

Planning & Development Department
Scanning Cover Sheet

Case No Z-0149-90

APN 138-33-611-015

Location S of Cherry River, E of Carmel Peak

Applicant Corp. of the Presiding Bishop, et al

Subject

Reclassification of property legally
described as a portion of the SW 1/4 of the
NE 1/4 of Section 33, Township 20 South,
Range 60 East, MDB&M.



FILE HISTORY

File: Z-149-90.

[illegible]

PROPERTY OWNERS

PROTESTS:

APPROVALS:

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

FILE NO.: Z-149-90

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-149-90

MEETING: CITY PLANNING COMMISSION

DATE: JANUARY 10, 1991

TIME: 7:00 P.M.

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

CHANGE FROM: N-U (NON-URBAN)

TO: R-CL (SINGLE FAMILY COMPACT LOT)

PROPOSED USE: SINGLE FAMILY DWELLINGS

APPLICANT: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH
OF JESUS CHRIST OF LATTER DAY SAINTS

PROPERTY LOCATION: SOUTH SIDE OF CHERRY RIVER DRIVE, BETWEEN VILLA
MONTEREY DRIVE AND CARMEL PEAK LANE

PROPERTY DESCRIPTION: A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF
THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 33,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

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



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

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

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

Z-149-90

N

CHERRY RIVER

DRIVE

CARMEL PEAK
LANE

VILLA MONTEREY
DRIVE

ALTA

DRIVE

WALTER S. JOHNSON
JR. HIGH SCHOOL

CENTRAL
STAT. HON.

DRIVE

LANE

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

DRIVE

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 12/18/90
Page 1 of 1

Requested by:

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

Ext. _____

I. D. Code Z-149-90

Date to Be Completed _____

Remarks _____

Information Needed:

1. Labels ☐ XXXNo. of Sets [☒ 1]56 LABELS
TYPED

2. Print Format:

No Print (A) ☐

Name, Address, Legal Description (

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

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

Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	↓	Nmbr	Book	Pge	↓	Nmbr	Book	Pge	↓	Nmbr	Book	Pge	↓	Nmbr
01B	39	7	004	450	20	0	048								
	↓	↓	038		48	0	002								
	39	8	001				003								
			005				010								
			042				014								
			043				017								
			048		↓	↓	018								
↓	↓	↓	052	↓	48	1									
				- END -											

Assessor Approval _____

Billing No. _____

IN

DRIVE

AfA

DRIVE

~~WALTER D. JOHNSON~~
~~JR HIGH SCHOOL~~

450
480
RIVER

450
481
481
481

450200
488

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-149-90

MEETING: CITY PLANNING COMMISSION

DATE: JANUARY 10, 1991

TIME: 7:00 P.M.

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

CHANGE FROM: N-U (NON-URBAN)

TO: R-CL (SINGLE FAMILY COMPACT LOT)

PROPOSED USE: SINGLE FAMILY DWELLINGS

APPLICANT: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH
OF JESUS CHRIST OF LATTER DAY SAINTS

PROPERTY LOCATION: SOUTH SIDE OF CHERRY RIVER DRIVE, BETWEEN VILLA
MONTEREY DRIVE AND CARMEL PEAK LANE

PROPERTY DESCRIPTION: A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF
THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 33,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

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



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

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

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-149-90

MEETING: CITY PLANNING COMMISSION
DATE: JANUARY 10, 1991
TIME: 7:00 p.m.
LOCATION: Council Chambers, City Hall
400 East Stewart Avenue, Las Vegas, Nevada

CHANGE FROM: N-U (NON-URBAN)

TO: R-CL (SINGLE FAMILY COMPACT LOT)

PROPOSED USE: SINGLE FAMILY DWELLINGS

APPLICANT: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH
OF JESUS CHRIST OF LATTER DAY SAINTS

PROPERTY LOCATION: SOUTH SIDE OF CHERRY RIVER DRIVE, ^{BETWEEN} ~~APPROXIMATELY~~
~~1,000 FEET EAST OF CIMARRON ROAD~~ VILLA
MONTELEY DR. & CARMEL PEAK LN.

PROPERTY DESCRIPTION: A PORTION OF THE ^(NE 1/4) SOUTHWEST ^(SW 1/4) QUARTER 1 OF THE
NORTHEAST QUARTER 1 OF SECTION 33, TOWNSHIP 20
SOUTH, RANGE 60 EAST, M.D.B. & M.

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



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

Norman R. Standerfer

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

CHECKED: Initial & date

GENZER

WILLIAMS

SCHLEGEL

C 12/18
W 12/19
JS 12-19

SIZE: 2.5 ACRES

THIS FILE MUST BE RETURNED TO ELDA RAE BY 12/19/90.

MAIL NOTICE ON 12/20/90.

Date 12/12/90

INTER-OFFICE MEMORANDUM

TO: BUILDING AND SAFETY - MIKE TRANSDAHL
ELECTRICAL SERVICES - GEORGE FERRIS
FIRE SERVICES - CHIEF JUDD
PUBLIC WORKS - ED BYRGE
LAND DEVELOPMENT - CHUCK TURK
~~DOWNTOWN REDEV.~~ - ~~TRAD. BERCELL~~

FROM:

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

SUBJECT:

ZONING RECLASSIFICATION: Z-149-90
CORPORATION OF THE PRESIDING
APPLICANT: BISHOP OF LATTER DAY SAINTS.

COPIES TO:

FROM: N-U TO: R-CL

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

SOUTH SIDE OF CHERRY RIVER DRIVE,
APPROXIMATELY 1000 FEET EAST OF
CIMARRON ROAD.

Parcel No.: 450-480-018

Proposed Use: S.F.D.s

CITY PLANNING COMMISSION MEETING:

1/10/91

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

NRS:erh

Attachment: (Plot Plan)

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME CORPORATION OF THE PRESIDING BISHOP OF LATTER DAY SAINTS.
 REP'S NAME _____
 ADDRESS 50 EAST NORTH TEMPLE STREET, 22ND FL.
SALT LAKE CITY, UTAH 84150
 PHONE _____

AGENT: NAME WINDCREST CONSTRUCTION
 REP'S NAME KIRK S. ANDERSON, P.E.
 ADDRESS 5649 CAMERON RD.
LAS VEGAS, NV 89118
 PHONE 253-7600

NOTICE:
 ALCA
 ENG. & SURVEYING INC.
 820 S. VALLEY VIEW BLVD.
 LAS VEGAS, NV. 89107-4411
 (878-3358)

APPLICATION TYPE:

☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT
☐ QTA ☐ OTHER _____

☒ PUBLIC HEARING: IF YES, LEGAL PT. SW 1/4, NE 1/4, SEC 33, T. 20S., R. 60E, MDB +M

ZONING: EXISTING N-U PROPOSED R-CL

LAND USE: EXISTING VACANT
 PROPOSED S.F.D.

PAST ACTIONS:
 CASE NO. - ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. L-33-4 ASSESSOR'S PARCEL NO. 450-480-018

GENERAL LOCATION: SOUTH SIDE OF CHERRY RIVER DRIVE,
APPROXIMATELY 1000 FEET EAST OF
CIMARRON ROAD.

FLOOD ZONE "A": YES _____ NO ☒

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO ☒

SPECIAL NOTICE REQUIRED?: YES _____ NO ☒

IF YES: _____

CHECKED BY: Eugene DATE 12/11/90

GENERAL RECEIPT NO. 103416 CASE NO. 2-149-90

PC DATE: 1/10/91 BZA DATE: -

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT
APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

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

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

PARCEL 2 OF FILE 61, PAGE 63

Assessor's Parcel Number: 450-480-018

OWNER'S AFFIDAVIT
(owner shall mean owner(s) of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), CORPORATION OF THE PRESIDING BISHOP OF THE LATTER DAY SAINTS,
(please print or type)

the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of record of the property involved in this application 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)

(1) James A. Bohan
SIGNATURE OF OWNER OF RECORD
AUTHORIZED AGENT

50 East North Temple Street
MAILING ADDRESS

PHONE NUMBER

Salt Lake City, Utah 84150
CITY STATE ZIP

(2) SIGNATURE OF OWNER OF RECORD

MAILING ADDRESS

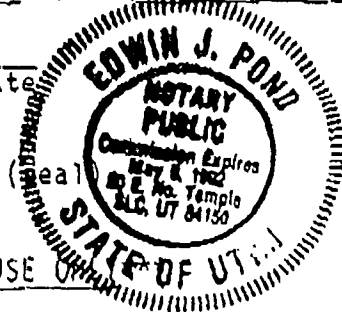
PHONE NUMBER

CITY STATE ZIP

Subscribed and sworn to before me this 11th day of December, 1990.

Notary Public in and for said County and State

May 8, 1992
My Commission Expires



***FOR DEPARTMENT 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 Chapter 19.92, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 200.00

Received by: P

Receipt No.: 103416

Date: 12/11/90

Case No.: 2-149-90

Meeting Date: 1/10/91



ALCA
ENGINEERING & SURVEYING, INC.
CIVIL ENGINEERING & LAND SURVEYING
820 S. VALLEY VIEW BLVD. • LAS VEGAS, NV 89107-4411
(702) 878-3358

T R A N S M I T T A L

TO CITY OF LAS VEGAS

DATE December 11, 1990

PROJECT CHERRY MEADOWS

RE:

ATTN.

JOB NO. 9011-02-02

WE ARE FORWARDING

☒ ENCLOSED

☐ EXPRESS MAIL

☒ BY MESSENGER

☐ BY MAIL

☐ FEDERAL EXPRESS

☐ FOR PICKUP

DESCRIPTION
1. EIGHT (8) PRINTS of the Site Plan (7 folded/1 rolled)
2. TWO (2) PRINTS of the Architectural Elevations (1 rolled/1 folded)
3. TWO (2) PRINTS of the Floor Plans (Folded)
4. ONE (1) Application
5. ONE (1) COPY of Deed
6. CHECK in the amount of \$200.00 for application fee

☒ FOR REVIEW AND COMMENT

☐ FOR YOUR USE

☐ FOR SIGNATURE

☐ AS REQUESTED

REMARKS

KIRK S. ANDERSON, P.E.

COPY TO WINDCREST CONSTRUCTION

5649 CAMBRON RD.

LV NV

89118

253-7600

1268

209.00

227145

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ANTHONY J. KOWALEWSKI and SHERYL A. KOWALEWSKI,
Husband and wife

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to "CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF
LATTER DAY SAINTS, a Utah Corporation Sole"

all that real property situated in the _____ County of CLARK

State of Nevada, bounded and described as follows:

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter
(SW 1/4) of the Northeast Quarter (NE 1/4) of Section 33, Township 20 South,
Range 60 East, N.D.B & M., said property is also known as GOVERNMENT LOT TWENTY-
EIGHT (28) in said Section 33, Township 20 South, Range 60 East, N.D.B & M.

SUBJECT TO: 1) Taxes for the fiscal year 1979-80
2) Covenants, conditions, restrictions, reservations, rights of way
and easements now of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise
appertaining.

Witness OUR hand & this 10th day of April, 1980

STATE OF NEVADA

COUNTY OF Clark

ss.

On April 10, 1980

personally appeared before me, a Notary Public, _____

Anthony J. KowalewskiSheryl A. Kowalewski

who acknowledged that he executed the above
instrument.

Signature Gary D. Saltshan

(Notary Public)

GARY D. SALTSHAN, CPT. JAGC

(Notary Seal) Legal Assistance Office

ESCROW NO.)

80-24993 RS

ORDER NO.)

WHEN RECORDED MAIL TO: CORP OF CHURCH OF LATTER DAY
SAINTS, 50 E. North Temple St., Salt Lake City, UT

84150

CLARK COUNTY, NEVADA
JOHN L. SALTSHAN, CPT. JAGC
RECORDED

NEVADA TITLE CO.

AUG 18 8 37 AM '80

FOR 300.00
OFFICIAL RECORDS
BOOK - INSTRUMENT

Authority to perform notarial acts
by Art. 136, UCHJ - 10 USCA 916

886500 AON 0.330

INTER-OFFICE MEMORANDUM

JUNE 24, 1992

TO:

VAL STEED
CHIEF CIVIL DEPUTY ATTORNEY

FROM:

 RICHARD L. WILLIAMS, CHIEF
DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
CURRENT PLANNING DIVISION

SUBJECT:

REQUEST FOR ORDINANCE

COPIES TO:

CLARK COUNTY ASSESSOR
JIM ROBISON
LES COMEAU
FILE

Please prepare an Ordinance to rezone the following:

Z-149-90 From N-U to R-CL

Legally described as:

Cherry Meadows.

RLW:JLC:rlr

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, LVMC 19.92.120 provides for an intention of rezoning in the public interest; and

WHEREAS, the City Council of the City of Las Vegas, Nevada, deems it appropriate and in the best interest of the public health, safety, welfare and convenience that an intention to rezone be indicated, so long as certain 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 specific building program in compliance with the conditions thereof.

NOW, THEREFORE, be it resolved by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the date hereinafter subscribed, 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 hereto.

Z-149-90 From N-U to R-CL

Legally described as all of Cherry Meadows.

Subject to:

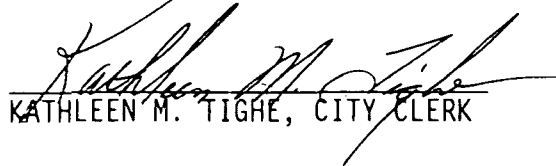
1. Provide a minimum 16 foot front yard setback at the garage door opening.
2. Construct half-street improvements on Cherry River Drive as required by the Department of Public Works.
3. Resolution of Intent with a twelve month time limit.
4. Conformance to the plot plan and building elevations.
5. Satisfaction of City Code requirements and design standards of all City departments.
6. Approval of the parking and driveway plans by the Traffic Engineer.
7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
9. Provision of fire hydrants and water flow as required by the Department of Fire Services.

10. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

PASSED, ADOPTED AND APPROVED this 6th day of February, 1991.


JAN LAVERTY JONES, MAYOR

ATTEST:


KATHLEEN M. TIGHE, CITY CLERK

June 24, 1992
Date Prepared

Z-149-90

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

March 4, 1991

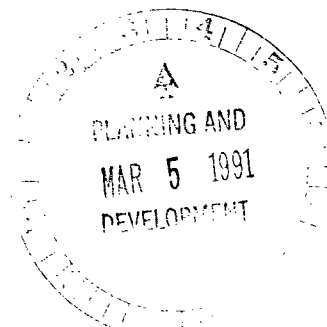
Corporation of the Presiding Bishop of the Church
of Jesus Christ of Latter Day Saints
50 E. North Temple Street, 22nd Floor
Salt Lake City, Utah 84150

RE: Z-149-90 - ZONE CHANGE

Gentlemen:

The City Council at a regular meeting held February 6, 1991 APPROVED the request for reclassification of property located on the south side of Cherry River Drive, between Villa Monterey Drive and Carmel Peak Lane, from: N-U (Non-Urban), to: R-CL (Residential Compact Lot), proposed use: Single Family Dwellings, subject to:

1. Provide a minimum 16 foot front yard setback at the garage door opening.
2. Construct half-street improvements on Cherry River Drive as required by the Department of Public Works.
3. Resolution of Intent with a twelve month time limit.
4. Conformance to the plot plan and building elevations.
5. Satisfaction of City Code requirements and design standards of all City departments.
6. Approval of the parking and driveway plans by the Traffic Engineer.



Corporation of the Presiding Bishop of the Church
of Jesus Christ of Latter Day Saints

March 4, 1991

RE: Z-149-90 - ZONE CHANGE

Page 2.

7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
9. Provision of fire hydrants and water flow as required by the Department of Fire Services.
10. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

KMT:cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

Mr. Kirk S. Anderson
Windcrest Construction
5649 Cameron Road
Las Vegas, Nevada 89118

Alca Engineering and Surveying, Inc.
820 S. Valley View Boulevard
Las Vegas, Nevada 89107-4411

CITY COUNCIL MINUTES

MEETING OF

FEBRUARY 6, 1991.

AGENDA*City of Las Vegas*

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 73

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)1533 J. ZONE CHANGE - PUBLIC HEARING3. Z-149-90 - Corporation of the
Presiding Bishop of the Church
of Jesus Christ of Latter Day
Saints

Request for reclassification of property located on the south side of Cherry River Drive, between Villa Monterey Drive and Carmel Peak Lane.

From: N-U (Non-Urban)

To: R-CL (Residential
Compact Lot)

Proposed Use: SINGLE FAMILY
DWELLINGS

Planning Commission unanimously recommended (5-0 vote) APPROVAL, subject to:

1. Provide a minimum 16 foot front yard setback at the garage door opening.
2. Construct half-street improvements on Cherry River Drive as required by the Department of Public Works.
3. Standard conditions 1, 2, 6-8 and 10-12.

Staff Recommendation: APPROVAL

PROTESTS: 0

ADAMSEN - APPROVED as recommended subject to the conditions

UNANIMOUS

Clerk to Notify and Planning to Proceed

The applicant was present.

COUNCILMAN ADAMSEN stated that the lot widths are 42.35 feet to 50 feet and varying in area from 4,300 to 5,000 and made the approval motion.

MAYOR LURIE added that is in conformance with the General Plan.

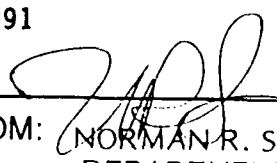
No one appeared in opposition.

FEBRUARY 6, 1991

AGENDA DOCUMENTATION

Date: _____

TO:
The City Council

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

SUBJECT: ITEM X.J.3. - ZONE CHANGE - PUBLIC HEARING - Z-149-90 - Corporation of the
Presiding Bishop of the Church of Jesus Christ of Latter Day Saints

PURPOSE/BACKGROUND

This is a request to reclassify a 2.5 acre parcel from N-U to R-CL for a single family development consisting of 15 lots at a density of 6.7 dwelling units per net acre. Elevations indicate one-story homes with stucco exteriors and tile roofs.

Property to the north is vacant N-U. To the east is an R-CL development and there is approved R-CL zoning to the west. To the south is an LDS chapel in an N-U zone and further south is approved R-PD12 zoning.

Lots vary in width from 42.35 feet to 50 feet and vary in area from 4,350 to 5,000 square feet. Access to the property is from Cherry River Drive with interior access by a 51 foot wide public cul-de-sac street. Six foot high block walls are proposed on the east, west and south property lines. A five foot wide drainage swale exists on the east property line with a block wall enclosure.

At the Planning Commission meeting, staff indicated the Council has requested an ordinance be drafted to require minimum 50 foot lot widths and 5,000 square foot lot areas as standards for the R-CL zone. Staff pointed out that only one lot measures 50 feet in width and two others exceed the 5,000 square foot lot area. The request is in conformance with the General Plan and staff recommended approval. The Planning Commission concurred.

General Plan Conformance: Yes. Conforms with the medium low (6-12 dwelling units per acre) or Low (3-6 dwelling units per acre) residential density land uses proposed in the General Plan.

Planning Commission Recommendation: APPROVAL (5-0 vote)

Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 6, 1991

Z-149-90

N

N-U

N-U

N-U

CHERRY RIVER

DRIVE

WALTER B. JOHNSON
JR. HIGH SCHOOL

CENTEL
STATION

R.O.I.
R-CL

N-U

R.O.I.
C-V

VILLA MONTEREY
DRIVE

CARMEL PEAK
LANE

ALTA

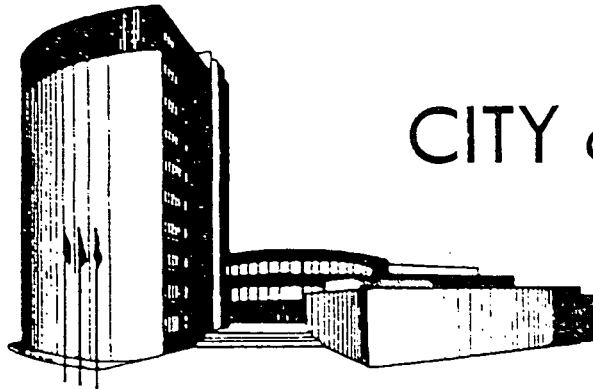
DRIVE

R.O.I.
R-PD 12

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

January 18, 1991

Corporation of the Presiding Bishop
of the Church of Jesus Christ of
Latter Day Saints
50 E. North Temple Street, 22nd Floor
Salt Lake City, Utah 84150

RE: Z-149-90 - ZONING RECLASSIFICATION

Gentlemen:

Your request for reclassification of property located on the south side of Cherry River Drive, between Villa Monterey Drive and Carmel Peak Lane, from N-U Zone to R-CL Zone, was considered by the Planning Commission on January 10, 1991.

The Planning Commission unanimously voted to recommend APPROVAL, subject to the following:

1. Provide a minimum 16 foot front yard setback at the garage door opening.
2. Construct half-street improvements on Cherry River Drive as required by the Department of Public Works.
3. Resolution of Intent with a twelve month time limit.
4. Conformance to the plot plan and building elevations.
5. Satisfaction of City Code requirements and design standards of all City departments.
6. Approval of the parking and driveway plans by the Traffic Engineer.
7. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.

- Continued -



TO: Corporation of the Presiding Bishop
RE: Z-149-90 - Zoning Reclassification

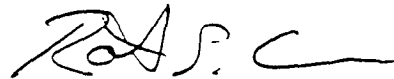
January 18, 1991
Page Two

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
9. Provision of fire hydrants and water flow as required by the Department of Fire Services.
10. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

This item will be considered by the City Council on February 6, 1991, at 2:00 P.M. in the Cashman Theater, Cashman Field Center, 850 Las Vegas Boulevard North, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

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



ROBERT S. GENZER, PRINCIPAL PLANNER
CURRENT PLANNING DIVISION

RSG:erh

cc: Mr. Kirk S. Anderson
Windcrest Construction
5649 Cameron Road
Las Vegas, Nevada 89118

Alca Engineering and Surveying, Inc.
820 S. Valley View Boulevard
Las Vegas, Nevada 89107-4411

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

46. Z-149-90

Applicant: CORPORATION OF THE
PRESIDING BISHOP OF THE
CHURCH OF JESUS CHRIST
OF LATTER DAY SAINTS
Application: Zoning Reclassification
From: N-U
To: R-CL
Location: South side of Cherry
River Drive, between
Villa Monterey Drive
and Carmel Peak Lane
Proposed Use: Single Family Dwellings
Size: 2.5 Acres

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Provide a minimum 16 foot front yard
setback at the garage door opening.
2. Construct half-street improvements
on Cherry River Drive as required
by the Department of Public Works.
3. Standard Conditions 1, 2, 6 - 8 and
10 - 12.

PROTESTS: 0

NOTICES MAILED: 57

Dixon -
APPROVED, subject to staff's
conditions.
Unanimous
(Moffitt and Pippin excused)

MR. GENZER stated this request
is for 15 single family compact
lots at a density of 6.7 dwelling
units per acre net. The elevations
show one-story dwellings with
stucco exteriors and tile roofs.
The lots vary in width from
42.35 to 50 feet and vary in
area from 4,350 to 5,000 square
feet. Access is via a 51 foot
wide public street along the
north property line. Access
to the individual lots is via
a 51 foot wide public interior
cul-de-sac street. The City
Council has instructed staff
to begin preparation of a City
Code Revision to require a
50 foot wide lot width and
5,000 square foot lot area
as standards for R-CL developments.
Staff recommended approval,
subject to the conditions.

RICK McCARTY, 3649 Cameron,
appeared and represented the
applicant. He concurred with
staff's conditions.

No one appeared in opposition.

To be heard by the City Council
on 2/6/91.

(9:32-9:35)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

December 31, 1990

Corp. of the Presiding Bishop of the Church
of Jesus Christ of Latter Day Saints
50 E. North Temple Street, 22nd Floor
Salt Lake City, Utah 84150

RE: Z-149-90 - ZONING RECLASSIFICATION

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on January 10, 1991. Due to an asbestos abatement program this meeting, which will be held at 7:00 P.M., has been moved to Rooms 201 and 202 of the Cashman Field Center, 850 Las Vegas Boulevard North, Las Vegas, Nevada.

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

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure

cc: Mr. Kirk S. Anderson
Windcrest Construction
5649 Cameron Road
Las Vegas, Nevada 89118

Alca Engineering & Surveying, Inc.
820 S. Valley View Blvd.
Las Vegas, Nevada 89107



CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM

DATE

December 21, 1990

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

CK *[Signature]*

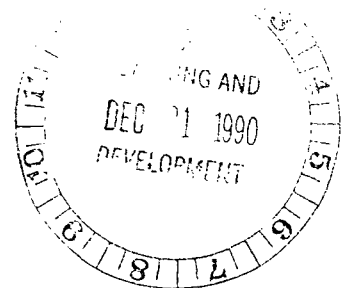
SUBJECT:

Z-149-90
Corporation of the presiding
Bishop of Latter Day Saints

COPIES TO:

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

1. Construct half street improvements on Cherry River Drive.
2. Drainage plan and technical drainage study required to be submitted and approved prior to issuance of grading or building permits.



MEMO

DATE 12/20/90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-149-90

☒ NO OBJECTIONS ☒ SUBJECT TO CONDITIONS LISTED ☐ DENIAL

☒ COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS' ORDINANCE #3318 AND THE NEVADA STATE FIRE MARSHAL'S REGULATIONS.

☒ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

☒ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CULDESACS, AND RADIUS.

ADDITIONAL CONDITIONS: _____

Richard A. Brennan

FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

ORIGINAL - COMMUNITY PLANNING & DEVELOPMENT COPY - FPD

