILLOWBROOK DR LAS VEGAS NEV 89106	HOLLYDALE TRACT #2 LOT 22 BLK 02	1135	4580	190		
			GROSS TOTAL	5905	NET TOTAL		5905
010-690-223 200 Z-147-77	JACKSON THOMAS E & SANDRA 1701 WILLOW BROOK AVE LAS VEGAS NV 89106	HOLLYDALE TRACT #2 LOT 23 BLK 02	1225	5290	220		
			GROSS TOTAL	6735	NET TOTAL		6735
010-690-224 200 Z-147-77	REKECZKY MICHAEL & R 3012 WOODLAND AVE LAS VEGAS NV 89106	HOLLYDALE TRACT #2 LOT 24 BLK 02	1260	4290	180		
			GROSS TOTAL	5730	NET TOTAL		5730

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 35

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
010-690-301 200 Z-147-77	STIPANOV CASIMIRO & HELENE E 3017 HOLLY AVE LAS VEGAS NEV 89106	HOLLYDALE TRACT #3 LOT 06 BLK 03	1185	6000	240		
			GROSS TOTAL	7425	NET TOTAL		7425
010-690-302 200 Z-147-77	STIPANOV CHRIS C & BARBARA 3013 HOLLY DR LAS VEGAS NV 89106	HOLLYDALE TRACT #3 LOT 07 BLK 03	1090	4720	190		
			GROSS TOTAL	6000	NET TOTAL		6000
010-690-303 200 Z-147-77	MORRIS NORMA 3005 HOLLY DR LAS VEGAS NEVADA 89106	HOLLYDALE TRACT #3 LOT 09 BLK 03	1090	4740	190		
			GROSS TOTAL	6020	NET TOTAL		6020
010-690-304 200 Z-147-77	YOUNG ANGEL M 3009 HOLLY DR LAS VEGAS NV 89106	HOLLYDALE TRACT #3 LOT 10 BLK 03	1140	4700	190		
			GROSS TOTAL	6030	NET TOTAL		6030
010-690-305 200 Z-147-77	HICKMAN SHERILD & IVA M 3009 HOLLY ST LAS VEGAS NV 89106	HOLLYDALE TRACT #3 LOT 08 BLK 03	1090	7370	310		
			GROSS TOTAL	8770	NET TOTAL		8770
010-690-306 200 Z-147-77	ROBERTSON WILLIE JR & WILMA JEAN 3000 MORNINGSIDE AVE LAS VEGAS NV 89106	HOLLYDALE TRACT #3 LOT 01 BLK 03	1095	6750	260		
			GROSS TOTAL	8105	NET TOTAL		8105
010-690-307 200 Z-147-77	LOWY SYDNEY R & EMMA 3004 MORNINGSIDE LAS VEGAS NV 89106	HOLLYDALE TRACT #3 LOT 02 BLK 03	1050	6340	250		
			GROSS TOTAL	7640	NET TOTAL		7640
010-690-308 200 Z-147-77	INTAKEHA MALINEE 3008 MORNINGSIDE LAS VEGAS NEV 89106	HOLLYDALE TRACT #3 LOT 03 BLK 03	1050	4870	190		
			GROSS TOTAL	6110	NET TOTAL		6110
010-690-309 200 Z-147-77	WILSON NORMAN E & PATRICIA F 3012 MORNINGSIDE AVE LAS VEGAS NV 89106	HOLLYDALE TRACT #3 LOT 04 BLK 03	1050	5220	230		
			GROSS TOTAL	6500	NET TOTAL		6500
010-690-310 200 Z-147-77	YOUNG LYN E & V L 3016 MORNINGSIDE AVE LAS VEGAS NV 89106	HOLLYDALE TRACT #3 LOT 05 BLK 03	1140	4720	190		
			GROSS TOTAL	6050	NET TOTAL		6050

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 36

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
02A-230-001 200	CANNON HOWARD W ETAL 259 SENATE OFFICE BLDG WASHINGTON DC	PT SE4 SW4 LEGAL ACRES: 28.59	SEC 20 20 61 19745				
Z-147-77	20510		GROSS TOTAL	19745	NET TOTAL		19745

Z-140-77

From R-1 to P-R

Legally described as Lot 58, Block 7, Charleston Park Tract 2.

Z-147-77

From R-T and R-3 to R-1

Legally described as 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, EXCEPTING therefrom the Westerly 332.96 feet and the Southerly 250.00 Feet thereof.

Z-148-77

From R-E to C-V

Legally described as Lots 11 and 12, Block 4, Woodland Park.

SUBJECT TO:

1. 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.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan to reflect the above conditions.
5. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Z-9-78

From R-E to C-V

Legally described as Lot 1, Block 2, Woodland Park.

SUBJECT TO:

1. Parking facility to be paved within one-hundred twenty (120) days.
2. 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 system shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. Conformance to the plot plan.
5. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

29.14

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

February 24, 1978

TO:

CITY ATTORNEY

FROM:

RLW RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT *RLW*

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION
CC APPROVED: FEBRUARY 1, 1978

COPIES TO:

Z-147-77
CITY MANAGER REQ. FOR ORD. CHRONO
ASSESSOR DON J. BROWN *db* J. HERBERT

Please prepare an Ordinance to rezone the following property:

Z-147-77

From R-T and R-3 to R-1

Legally described as the Southeast Quarter (SE $\frac{1}{4}$) of the South-
west Quarter (SW $\frac{1}{4}$) of Section 20, Township 20 South, Range
61 East, MDB&M, EXCEPTING therefrom the Westerly 332.96 feet
and the Southerly 250.00 Feet thereof.

RLW:rw

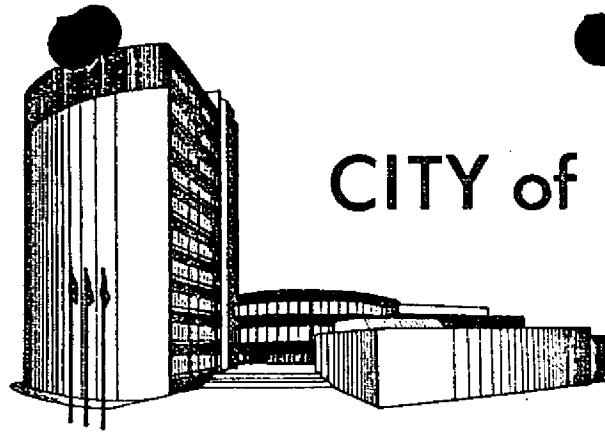
MAYOR BILL BRIARE

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

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL DORN

CITY of LAS VEGAS



Rose

February 8, 1978

Mr. Joseph F. McDonald
Business Development, Inc.
2399 Valley Road
Reno, Nevada 89512

Re: Z-147-77
Rezoning of Property

At a regular meeting of the Board of City Commissioners held on February 1, 1978, your request for reclassification of 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 to allow single family homes was APPROVED, as had been recommended by the Planning Commission.


EDWINA M. COLE, CMC
CITY CLERK

/dmk

cc: Department of Community Planning & Development

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 ROI 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.

January 16, 1978

Mr. Joseph F. McDonald
Business Development Inc.
2399 Valley Road
Reno, Nevada 89512

Re: Z-147-77 ✓

Dear Mr. McDonald:

Your request for reclassification of 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 to allow single family homes 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.

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, AYP, DIRECTOR

DJS:kt

cc: City Clerk

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.

MRS. COLEMAN said Mr. McCarthy's concern would be kept in mind at the time of the plot plan review.

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

MR. MILLER made a Motion for APPROVAL of Z-147-77.

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.

12. Z-148-77

APPROVED

Application of VALLEY BANK OF NEVADA, TRUSTEE, for reclassification of property legally described as a portion of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 20 South, Range 61 East, MDB&M and generally located on the southeast corner of Alta Drive and Shadow Lane, from R-1 (Single Family Residence) to R-3 (Limited Multiple Residence).

Proposed Use: Tri-Plex Building (3 Units)

MR. BROWN presented the staff report and stated the application is simply continuing the pattern of R-3 on the street. Staff would recommend approval. He then read the stipulations required by City departments.

CHAIRMAN PARKER declared the public hearing open.

CHUCK NAYLOR, 309 South Third Street, representative of the applicant, stated they were agreeable to staff recommendations.

MR. SWESSEL asked if the unit was one story or two story.

MR. NAYLOR said there are two units down and one up.

MRS. COLEMAN asked how large the lot in question is.

MR. NAYLOR replied 100'x67'.

MR. & MRS. SCHLICK, Cayon and Shadow Lane, were present in protest.

MR. SCHLICK stated they were opposed to a two story unit being built behind their property. All other multiple units in the area are single story.

MR. TIBERTI stated the property was present R-1 and a two story house could be built there.

MRS. SCHLICK said that would not be the same as apartments.

DR. PARKER asked if they had sold the lot in question.

MR. SCHLICK replied no, that they had tried to purchase it, but the owner would not sell.

CHAIRMAN PARKER asked if it would be possible to get a tri-plex, single story, on the lot.

MR. BROWN said it would be very tight.

MR. TIBERTI asked if it would be possible to have the two story portion face Alta.

MR. NAYLOR said they would have no objection to that and that the architect had also suggested it.

January 18, 1978

DON NEESE
PUBLIC SERVICES DEPARTMENT

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

Z-140-77 and Z-147-77 COMMENTS

L. Hampton

Your comments relative to the above indicated a statement to the fact that the ownership was under a name different than that of the applicant and you requested that we submit proof of ownership. The application form very clearly states that it is to be signed by the "owner of record" and the application is also notarized. We accept this on the face of it as sufficient evidence of ownership and do not check the ownership any further. We feel that if we accept that obligation we must do an exhaustive search on each and every application.

In both the cases referred to in your comments, you were in error. You must recognize that the Assessor's books are not up to date and in many cases, ownership has changed hands just prior to the application being made. I have no objection if you wish to check the ownership; however, I would suggest that if you do so, you do a much more thorough check to make sure that you are correct. If in fact you do establish accurately that the applicant is not the owner of record at the time he made the application, I would appreciate it if you would bring it to our attention.

DJS:ke

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	Approved subject to conditions. Leavitt-Commissioner Lurie voting no. Commissioner Christensen temporarily absent	Staff authorized to proceed Clerk to notify
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 Lurie - Unanimous Comm Christensen temporarily absent	Same as above

AGENDA

City of Las Vegas

February 1, 1978

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

Page 37

PHONE 386-6011

ITEM	Commission Action	Department Action
XI COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT CONTINUED Item "I" continued . . . From: R-1 (Trailer Residence) R-3 (Limited Multiple Residence) To: R-1 (Single Family Residence) Proposed Use: Single Family Homes. Planning Commission unanimously recommends APPROVAL. PROTESTS: 1	See Page 36	See Page 36
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 (Single Family Residence) To: R-3 (Limited Multiple Residence) Proposed Use: Tri-Plex building (3 units) Planning Commission recommends APPROVAL (6-yes, 1-no vote) subject to the following conditions: 1. Resolution of Intent to be restricted to a twelve (12) month time limit. 2. Construction of half-street improvements on Alta frontage to match existing; construction of sidewalk and street lighting on Shadow Lane frontage and around radius corner and dedication of a radius corner as required by the Department of Public Services. 3. Parking plan to conform to the requirements of City standards. 4. Proposed tri-plex building to be reversed with the second-story portion on the north oriented toward Alta. 5. 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	Approved as recommended by Planning Commission Woofter - Unanimous Commissioners Christensen and Lurie temporarily absent. Two Additional Conditions added: 1. A six foot block wall on South property line, and 2. No windows on South elevation of second story portion.	Staff authorized to proceed Clerk to notify

INTER-OFFICE MEMORANDUM

January 4, 1978

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

Z-147-77
Business Development, Inc.
N. of Vegas Dr., S. of Holly
and between Willowbrook Dr. & Simmons

COPIES TO:

Your memorandum of December 23, 1977 requested comments from the Public Services Department on the application for Reclassification of property located north of Vegas Dr. and south of Holly Ave. between Willowbrook Dr. and Simmons St.

Upon development, it will be required that the applicant:

- 1) construct half-street improvements on all exterior streets and full-street improvements on interior streets.
- 2) dedicate 30' for Holly Ave.
- 3) dedicate 30' for Willowbrook.
- 4) dedicate 40' for Simmons. ? *See Plan #2 Dedication 30' for Simmons Simmons was stricken from MD 544*
- 5) dedicate radius corners.

Records show another owner. Please submit proof of ownership.

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

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

12-23-77

Date

TO: PUBLIC SERVICES, ADMIN. DIVISION
DEPT. OF FIRE SERVICESFROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENTSUBJECT: ZONING - Z-147-77 -
BUSINESS DEVELOPMENT, INC.

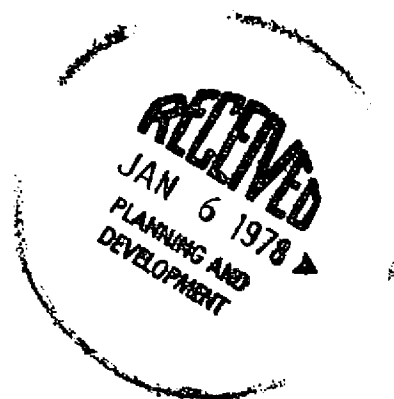
COPIES TO:

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

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

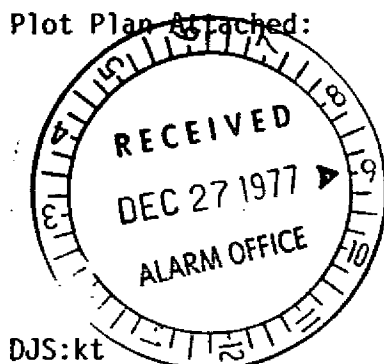
From: R-T and R-3 To: R-1.

Proposed Use: Single family homes.

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 ☐

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

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM.

12-23-77

Date

TO: PUBLIC SERVICES, ADMIN. DIVISION
DEPT. OF FIRE SERVICESFROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENTSUBJECT: **ZONING - Z-147-77 -
BUSINESS DEVELOPMENT, INC.**

COPIES TO:

This is concerning a request for reclassification on the following described 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.

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-147-77 BUSINESS DEVELOPMENT, INC. FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED NORTH OF VEGAS DRIVE AND
SOUTH OF HOLLY AVENUE BETWEEN WILLOWBROOK DRIVE AND
SIMMONS STREET.

FROM: R-T (TRAILER RESIDENCE)
R-3 (LIMITED MULTIPLE RESIDENCE)

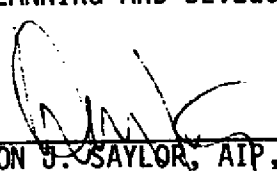
TO: R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USE: SINGLE FAMILY HOMES.

THE ABOVE 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.

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.

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. A complete, detailed legal description is on file in the Department of Community Planning and Development.)

DRAFT

12-28-77

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-147-77 BUSINESS DEVELOPMENT, INC. FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ~~BMXXM~~ NORTH OF VEGAS DRIVE AND SOUTH OF
HOLLY AVENUE BETWEEN WILLOWBROOK DRIVE AND SIMMONS STREET.

FROM: R-T (TRAILER RESIDENCE)
R-3 (LIMITED MULTIPLE RESIDENCE)
TO: R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USE: SINGLE FAMILY HOMES.

THE ABOVE 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, ~~EXCEPTING THEREFROM~~
~~THE WESTERLY 332.96 FEET. AND THE SOUTHERLY 250'~~

(A complete, detailed legal description is on file in the
Department of CP&D)

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 12/23/77
D. W. BROWN 12/23/77
SAYLOR

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

THIS FILE MUST BE RETURNED TO TIGHE BY 12-22-77.

(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 & R-3 Use District to a R-1 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 \$ 200⁰⁰.

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

See Exhibit A attached

Loc.
NORTH OF VEGAS DR & SOUTH OF HOLLY AVE BETWEEN
WILLOWBROOK DR & SIMMONS ST.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

SS:

COUNTY OF CLARK)

(I, ~~we~~ Business Development Inc. 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)

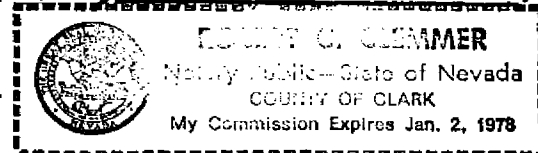
SIGNATURE OF OWNER(S) OF RECORD: MAILING ADDRESS: ZIP CODE: PHONE NO.

Business Development Inc., 2399 Valley Road, Reno, Nevada 89512 786-6444

By: Joseph F. McDonald, Jr. (Its President)

Subscribed and sworn to before me this 19th day of December, 1977.

Robert C. Clemmer
Notary Public in and for said County and State



(Seal)

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 \$ 200⁰⁰

Received by: Robert C. Clemmer

Receipt No.: 306405

Use No. 2-147-77

Date: 12/19/77

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. ~~Five~~⁵ (5) 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.

DESCRIPTION

All that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

~~The Easterly Thirty (30) acres of~~ ^{QPM} the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 20, Township 20 South, Range 61 East, M.D.B. & M. *Excepting therefrom the westerly 332.96'.* ^{QPM}

EXCEPTING THEREFROM, the Southerly Two Hundred Fifty (250) feet of which the Southerly Fifty (50) feet was conveyed by those certain deeds recorded June 29, 1971 in Book 138 of Official Records, as Document No. 110093, and recorded June 29, 1971 in Book 138 of Official Records, as Document No. 110094, Clark County, Nevada records.

FURTHER EXCEPTING THEREFROM, that portion thereof conveyed to Las Vegas Valley Water District by that certain deed recorded December 28, 1973 in Book 390 of Official Records, as Document No. 349875, Clark County, Nevada records.

Exhibit "A"

Date: _____

ZONING APPLICATION REPORT

FILE NUMBER: _____ LEGAL DESCRIPTION: _____

OWNER AND ADDRESS: Business Development Inc. See Exhibit A attached _____
2399 Valley Rd. _____
Reno Nevada 89512 _____

DEVELOPER: Business Development Inc. GENERAL LOCATION: North of Vegas Dr. _____
East of Tonopah Hiway _____

ARCHITECT: J. John Sherman & Assoc. _____

CONTRACTOR: To be chosen _____ NW Las Vegas _____

EXISTING ZONING: R-T~~2~~ - R-3 REQUESTED ZONING: R-1 _____

EXISTING USE(S) ON PROPERTY: None _____

PROPOSED USE(S): Single Family Residential _____

PROPOSED DEVELOPMENT INFORMATION (WHERE APPLICABLE):

BLDG. ELEVATIONS SUBMITTED: Not Applicable _____

AESTHETICALLY ACCEPTABLE: Not Applicable _____

TRASH ENCLOSURE: Not Applicable _____

UTILITY FACILITIES SCREENED: Not Applicable _____

BLDG. HEIGHT: _____ NUMBER OF STORIES: 1 _____

NUMBER OF UNITS: 105 lots _____ NUMBER OF ACRES OR SIZE OF LOT _____
(NET) _____ (GROSS) 23.5 _____

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

NUMBER OF OFF-STREET PARKING SPACES REQUIRED: _____ 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: Single family _____

USE(S) IN CONSONANCE WITH GENERAL PLAN: Yes _____

GENERAL COMMENTS: This is a down-zoning to accommodate a 105 lot subdivision (R-1) _____
for single family residences. _____