

Planning & Development Department
Scanning Cover Sheet

Case No Z-0148-77

APN 139-33-304-001

Location SEC of Alta & Shadow

Applicant Valley Bank of Nevada, Trustee

Subject

Reclassification of property legally
described as a portion of the North 1/2 of
the SW 1/4 of Section 33, Township 20 South,
Range 61 East, MDB&M.



1 2 3 4 5 6

LICENSE INSPECTION LOG

LOCATION 501 SHADOW

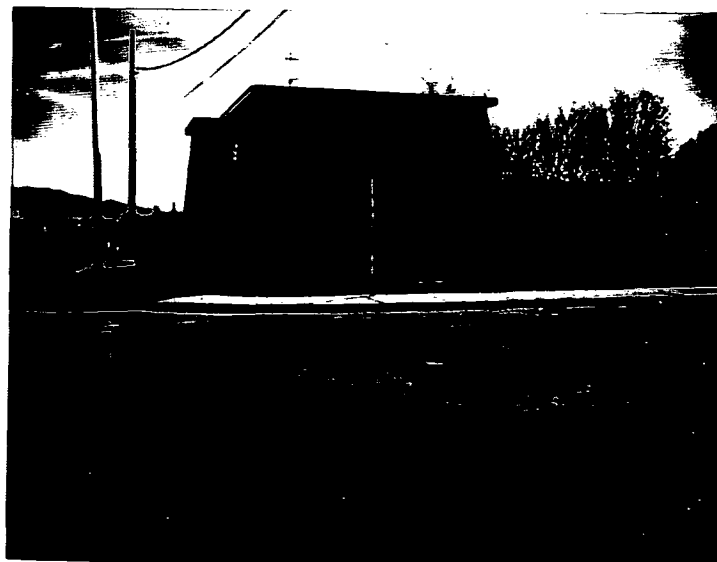
CASE NO. Z-1487

TENTATIVE LICENSE ISSUED ON NONE

FIELD INSPECTION LOG

DATE/BY

12/14/78 All Conditions MET.



ORD. REQ. NEEDED

On Dec. 14, 1978 the conditions of approval have been met.

APPROVED BY

Da Bunn

SEE PERS IN BUILDING
FILE

FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS

APPROVALS

1. <u>MR & MRS. SCHLICK -</u>	<u>(mtg)</u>
2. <u>GRANT PARRY -</u>	<u>(mtg)</u>
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

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-148-77 VALLEY BANK OF NEVADA, TRUSTEE, FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE SOUTHEAST CORNER OF
ALTA DRIVE AND SHADOW LANE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

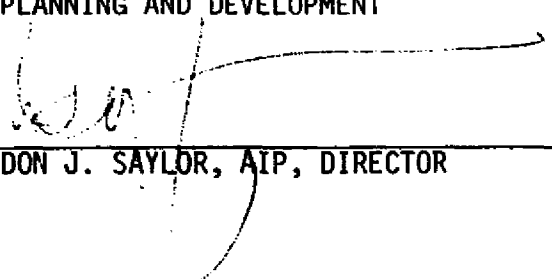
TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: TRI-PLEX BUILDING (3 UNITS)

THE ABOVE 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.

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.)

Rev. 3/1/73

CLARK COUNTY TAX ROLL
INFORMATION REQUEST

Date _____

Page _____ of _____

REQUESTED BY:		Date to be Completed _____	
Organization <u>CITY OF LAS VEGAS</u>		ID Code <u>Z-148-77</u>	
Name <u>JOHN B. HERBERT</u> <i>J. B. Herbert</i>		Format: Roll List ☐ Extraction ☒	
Dept. <u>COMMUNITY DEVELOPMENT</u>		Remarks _____	
Phone <u>386-6301</u> Ext. _____			

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.
030	340	002	030	370	052						
		047			END						
	360	001									
		004									
		041									
	370	012									
		014									
		016									
		021									
		023									
		029									
		032									
		035									
		038									
		045									
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. _____			

K.V.

030-340-002 200	BEAM THOMAS T 1267 STRONG DR LAS VEGAS NEVADA	89102	PT S2 NW4 LEGAL ACRES:	SEC 33 20 61 37.00	181925				
Z-148-77					GROSS TOTAL	181925	NET TOTAL	181925	
030-340-047 200	UNION LOCAL #631 307 WALL ST LAS VEGAS NV	89102	PT S2 NW4 LEGAL ACRES:	SEC 33-20-61 3.68	7730				
Z-148-77					GROSS TOTAL	7730	NET TOTAL	7730	
030-360-001 200	PARRY GRANT E & COLLEEN D 500 SHADOW LANE LAS VEGAS NEVADA	89106	PT NW4 SW4 LEGAL ACRES:	SEC 33 20 61 .45	2205	8950	330		
Z-148-77					GROSS TOTAL	11485	NET TOTAL	11485	
030-360-002 200	TINTINGER PAMELA 502 SHADOW LN LAS VEGAS NV	89106	PT NW4 SW4 LEGAL ACRES:	SEC 33 20 61 .45	2205	7400	270		
Z-148-77					GROSS TOTAL	9875	NET TOTAL	9875	
030-360-003 200	ENGLAND DENNIS J & ELAINE F 510 SHADOW LANE LAS VEGAS NEVADA	89106	PT NW4 SW4 LEGAL ACRES:	SEC 33 20 61 .50	2480	9210	350		
Z-148-77					GROSS TOTAL	12040	NET TOTAL	12040	
030-360-004 200	ENGLAND DENNIS B & BETTYE A 514 SHADOW LANE LAS VEGAS NEV	89106	PT NW4 SW4 LEGAL ACRES:	SEC 33 20 61 .50	2480	7530	280		
Z-148-77					GROSS TOTAL	10290	NET TOTAL	10290	
030-360-041 200	WYSON JOSEPH F & BARBARA J 1825 ALTA DR LAS VEGAS NV	89106	PT NW4 SW4 LEGAL ACRES:	SEC 33 20 61 .60	2625	11730	400		
Z-148-77					GROSS TOTAL	14755	NET TOTAL	14755	
030-370-012 200	COUNTY OF CLARK 200 E CARSON LAS VEGAS NV	89101	PT NE4 SW4 LEGAL ACRES:	SEC 33 20 61 1.68	6730	38500		45230	
Z-148-77					GROSS TOTAL	45230	NET TOTAL		
030-370-014 200	GARNER GEORGE W & THEONA D 527 SHADOW LANE LAS VEGAS NEVADA	89106	PT NE4 SW4 LEGAL ACRES:	SEC 33 20 61 .37	2295	6040	220	1000	
Z-148-77					GROSS TOTAL	8555	NET TOTAL	7555	

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 37

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
030-370-015 200 Z-148-77	ALBA RUBEN PELAYO 517 SHADOW LN LAS VEGAS NEVADA 89106	PT NE4 SW4 LEGAL ACRES: .15	SEC 33 20 61 1080	6600	170		
			GROSS TOTAL	7850	NET TOTAL		7850
030-370-016 200 Z-148-77	BANK NV TRS FT %TR DEPT BOX 666 LAS VEGAS NV 89101	PT NE4 SW4 LEGAL ACRES: .16	SEC 33 20 61 1125	8040	300		
			GROSS TOTAL	9465	NET TOTAL		9465
030-370-021 200 Z-148-77	JOE CARDINAL CO %BK OF NV ATTN SMITH & OBRIEN 225 E BRIDGER #710 LAS VEGAS NV 89101	PT NE4 SW4 LEGAL ACRES: .22	SEC 33 20 61 1370				
			GROSS TOTAL	1370	NET TOTAL		1370
030-370-023 200 Z-148-77	ATCHLEY ERNEST F & FLORIENE 1705 KENYON PLACE LAS VEGAS NEVADA 89106	PT NE4 SW4 LEGAL ACRES: .39	SEC 33 20 61 2380	9850	420		
			GROSS TOTAL	12650	NET TOTAL		12650
030-370-029 200 Z-148-77	COUNTY OF CLARK 200 E CARSON AVE LAS VEGAS NV 89155	PT NE4 SW4 LEGAL ACRES: .39	SEC 33 20 61 2350			2350	
			GROSS TOTAL	2350	NET TOTAL		
030-370-032 200 Z-148-77	ELIASON BOYD J & DAISY DEL 1721 ARROWHEAD ST NORTH LAS VEGAS NV 89031	PT NE4 SW4 LEGAL ACRES: .20	SEC 33 20 61 1175				
			GROSS TOTAL	1175	NET TOTAL		1175
030-370-035 200 Z-148-77	AZBILL A J & PAULINE BOX 224 PAHRUMP NV 89041	PT NE4 SW4 SEC 33 20 61 LEGAL ACRES: .19	1175	4610	190		
			GROSS TOTAL	5975	NET TOTAL		5975
030-370-036 200 Z-148-77	BANK VALLEY BK NV TRS BOX 15427 LAS VEGAS NV 89114	PT NE4 SW4 SEC 33 20 61 LEGAL ACRES: .15	1080				
			GROSS TOTAL	1080	NET TOTAL		1080
030-370-037 200 Z-148-77	MCMULLIN MARION G & MARY L 1704 KENYON PL LAS VEGAS NV 89106	PT NE4 SW4 LEGAL ACRES: .19	SEC 33 20 61 1175				
			GROSS TOTAL	1175	NET TOTAL		1175
030-370-038 200 Z-148-77	LAKAN DOROTHY A 5290 S EVALINE LAS VEGAS NV 89120	PT NE4 SW4 SEC 33 20 61 LEGAL ACRES: .20	1175				
			GROSS TOTAL	1175	NET TOTAL		1175

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 38

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
030-370-045 200	SLICK WILLARD & ALICE H 1724 KENYON PL LAS VEGAS NV	PT NE4 SW4 SEC 33 20 61 LEGAL ACRES: .17	1175	7600	260	1000	
Z-148-77	89106		GROSS TOTAL	9035	NET TOTAL		8035
030-370-052 200	MCMULLIN MARION G & MARY L 1704 KENYON PL LAS VEGAS NV	PT NE4 SW4 SEC 33-20-61 LEGAL ACRES: .23	1390	6790	300		
Z-148-77	89106		GROSS TOTAL	8480	NET TOTAL		8480

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.

CITY ATTORNEY

RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING AND DEVELOPMENT

REQUEST FOR ORDINANCE PREPARATION

ASSESSOR
DON J. BROWN
J. HERBERT

Z-148-77
REQ. FOR ORD.
CHRONO

Please prepare an Ordinance to rezone the following property:

Z-148-77

From R-1 to R-3

Legally described as a portion of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 20 South, Range 61 East, MDB&N, described as follows:

COMMENCING at the Northwest (NW) corner of said Southwest Quarter (SW $\frac{1}{4}$) 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, 57.00 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.

RLW: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-148-77

From R-1 to R-3

Legally described as a portion of the Southwest Quarter (SW $\frac{1}{4}$) 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 $\frac{1}{4}$) 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.

SUBJECT TO:

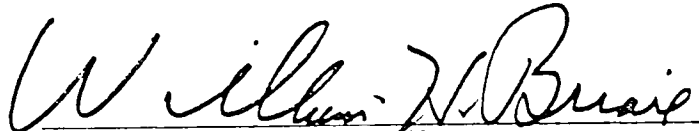
1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Construction of half-street improvements on Alta frontage to match existing; construction of sidewalk and street lighting on Shadow Lane frontage and around radius corner and dedication of a radius corner as required by the 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. A six foot (6') block wall on the south property line.
6. No windows on the south elevation of the second story portion.
7. 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

Z-148-77 (cont.)

and underground sprinkler systems shall be cause for revocation of a business license.

8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Conformance to the plot plan to reflect the above conditions.
11. 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

REC'D

FEB 1 1978

CITY CLERK

2-148-77

2-148-77
VALLEY BANK
OF NEVADA
TRUSTEE
Approved
as
recommended
by
Planning
Commission

Mr. Saylor: This is the lot in question. (Referring to the map) We have been approving R-3 zoning all along Alta Drive before the development of Tri-plexes, but you will notice those properties were a little bigger, and they were all proposed at one story. (Referring to the map). This is a corner lot, and there is a house immediately to the South of it. That is the basis of one protest, and the other one was from the undeveloped P-R over across the street. The design proposed a two story building with three apartments, with a two story portion to the South, which would directly impact upon this. The Planning Commissions recommendation on approval made them redesign it to put the two story portion of the building toward Alta, and this would be one story.

Mr. Bill Soits: We live right in back of the proposed building. We realize that we are batting our heads up against the wall, but we would like this constructed so that there would be no driveway between our place and the building.

Mr. Saylor: Their property is immediately to the South. There is no proposed driveway there at all. There is a walkway here, and a walkway here. All of the parking would be to the East and the only access would be from Alta.

Commissioner Leavitt: Is there a block wall between this property and their property?

Mr. Saylor: No. The recommendation of the Planning Commission was to change this elevation so that the two story portion would be oriented towards Alta Drive, rather than towards....

Commissioner Leavitt: Is that condition Number 4?

Mr. Soits: Would there be windows in the Southside of that construction?

Mr. Saylor: No.

Mr. Soits: There would be no driveway in between the two, and there would be a wall?

Mr. Saylor: Yes.

Mr. Soits: I guess we can't fight it.

Commissioner Woofter: Move to approve.

Charles Nive: I live at 309 South 3rd Street. In the conditions I notice that they require street lights. There are no street lights in that area. Can we conform to that condition at a later date whenever the rest of that area has it. At this time this would be the only area where there would be street lights.

Mayor Briare: If you want my vote you are going to put a couple of street lights in.

Z-148-77
Continued

You have a perfect right, however to ask that that condition be put as you stated. That when everybody else puts them up, then you will put them up. The motion was to approve the application, but there was nothing suggested in the motion that any conditions be waived.

Mr. Slick: Well I am making this request at this time.

Mr. Bill Simpson: I live at 1522 Pinto Lane. My office is a block from there. I lived in that area for many years. Very few places do have the street lights. I am all for getting an assessment and putting the street lights in personally, but it does seem like it puts quite a burden on one person to come in on one small piece of property, and put a couple of street lights in.

Mayor Briare: I hope Mr. Saylor that we are going to be consistent along these requirements.

Mr. Saylor: These are public services requirements. I suspect they are consistent yes.

Mayor Briare: Any other comments on the motion? (No response).
Cast your votes. Motion is approved.

Motion carried by the following vote:
Commissioners Woofter, Lurie, Leavitt,
and Mayor Briare voting aye; noes none.
Commissioner Christensen temporarily absent.

INTER-OFFICE MEMORANDUM

March 10, 1978

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-148-77

Z-148-77

From R-1 to R-3

Legally described as a portion of the Southwest Quarter (SW $\frac{1}{4}$) 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 $\frac{1}{4}$) 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.

SUBJECT TO:

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. A six foot (6') block wall on the south property line.
6. No windows on the south elevation of the second story portion.
7. 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

continued

TO: CITY ATTORNEY
RE: REQUEST FOR RESOLUTION OF INTENT

MARCH 10, 1978
PAGE #2

Z-148-77 (cont.)

and underground sprinkler systems shall be cause for revocation of a business license.

8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Conformance to the plot plan to reflect the above conditions.
11. Conformance to code requirements and design standards of all City departments.

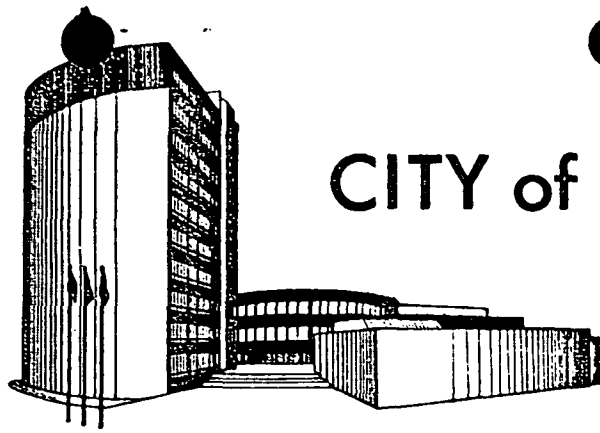
RLW:rw

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

March 20, 1978

Valley Bank of Nevada
300 South 4th Street
Las Vegas, Nevada 89101

Attn: Senior Vice President

Re: Z-148-77 Rezoning of Property
Supplemental Conditions

At the regular meeting held on February 1, 1978, at which meeting the Board of City Commissioners approved your request for reclassification of property generally located on the southeast corner of Alta Drive and Shadow Lane from R-1 to R-3 to allow a triplex building (3 units), two additional conditions of approval were imposed by the Board of Commissioners but were inadvertently left out of our letter to you dated February 8, 1978.

In addition to the nine (9) conditions of approval listed in that letter, following are two additional conditions of approval on Rezoning Z-148-77:

1. A six (6) ft. block wall on the south property line.
2. No windows on south elevation of second story portion.

EDWINA M. COLE, CMC
CITY CLERK

/dmk

cc: Depts. of Community Planning & Development, Public Services,
Fire Services, and Division of Building & Safety

RECEIVED
MAR 21 1978
PLANNING AND
DEVELOPMENT

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 R-3 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:

As set forth in Exhibit A attached hereto and by specific reference

made a part hereof.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

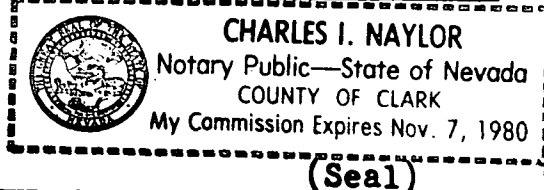
COUNTY OF CLARK)

(I, We) Valley Bank of Nevada, Trustee 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: Charles I. Naylor MAILING ADDRESS: Valley Bank of Nevada, 300 South 4th Street, L.V., Nev. 89101 ZIP CODE: 386-1000 PHONE NO. 386-1000

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

Charles I. Naylor
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: Charles I. Naylor

Receipt No.: 306406

Case No. 2-148-77

Date: 12/19/77

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, turnaround 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.

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

Valley Bank of Nevada
300 South 4th Street
Las Vegas, Nevada 89101

Attn: Senior Vice President

Re: Z-148-77
Rezoning of Property

At a regular meeting held on February 1, 1978, the Board of City Commissioners APPROVED your request for reclassification of property generally located on the southeast corner of Alta Drive and Shadow Lane from R-1 to R-3 to allow a triplex building (3 units), 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. 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 triplex 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 maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

Valley Bank of Nevada
Attn: Senior Vice President
February 8, 1978
Page Two.

Re: Z-148-77

6. 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.
7. All mechanical equipment, air conditioners and trash areas to be screened from view from the abutting streets.
8. Conformance to the plot plan to reflect the above conditions.
9. Conformance to code requirements and design standards of all City departments.


EDWINA M. COLE, CMC
CITY CLERK

/dmk

cc: Departments of:

Community Planning & Development
Public Services
Fire Services
Division of Building & Safety

AGENDA

City of Las Vegas

February 1, 1972

Page 37

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM	Commission Action	Department Action
XI COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT CONTINUED Item "I" continued . . . From: R-T (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

AGENDA

City of Las Vegas

February 1, 1978

Page 38

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM	Commission Action	Department Action
XI COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT CONTINUED Item "J" condition 5 continued . . . maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license. 6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy. 7. All mechanical equipment, air conditioners and trash areas to be screened from view from the abutting streets. 8. Conformance to the plot plan to reflect the above conditions. 9. Conformance to code requirements and design standards of all City departments. PROTESTS: 2	See Page 37	See Page 37
X. PLOT PLAN REVIEW - Z-151-63 - ERNEST A. BECKER ENTERPRISES Request to allow a Churches Fried Chicken on property generally located at the corner of Jones Boulevard and Clarice Avenue, ROI to C-1. Planning Commission unanimously recommends APPROVAL subject to the following conditions: 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.	Approved subject to conditions Lurie - Unanimous	Staff authorized to proceed. Clerk to notify

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

Valley Bank of Nevada
Sr. Vice President
300 S. 4th Street
Las Vegas, Nevada 89101

Re: Z-148-77

Dear Applicant:

Your request for reclassification of property generally located on the southeast corner of Alta Drive and Shadow Lane from R-1 to R-3 to allow a tri-plex building, 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. 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 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.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas to be screened from view from the abutting streets.
8. Conformance to the plot plan to reflect the above conditions.
9. Conformance to code requirements and design standards of all City departments.

Valley Bank of Nevada
Re: Z-148-77

Page #2
January 16, 1978

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

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.

GRANT PERRY, 500 Shadow Lane, appeared in protest, citing traffic as a protest factor as well as the two story portion of the building.

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

MR. TIBERTI made a Motion for APPROVAL of V-148-77, 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 maintain required landscaping and sprinkler systems shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas to be screened from view from the abutting streets.
8. Conformance to the plot plan to reflect the above conditions.
9. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mrs. Coleman, Mr. Miller, Mr. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel

"NOES" Dr. Parker

Motion for APPROVAL carried by a majority vote.

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

13. Z-149-77

DENIED

Application of ERNEST A. BECKER for reclassification of property legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$) of Section 1, Township 21 South, Range 60 East, MDB&M, and generally located on the west side of Decatur Boulevard and the south side of Doe Avenue extending west from Decatur Boulevard 606 feet, from R-1 (Single Family Residence and R-3 (Limited Multiple Residence) to C-2 (General Commercial).

Proposed Use: Chrysler/Plymouth New Car, Sale & Service Agency, with Body and Fender Repair

MR. BROWN presented the staff report and indicated the location by means of visual aids. He stated that 223 letters of protest had been received on this request. He further displayed a map showing the location of those persons in protest. Staff thinks the handwriting is on the wall for commercial development on the west side of Decatur, but

INTER-OFFICE MEMORANDUM

January 4, 1978

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

Z-148-77
Valley Bank of Nevada, Trustee
SE Alta Dr. and Shadow Lane

COPIES TO:

Your memorandum of December 22, 1977 requested comments from the Public Services Department on the application for Reclassification of property located on the southeast corner of Alta Dr. and Shadow Lane.

It will be required that the applicant:

- 1) construct half-street improvements on Alta frontage to match existing; construct sidewalk and street lighting on Shadow Ln. frontage and around radius corner.
- 2) revise parking plan to conform to City of Las Vegas standards.
- 3) dedicate the required radius corner.

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-148-77
VALLEY BANK OF NEVADA, TRUSTEE
SOUTHEAST CORNER OF ALTA & SHADOW LANE
R-3 (TRI-PLEX APARTMENTS)

COPIES TO:

1. Building construction to conform to Building and Fire Codes.
2. Fire flow and fire hydrants to be compatible to building construction and use.

GJ/nc



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

December 22, 1977

Date

TO: PUBLIC SERVICES, ADMIN. DIVISION
DEPT. OF FIRE SERVICESFROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENTSUBJECT:
ZONING - Z-148-77
VALLEY BANK OF NEVADA, TRUSTEE.

COPIES TO:

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

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 apartments)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-148-77 VALLEY BANK OF NEVADA, TRUSTEE, FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE SOUTHEAST CORNER OF
ALTA DRIVE AND SHADOW LANE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

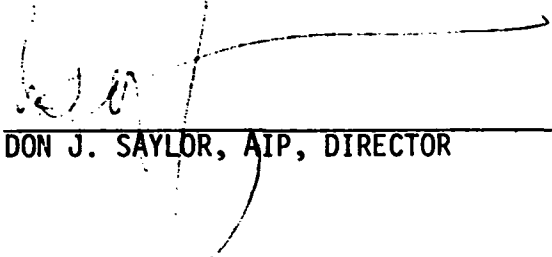
TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: TRI-PLEX BUILDING (3 UNITS)

THE ABOVE 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.

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.)

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-148-77 VALLEY BANK OF NEVADA, TRUSEEE, FOR RECLASSIFICATION OF
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 Apartments*

North Half (N/2) of the

THE ABOVE PROPERTY LEGALLY DESCRIBED AS A PORTION OF THE SOUTHWEST
QUARTER (SW $\frac{1}{4}$) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST,
MDB&M.

(A complete, detailed legal description on file in the
Dept. 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.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

CHECKED:

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

THIS FILE MUST BE RETURNED TO TIGHE BY December 22, 1977.

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

That portion of the Southwest Quarter (SW 1/4) of Section 33, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at the Northwest (NW) corner of said Southwest Quarter (SW 1/4) of Section 33, Township 20 South, Range 61 East, M.D.B. & M. ~~per Map of Survey recorded in File 6 of the Registered Professional Engineer's Files, at page 7, Clark County, Nevada records;~~ thence South $89^{\circ} 52' 30''$ East along the North line of the last mentioned Southwest Quarter (SW 1/4) of Section 33, a distance of 1352.20 feet to a point on the East line of Shadow Street (60.00 feet wide), the TRUE POINT OF BEGINNING; thence continuing South $89^{\circ} 52' 30''$ East a distance of 100.00 feet to the Northwest (NW) corner of that certain parcel of land conveyed to A. J. Azbill, et ux, by Deed recorded May 19, 1960 as Document No. 198267, Clark County, Nevada, records; thence South $0^{\circ} 07' 26''$ West along the West line of the last mentioned conveyed parcel a distance of 67.00 feet to the Northeast (NE) corner of that certain parcel of land conveyed to SAMUEL E. TWIGG, et ux, by Deed recorded July 31, 1962 as Document No. 303882, Clark County, Nevada records; thence North $89^{\circ} 52' 30''$ West along the North line of the last mentioned conveyed parcel a distance of 100.18 feet to a point on the East line of the aforementioned Shadow Street; thence North $0^{\circ} 16' 40''$ East along the last mentioned East line, a distance of 67.00 feet to the TRUE POINT OF BEGINNING.

THE SOUTHEAST CORNER OF ALTA DR.
AND SHADOW LANE.

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 R-3 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:

As set forth in Exhibit A attached hereto and by specific reference

made a part hereof.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

SS:

COUNTY OF CLARK)

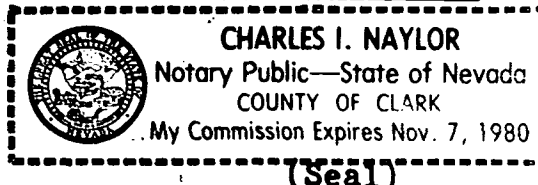
(I, We) Valley Bank of Nevada, Trustee being duly sworn, depose and say that (I am, we are) the owner(s) of record of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to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

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

Valley Bank of Nevada, 300 South 4th Street, L.V., Nev. 89101 386-1000

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

Charles I. Naylor
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 \$ _____

Received by: _____

Receipt No.: _____

Case No. _____

Date: _____

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. ~~T~~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: _____

OWNER AND ADDRESS: Valley Bank of Nevada,

See attached Exhibit "A"

Trustee, 300 So. 4th St. L.V., Nev.

DEVELOPER: J. W. Allen

GENERAL LOCATION: _____

ARCHITECT: Bill Simpson

S.E. Corner Alta and Shadow Lane

CONTRACTOR: Nick Pandelis

EXISTING ZONING: B-1

REQUESTED ZONING: R-3

EXISTING USE(S) ON PROPERTY: vacant

PROPOSED USE(S): to build triplex

PROPOSED DEVELOPMENT INFORMATION (WHERE APPLICABLE):

BLDG. ELEVATIONS SUBMITTED: yes

AESTHETICALLY ACCEPTABLE: yes

TRASH ENCLOSURE: yes

UTILITY FACILITIES SCREENED: yes

BLDG. HEIGHT: _____

NUMBER OF STORIES: _____

NUMBER OF UNITS: 3

NUMBER OF ACRES OR SIZE OF LOT 67'x100'
(NET) (GROSS)

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

NUMBER OF OFF-STREET PARKING SPACES REQUIRED: 4.5 NUMBER PROVIDED: 5

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

REQUIRED SETBACKS PROVIDED: yes

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

FLOOD CONTROL CHANNEL SETBACKS: YES _____ NO x

OTHER REQUIREMENTS: _____

EXISTING GENERALIZED LAND USE IN SURROUNDING AREA: R-1 and R-4

USE(S) IN CONSONANCE WITH GENERAL PLAN: yes

GENERAL COMMENTS: area in transition from R-1, R-3, R-4

Date: _____

ZONING APPLICATION REPORT

FILE NUMBER: _____

LEGAL DESCRIPTION: _____

OWNER AND ADDRESS: Valley Bank of Nevada,

See attached Exhibit "A"

Trustee, 300 So. 4th St., L.V., Nev.

DEVELOPER: J. W. Allen

GENERAL LOCATION: _____

ARCHITECT: Bill Simpson

S.E. Corner Alta and Shadow Lane

CONTRACTOR: Nick Pandellis

EXISTING ZONING: R-1

REQUESTED ZONING: R-3

EXISTING USE(S) ON PROPERTY: vacant

PROPOSED USE(S): to build triplex

PROPOSED DEVELOPMENT INFORMATION (WHERE APPLICABLE):

BLDG. ELEVATIONS SUBMITTED: yes

AESTHETICALLY ACCEPTABLE: yes

TRASH ENCLOSURE: yes

UTILITY FACILITIES SCREENED: yes

BLDG. HEIGHT: _____

NUMBER OF STORIES: _____

NUMBER OF UNITS: 3

NUMBER OF ACRES OR SIZE OF LOT 67'x100'
(NET) _____ (GROSS) _____

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

NUMBER OF OFF-STREET PARKING SPACES REQUIRED: 4.5 NUMBER PROVIDED: 5

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

REQUIRED SETBACKS PROVIDED: yes

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

FLOOD CONTROL CHANNEL SETBACKS: YES _____ NO x

OTHER REQUIREMENTS: _____

EXISTING GENERALIZED LAND USE IN SURROUNDING AREA: R-1 and R-4

USE(S) IN CONSONANCE WITH GENERAL PLAN: yes

GENERAL COMMENTS: area in transition from R-1, R-3, R-4

The South 132 feet of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 25, Township 20 South, Range 52 East M.D.M.; and the North 33 feet of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter of Section 25, Township 20 South, Range 52 East M.D.M. containing 1 1/4 acres more or less.