

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0151-77

APN 138-11-510-001

Location S of Alexander btw T Pines & Maverick

Applicant Robert Cohen/Brown & Company

Subject

Reclassification of property legally
described as the NW 1/4 of the NE 1/4 of
Section 11, Township 20 South, Range 60
East, MDB&M.



FILE HISTORY

[illegible]

Z-151-77

PROPERTY OWNERS

PROTESTS

APPROVALS

1. MR. & MRS. R. SCHWENKER-4009 N. Torrey Pines (ltr)
2. Ken Callaghan-1217 Charmast (mtg.)
3. LLOYD Cohan-1216 Charmast (mtg.)
4. Chas. Dixon-3685 N. Jones (ltr.)
5. Jean & Bruce Laity-3724 N. Torrey Pines (ltr)
6. Paula Dion-3685 N. Jones (ltr)
7. Mr. & Mrs. Bil McClain-6070 Duncan (ltr)
8. PETITION - 184 signatures
9. Hummel-4100 Roxanne (ltr)
10. J. Goodrich-4041 Torrey Pines (LTR)
11. Frank Mummey-6660 Cohan (LTR)
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

FILE NO. _____

Jan 24 '78 - next Tuesday - 7:30 PM meet
in the Commission Chambers of City Hall

RECEIVED
JAN 23 1978

PLANNING AND
DEVELOPMENT

SUBJECT: Proposed reclassification of zoning #2-151-77.
Property generally located south of Alexander
Road between Torrey Pines Blvd. and Maverick
Street.

FROM: R-E (Residence Estates)

TO: R-1 (Single Family Residence)

We, the undersigned, are current residents in the immediate vicinity
of the subject property and OBJECT to the proposed re-zoning.

We live on R-E homesites now and it was our understanding when we moved
into this neighborhood all homes would be R-E zoned.

Again, We OPPOSE the reclassification.

(184)

<u>name</u>	<u>address</u>	<u>phone #</u>
<u>DeAnn Coombs</u>	<u>3660 No Bronco</u>	<u>648-5431</u>
<u>I M Dunham</u>	<u>6685 W. Buckskin</u>	<u>647-2244</u>
<u>Mrs Fred Dunham</u>	<u>6685 W. Buckskin</u>	<u>647-2100</u>
<u>Stanley J. Harriman</u>	<u>3360 N. Serene</u>	<u>648-9204</u>
<u>Eric J. Harriman</u>	<u>3360 N. Serene</u>	<u>648-9204</u>
<u>Mrs E J. Irenda</u>	<u>3250 N. Serene</u>	<u>647-2125</u>
<u>Betty E. Bessey</u>	<u>4032 Roxanne</u>	<u>645-1361</u>
<u>Janet Beal</u>	<u>4008 Roxanne</u>	<u>645-2113</u>
<u>Kathleen Schwenker</u>	<u>4009 W. Torrey Pines</u>	<u>645-2295</u>

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<u>Arbin Lindgren</u> 5929 W. Duncan Dr.	<u>Lucy Shaver</u> 3750 M. Edwards Ave.
<u>Veda Lindgren</u> 5929 W. Duncan Dr.	<u>F. J. Inkster</u> 3760 N. Edwards
<u>Hon. L. Sloger</u> 3674 N. Jones Blvd.	<u>H. J. Inkster</u> 3750 EDWARD AVE.
<u>Clara M. Stenk</u> 5908 W. Duncan Dr.	<u>F. W. Orban</u> 3751 EDWARD AVE.
<u>Jackie Parks</u> 5908 W. Duncan Dr.	<u>John Elchite</u> 917 Maerpoth
<u>5922 N. Jones</u>	<u>Alberto Nelson</u> 5969 Duncan Dr.
<u>Lin Hanson</u>	<u>Maureen Wilbury</u> 5969 Duncan Dr.
<u>Paul Hansen</u>	<u>John H. Wilbur</u> 917 Maerpoth
<u>Shirley Craig</u> 5809 Duncan Rd.	<u>John H. Wilbur</u> 917 Maerpoth
<u>Mrs. C. Lindell</u> 5900 W. Duncan Rd.	<u>John H. Wilbur</u> 917 Maerpoth

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5908 1/2 Howard Rd.

Mr & Mrs Deever

5912 Howard Rd.

Harold Peggie Jones

Marion C. Smith

Name	address	phone #
Laird Gardin	6640 W. Cheyenne	648-0464
Debra Ahlstrom	3355 N. Sisk	648-5699
Elizabeth McGuinness	4040 Roxanne	645-1468
Melanie Crews	3715 N. Bronco St	647-3520
John Crews	3715 N. Bronco St.	647-3520
Paula Orlando	3536 N. Torrey Pines	648-7874
Charlitt Zuhlke	3385 Sisk Rd.	648-1681
Edward Zuhlke	3385 Sisk Rd.	648-1681
Inge Holmes	3440 N. Torrey Pines	648-2418
B.A. Coleman	3480 N. Torrey Pines	648-4973
Joyce Zenker	3490 N. Torrey Pines	648-7098
Josune Engle	4000 Roxanne Dr.	645-2540
Barbara Hampton	6635 W. Atwood	647-2643
Betty Hampton	6635 W. Atwood	647-2693
Jim McQuay	3389 N. Garland	648-3924
Jim McQuay	"	"
Ronald Dur	3260 N. Torrey Pines	648-2976
Carl Bauman	3267 N. Torrey Pines	647-2231

Again, We OPPOSE the reclassification.

name	address	phone #
Thomas & Eleanor	4101 N. Torrey Pines	645-2818
Albert S. Johnson	4117 N. Torrey Pines	645-2050
Mrs. J. V. Patterson	4141 N. Torrey Pines	645-1617
John V. Patterson	4141 N. Torrey Pines	645-1617
John Naim	4001 N. Torrey Pines	645-2812
Connie Chinn	4117 ROXANNE DR	645-2260

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<u>Paula Dion</u>	<u>3685 No. Jones</u>	<u>647-3069</u>
<u>Charles Dion</u>	<u>3685 No. Jones</u>	<u>647-3069</u>
<u>LaDante J. Miller</u>	<u>6070 Duncan Dr.</u>	<u>648-1568</u>
<u>Stacy Hartung</u>	<u>3670 N. Bronco St.</u>	<u>648-8669</u>
<u>Jan Brown</u>	<u>6120 W. Gowan</u>	<u>647-1295</u>
<u>Melinda P. Reyes</u>	<u>3685 N. Bronco</u>	<u>648-3339</u>
<u>Jacqueline Buennerville</u>	<u>3725 W. Bronco</u>	<u>647-1345</u>
<u>Ronald Roth</u>	<u>4831 Iowa</u>	<u>870 4856</u>
<u>Don Huffman</u>	<u>5678 Sheila Ave</u>	<u>648-4519</u>

<u>Ruth C. Walton</u>	<u>3411 N. Jones Bl</u>	<u>648-2101</u>
<u>Mary Turner</u>	<u>6145 Gowan Rd</u>	<u>647-1252</u>
<u>Danny Turner</u>	<u>6145 W Gowan Rd</u>	<u>647-1252</u>
<u>Robert Lucas</u>	<u>4025 ROXANNE DR</u>	<u>645-1720</u>
<u>Charles Adams</u>	<u>4108 Roxanne</u>	<u>645-2561</u>
<u>BT Benson</u>	<u>4032 Roxanne</u>	<u>645-1361</u>
<u>Bob Surowiec</u>	<u>4016 ROXANNE</u>	<u>645-1791</u>
<u>Jimmy M. Cott</u>	<u>4001 ROXANNE</u>	<u>645-1143</u>
<u>Paula Lee Cott</u>	<u>4001 ROXANNE</u>	<u>645-1143</u>
<u>Charles J. Supter</u>	<u>4333 N. Torrey Pines</u>	<u>645-1979</u>
<u>Donald O. Supter</u>	<u>4333 N Torrey Pines</u>	<u>645-1979</u>
<u>Burtas L. Otero</u>	<u>4241 Jory Trail</u>	<u>645-2169</u>
<u>Jose H. Otero</u>	<u>4241 Jory Trail</u>	<u>645-2169</u>
<u>Chris Grubbs</u>	<u>4025 N Torrey Pines</u>	<u>645-2860</u>
<u>Arden Goodrich</u>	<u>4041 N. Torrey Pines</u>	<u>645-2751</u>
<u>Jerry H. Goodrich</u>	<u>4041 N Torrey Pines</u>	<u>645-2751</u>
<u>Mike Grubbs</u>	<u>4025 TORREY PINES</u>	<u>645-2860</u>
<u>Shirley Gleason</u>	<u>4101 N. Torrey Pines</u>	<u>645-2818</u>

Mary F Turner 6125 W. Gowan Rd 647-3834

L J Lee 4095 West Gowan

Robin Hawk 3732 Torrey Pines 645-2252

Myrtle E. Meyer 1011 FERNWOOD

Jeff Adams 3748 N. Torrey Pines

Donna Chinnick 4117 REXANNE 645-2260

x Kay Jensen 3588 N. Torrey Pines 648-3085

x Jaffy Lakatos 6375 W. Gowan Rd 648-5069

Eric Dufford 6345 Gowan Rd. 648-9341

Rayanne Miller 16080 W. Gowan 647-1075

Tim Williams* 3305 N. Jones 648-1994

Barbara Williams 3305 N. Jones 647-1994

Sherrie Monroe 3589 N. Montony 648-1413

Nancy Fargher 6249 W Gowan 648-1530

Dory Gagnier 5309 W. Gowan 645-2382

Charles J Fargher 6249 W Gowan rd.

Dee Baird 6275 W Gowan Rd 648-1286

Edgar J Hall 3411 N. Jones 648-2101

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Dorcas Goodwin 3360 N. Bronco

Richard Taylor 3340 N. Bronco

CA - Maryann Christensen 6018 Burchakin 647-1557

Raul Lopez 6037 W. Gowan 648-1319

Ira Laura Mummey 6060 W. Gowan 648-3625

Herbert West 6070 W. Gowan 648-7738

Minnie Smith 6160 W. Gowan 648-2222

Lusan Nelson 6180 24. Gowan 648-7166

Paul Nelson " "

1-2-77

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Juanita Lucas 4025 Roxanne 645-1770

Donald C. Eley 4101 Roxanne Dr. 645-1334

Lynda Decker 4101 Roxanne Dr. 645-1334

Steven S. Mills 6080 Howard Rd.

Kenneth D. Cloutman 6018 Burbaker 647 1557

Larry Lawrence 4240 Jory Trail 645-1880

Marti J. Lawrence 4240 Jory Trail 645-1880

Gasper A. Lopez Jr 4109 Roxanne Dr. 645-1882

Lorraine Lopez 4109 Roxanne Dr. 645-1882

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<u>E. Jean Larty</u>	<u>3724 No. Torrey Pines</u>	<u>645-1135</u>
<u>Linda Kay Lomas</u>	<u>4924 Rector Ave</u>	<u>648-4798</u>
<u>Joni Libella</u>	<u>3708 Torrey Pines</u>	<u>645-1548</u>
<u>Arthur Libella</u>	<u>3708 N. Torrey Pines</u>	<u>645-7598</u>
<u>W. D. D.</u>	<u>3700 N. TORREY PINES</u>	<u>645 2800</u>
<u>Linda Ferguson</u>	<u>3700 N. Torrey Pines</u>	<u>645-2800</u>
<u>Lisa B. Adams</u>	<u>3740 N. Torrey Pines</u>	<u>645-1157</u>
<u>Donald L. Adams</u>	<u>3740 N. Torrey Pines</u>	<u>645/1157</u>
<u>Bruce R. Larty</u>	<u>3724 No. Torrey Pines</u>	<u>645-1135</u>
<u>Martha Hudson</u>	<u>2448 Alta Circle</u>	<u>Un</u>
<u>Betty Jones</u>	<u>2751 Phoenix St.</u>	<u>Unlisted</u>
<u>Borgia Peacock</u>	<u>3600 Paradise</u>	<u>Unlisted</u>

NAME

ADDRESS

NAME	ADDRESS	PHONE
Jeff Burke	895 Siron Vista	No Phone
Doni Carter	4321 Harper Ave	870-3950
Robert Frie	4901 Harmon Ave.	451-2665
Peggy Givener	2621 Castlewood Dr.	876-1062
Katy Givener	3210 E. Robin Cir	458-4139
Sharon Goodin	4342 Segovia Ter.	739-3387
Esther Kassoul	3122 E. Alden	458-2294
Stephanie Valenzuela	3516 Villa Knolls	451-9556
James M. McLeod	2717 Arroyo St.	—
Glenn O'Connell	1420 N. Torrey Dr.	—
Ruth Ann Lewis	3091 Topsy	735-1496
Eleanor Brumby	3068 Oxford Lane	458-4900
Gayle Taylor	1720 Arroyo Dr. NW	640-1144
Audrey Ward	2975 Boise Las Vegas	457-1151
Roberta Beck	3584 Kendrick L.V.	935-0203
Barbara Reed	3333 Berkeley St.	—
Shirley A. Luther	1504 Lava Cr.	—
Janet Workman	5248 W. Lake Mead	647-3286
Terri Boling	3161 E. Karen #28	457-3899
Alvie Jackson	2659 Vegas Valley Dr.	457-1664
Linda Brown	4732 Fairfax Dr.	458-1958
Vith C. Kendrick	1716 E. Oakley	735-7711
Julia Cooper	1101 Dow Mont #157	732-9696
Don Hornum	2014 Roan	739-9230
Marie Kama	4336 Jadestone Ave	645-1947
Ernest	4924 Raiter	648-4244
Nancy Support	6678 W. Coler	873-6165
Robert Support	6678 W. Coler	873-6165

NAME

ADDRESS

Eleanor C Hartman 648-1671 6225 W. Buckskin Rd

Dale Hartman Jr ✓ 6225 ✓ ✓ ✓

Betty J. Hartman 6225 B.W. Buckskin

J. S. Hartman Sr. 6225 B.W. Buckskin

Robert J. Dittman 3445 N. MUSTANG ST

Joseph W. W. 3336 Mustang Rd

Joseph W. W. 3336 Mustang Rd

Kathleen W. 3469 Mustang Rd

Helen Dawson 3338 Mustang

Chester Dawson " "

Becky J. Biondi 3475 Maverick Ln

Catherine C. 3441 N. Maverick

Merry D. Bennett 3425 N. MAVERICK

R. L. Bishop 3368 N Torrey Pines 648-0502

Doris Dees 3260 N. Torrey Pines 648-2976

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Byron W. Lecht 3460 N. Torrey Pines 647-2114

Gerald C. Muth 3380 N. Sisk R 648-8033

Mel Holmes 3440 N. Torrey Pines 648-2418

Sidney Dunlap 3410 N. Torrey Pines 648-0713

~~John D. P.~~ 1570 BLEDSoE LANE 452-0189

Ferry R. Trujillo 2920 Magnet 642-8186

Patrick C. Storn 6336 Buckskin 648-1919

Jane Chambliss 3435 N. Mustang 648-1486

Linda Stevens 6336 Buckskin 648-1919

Howard M. Stevens 2020 Michael Way 648-3293

Caroline Kelly 6316 Buckskin 648-5907

Nellie C. Holly 6316 Buckskin 648-5907

January 9, 1978

NOTICE OF PUBLIC HEARING

JANUARY 24, 1978

Notice is hereby given that on January 24, 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-151-77 ROBERT COHEN/BROWN & COMPANY FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED SOUTH OF ALEXANDER ROAD
BETWEEN TORREY PINES BOULEVARD AND MAVERICK STREET.

FROM: R-E (RESIDENCE ESTATES)

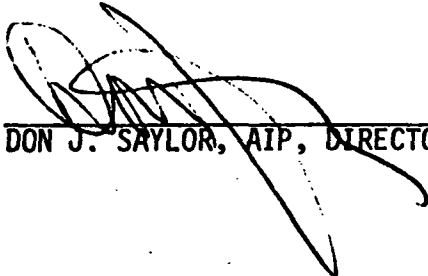
TO: R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USE: SINGLE FAMILY HOMES.

THE ABOVE PROPERTY LEGALLY DESCRIBED AS THE NORTHWEST
QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION
11, TOWNSHIP 20 SOUTH, RANGE 60 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.)

(SEE ATTACHED LOCATION MAP)

01A-650-001 200	LAMURAGLIA TOBY & FIORINDA ET AL %C J PERRI 3012 TURQUOISE LAS VEGAS NV	89106	PT NE4 NE4 LEGAL ACRES:	SEC 11 20 60 19.09	12025			
Z-151-77					GROSS TOTAL	12025	NET TOTAL	12025
01A-650-002 200	COHEN ROBERT ETAL % FIRST NATIONAL BK OF NV TRUST DEPT BOX 190 LAS VEGAS NV	89101	NW4 NE4 LEGAL ACRES:	SEC 11 20 60 38.10	21950			
Z-151-77					GROSS TOTAL	21950	NET TOTAL	21950
01A-650-003 200	HARRIS GEORGE E TRUSTEE 1611 E CHARLESTON LAS VEGAS NV	89104	PT NE4 NE4 LEGAL ACRES:	SEC 11 20 60 16.35	11110			
Z-151-77					GROSS TOTAL	11110	NET TOTAL	11110
01A-860-001 200	NEVADA S/L ASSN 201 LAS VEGAS BLVD S LAS VEGAS NV	89101	PT NE4 NW4 LEGAL ACRES:	SEC 11-20-60 4.67	3720			
Z-151-77					GROSS TOTAL	3720	NET TOTAL	3720
01A-860-002 200	NEVADA S/L ASSN %R BROWN 201 LAS VEGAS BLVD S LAS VEGAS NV	89101	PT N2 NW4 LEGAL ACRES:	SEC 11 20 60 9.31	7345			
Z-151-77					GROSS TOTAL	7345	NET TOTAL	7345
01A-860-003 200	NEVADA S/L ASSN %R BROWN 201 LAS VEGAS BLVD S LAS VEGAS NV	89101	PT NE4 NW4 LEGAL ACRES:	SEC 11-20-60 4.69	4475			
Z-151-77					GROSS TOTAL	4475	NET TOTAL	4475

TAX YEAR 1978-79
AS OF 01/06/78

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION FOR: CITY OF LV PLANNING

BATCH # A-032-045-79
PAGE 4

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
01A-860-004 200 Z-151-77	NEVADA S/L ASSN 201 LAS VEGAS BLVD S LAS VEGAS NV 89101	PT N2 NW4 SEC 11-20-60 LEGAL ACRES: 53.37	28935				
			GROSS TOTAL	28935		NET TOTAL	28935
01A-890-003 200 Z-151-77	NEVADA S/L ASSN 201 LAS VEGAS BLVD S LAS VEGAS NV 89101	PT SE4 NW4 SEC 11-20-60 LEGAL ACRES: 9.61	5045				
			GROSS TOTAL	5045		NET TOTAL	5045
01A-890-004 200 Z-151-77	NEVADA S/L ASSN 201 LAS VEGAS BLVD S LAS VEGAS NV 89101	PT SE4 NW4 SEC 11-20-60 LEGAL ACRES: 6.11	4810				
			GROSS TOTAL	4810		NET TOTAL	4810
01A-890-006 200 Z-151-77	AHLSTROM DELL & NORMA ETAL 2113 CEDAR AVE LAS VEGAS NV 89101	PT SE4 NW4 SEC 11-20-60 LEGAL ACRES: .51	895				
			GROSS TOTAL	895		NET TOTAL	895
01A-890-007 200 Z-151-77	LAITY BRUCE R & E JEAN 3724 N TORREY PINES BLVD LAS VEGAS NV 89108	PT SE4 NW4 SEC 11-20-60 LEGAL ACRES: .51	895	12640	410		
			GROSS TOTAL	13945		NET TOTAL	13945
01A-890-009 200 Z-151-77	SIBELLA AMBROSE & JONI 3708 N TORREY PINES DR LAS VEGAS NV 89108	PT SE4 NW4 SEC 11-20-60 LEGAL ACRES: .51	895	14420	460		
			GROSS TOTAL	15775		NET TOTAL	15775
01A-890-010 200 Z-151-77	ADAMS DONALD L & LOIS B 704 N NELLIS BLVD LAS VEGAS NV 89110	PT SE4 NW4 SEC 11-20-60 LEGAL ACRES: 2.09	3040	39850	2760		
			GROSS TOTAL	45650		NET TOTAL	45650
01A-900-004 200 Z-151-77	NEVADA S/L ASSN ATTN S MILLER 201 LAS VEGAS BLVD S LAS VEGAS NV 89101	PT S2 SW4 SEC 2-20-60 LEGAL ACRES: 47.03	24690				
			GROSS TOTAL	24690		NET TOTAL	24690
01A-910-001 200 Z-151-77	GROSS RICHARD L TRS 3824 EL PASO DR LAS VEGAS NV 89121	PT SE4 SEC 2-20-60 LEGAL ACRES: 28.72	17330				
			GROSS TOTAL	17330		NET TOTAL	17330
01A-910-101 200 Z-151-77	HAIN WILLIAM W & JERE A 4001 TORREY PINES LAS VEGAS NV 89108	LAZY J RANCH ESTS #1 LGT 1 BLK 1	2840	9700	330		
			GROSS TOTAL	12870		NET TOTAL	12870

TAX YEAR 1978-79
AS OF 01/06/78

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION FOR: CITY OF LV PLANNING

BATCH # A-032-045-79
PAGE 5

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
01A-910-102 200 Z-151-77	SCHWENKER RICHARD L & KATHLEEN M 4009 N TORREY PINES LAS VEGAS NV 89107	LAZY J RANCH ESTS #1 LOT 2 BLK 1	2800	10820	380		
			GROSS TOTAL	14000	NET TOTAL		14000
01A-910-103 200 Z-151-77	JORY EDW E & BARBARA J 2915 W CHARLESTON LAS VEGAS NV 89102	LAZY J RANCH ESTS #1 LOT 3 BLK 1	2800	10030	360		
			GROSS TOTAL	13190	NET TOTAL		13190
01A-910-104 200 Z-151-77	GRUBBS WILBUR & ANNA L 4025 TORREY PINES LAS VEGAS NV 89108	LAZY J RANCH ESTS #1 LOT 4 BLK 1	2800	9070	270		
			GROSS TOTAL	12140	NET TOTAL		12140
01A-910-201 200 Z-151-77	JOHNSON EDGAR ROY & CAROLYN 4033 N TORREY PINES BLVD LAS VEGAS NV 89108	LAZY J RANCH ESTS #2 LOT 5 BLK 1	2800	11050	370		
			GROSS TOTAL	14220	NET TOTAL		14220
01A-910-202 200 Z-151-77	GODDRICH JERRY D & ARDIS A 4041 N TORREY PINES LAS VEGAS NV 89108	LAZY J RANCH ESTS #2 LOT 6 BLK 1	2800	8350	270		
			GROSS TOTAL	11420	NET TOTAL		11420
01A-910-203 200 Z-151-77	GLEESON THOMAS F & SHIRLEY M 4101 TORREY PINES LAS VEGAS NV 89102	LAZY J RANCH ESTS #2 LOT 7 BLK 1	2800	11920	380		
			GROSS TOTAL	15100	NET TOTAL		15100
01A-910-301 200 Z-151-77	ENGLE FRANCIS A & MARY J 4000 ROXANNE DR LAS VEGAS NV 89108	BIG SKY RANCH ESTS UNIT #1 LOT 1 BLK 1	2940	11340	490		
			GROSS TOTAL	14770	NET TOTAL		14770
01A-910-302 200 Z-151-77	BEARD HAROLD L & JANET L 4008 ROXANNE LAS VEGAS NV 89108	BIG SKY RANCH ESTS UNIT #1 LOT 2 BLK 1	2800	12630			
			GROSS TOTAL	15430	NET TOTAL		15430
01A-910-303 200 Z-151-77	SUROWIEC ROBERT A 4016 ROXANNE DR LAS VEGAS NV 89108	BIG SKY RANCH ESTS UNIT #1 LOT 3 BLK 1	2800	11680	500		
			GROSS TOTAL	14980	NET TOTAL		14980
01A-910-304 200 Z-151-77	CHANDLER GARY LLOYD & SYLVAIN M 4024 ROXANNE LAS VEGAS NV 89108	BIG SKY RANCH ESTS UNIT #1 LOT 4 BLK 1	2940	10230	420		
			GROSS TOTAL	13590	NET TOTAL		13590

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BATCH # A-032-045-79
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PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
01A-910-305 200 Z-151-77	BESSEY CHARLES T & BETTY E 4032 ROXANNE LAS VEGAS NV 89108	BIG SKY RANCH ESTS UNIT #1 LOT 5 BLK 1	3080	11190	470		
			GROSS TOTAL	14740	NET TOTAL		14740
01A-910-306 200 Z-151-77	MAGUINNESS THOMAS S & ELIZABETH 4040 ROXANNE LAS VEGAS NV 89108	BIG SKY RANCH ESTS UNIT #1 LOT 6 BLK 1	3080	10260			
			GROSS TOTAL	13340	NET TOTAL		13340
01A-910-307 200 Z-151-77	HUMMEL VIOLA M 4100 ROXANNE LAS VEGAS NV 89108	BIG SKY RANCH ESTS UNIT #1 LOT 7 BLK 1	2800	11200	470		
			GROSS TOTAL	14470	NET TOTAL		14470
01A-910-308 200 Z-151-77	ADAMS CHARLES H 4108 ROXANNE DR LAS VEGAS NV 89108	BIG SKY RANCH ESTS UNIT #1 LOT 8 BLK 1	2800	10260	420		
			GROSS TOTAL	13480	NET TOTAL		13480
01A-910-309 200 Z-151-77	HIATT DONALD F 4116 ROXANNE DR LAS VEGAS NV 89108	BIG SKY RANCH ESTS UNIT #1 LOT 9 BLK 1	2940	11600	500		
			GROSS TOTAL	15040	NET TOTAL		15040
01A-910-310 200 Z-151-77	CHINN THOMAS DAVID JR & CONNIE R 4117 ROXANNE LAS VEGAS NV 89108	BIG SKY RANCH ESTS UNIT #1 LOT 7 BLK 2	2940	11400	490		
			GROSS TOTAL	14830	NET TOTAL		14830
01A-910-311 200 Z-151-77	LAZARO GASPAR A & LORRAINE M 4109 ROXANNE LAS VEGAS NV 89108	BIG SKY RANCH ESTS UNIT #1 LOT 6 BLK 2	2800	11680			
			GROSS TOTAL	14480	NET TOTAL		14480
01A-910-312 200 Z-151-77	ECKER DONALD CLAUDE JR & LYNDIA D 4101 ROXANNE DR LAS VEGAS NV 89108	BIG SKY RANCH ESTS UNIT #1 LOT 5 BLK 2	2800	10190	420		
			GROSS TOTAL	13410	NET TOTAL		13410
01A-910-313 200 Z-151-77	LUCAS ROBERT E & JOAN L 4025 ROXANNE LAS VEGAS NV 89108	BIG SKY RANCH ESTS UNIT #1 LOT 4 BLK 2	2940	11380			
			GROSS TOTAL	14320	NET TOTAL		14320
01A-910-314 200 Z-151-77	TURNER RICHARD E & JEANNINE M 4017 ROXANNE LAS VEGAS NV 89108	BIG SKY RANCH ESTS UNIT #1 LOT 3 BLK 2	2800	11430	490		
			GROSS TOTAL	14720	NET TOTAL		14720

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PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
01A-910-315 200 Z-151-77	STARK LEWIS RAYMOND & LUCILLE A 4009 ROXANNE LAS VEGAS NV 89108	BIG SKY RANCH ESTS UNIT #1 LOT 2 BLK 2	2800	10190			
			GROSS TOTAL	12990	NET TOTAL		12990
01A-910-316 200 Z-151-77	MILLER STEVEN S 6449 CRESTON AVE LAS VEGAS NV 89103	BIG SKY RANCH ESTS UNIT #1 LOT 1 BLK 2	2940	11540			
			GROSS TOTAL	14480	NET TOTAL		14480
01A-910-501 200 Z-151-77	STEVEN S MILLER INC 6449 CRESTON AVE LAS VEGAS NV 89103	BIG SKY RANCH ESTS UNIT #2 LOT 13 BLK 3	2800				
			GROSS TOTAL	2800	NET TOTAL		2800
01A-910-502 200 Z-151-77	STEVEN S MILLER INC 6449 CRESTON AVE LAS VEGAS NV 89103	BIG SKY RANCH ESTS UNIT #2 LOT 14 BLK 3	2800				
			GROSS TOTAL	2800	NET TOTAL		2800
01A-910-503 200 Z-151-77	STEVEN S MILLER INC 6449 CRESTON AVE LAS VEGAS NV 89103	BIG SKY RANCH ESTS UNIT #2 LOT 15 BLK 3	2800				
			GROSS TOTAL	2800	NET TOTAL		2800
01A-910-504 200 Z-151-77	STEVEN S MILLER INC 6449 CRESTON AVE LAS VEGAS NV 89103	BIG SKY RANCH ESTS UNIT #2 LOT 16 BLK 3	2800				
			GROSS TOTAL	2800	NET TOTAL		2800
01A-910-505 200 Z-151-77	STEVEN S MILLER INC 6449 CRESTON AVE LAS VEGAS NV 89103	BIG SKY RANCH ESTS UNIT #2 LOT 17 BLK 3	2800				
			GROSS TOTAL	2800	NET TOTAL		2800
01A-910-506 200 Z-151-77	STEVEN S MILLER INC 6449 CRESTON AVE LAS VEGAS NV 89103	BIG SKY RANCH ESTS UNIT #2 LOT 18 BLK 3	2800				
			GROSS TOTAL	2800	NET TOTAL		2800
01A-910-507 200 Z-151-77	STEVEN S MILLER INC 6449 CRESTON AVE LAS VEGAS NV 89103	BIG SKY RANCH ESTS UNIT #2 LOT 19 BLK 3	2800				
			GROSS TOTAL	2800	NET TOTAL		2800
01A-910-508 200 Z-151-77	STEVEN S MILLER INC 6449 CRESTON AVE LAS VEGAS NV 89103	BIG SKY RANCH ESTS UNIT #2 LOT 20 BLK 3	2940				
			GROSS TOTAL	2940	NET TOTAL		2940

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PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
01A-910-509 200 Z-151-77	STEVEN S MILLER INC 6449 CRESTON AVE LAS VEGAS NV	BIG SKY RANCH ESTS UNIT #2 LOT 21 BLK 3	2800				
	89103		GROSS TOTAL	2800	NET TOTAL		2800
01A-910-510 200 Z-151-77	STEVEN S MILLER INC 6449 CRESTON AVE LAS VEGAS NV	BIG SKY RANCH ESTS UNIT #2 LOT 5 BLK 4	2800				
	89103		GROSS TOTAL	2800	NET TOTAL		2800
01A-910-511 200 Z-151-77	STEVEN S MILLER INC 6449 CRESTON AVE LAS VEGAS NV	BIG SKY RANCH ESTS UNIT #2 LOT 4 BLK 4	2940				
	89103		GROSS TOTAL	2940	NET TOTAL		2940
01A-910-512 200 Z-151-77	STEVEN S MILLER INC 6449 CRESTON AVE LAS VEGAS NV	BIG SKY RANCH ESTS UNIT #2 LOT 3 BLK 4	2800				
	89103		GROSS TOTAL	2800	NET TOTAL		2800
01A-910-513 200 Z-151-77	STEVEN S MILLER INC 6449 CRESTON AVE LAS VEGAS NV	BIG SKY RANCH ESTS UNIT #2 LOT 2 BLK 4	2940				
	89103		GROSS TOTAL	2940	NET TOTAL		2940
01A-910-514 200 Z-151-77	STEVEN S MILLER INC 6449 CRESTON AVE LAS VEGAS NV	BIG SKY RANCH ESTS UNIT #2 LOT 1 BLK 4	2800				
	89103		GROSS TOTAL	2800	NET TOTAL		2800
01A-910-515 200 Z-151-77	STEVEN S MILLER INC 6449 CRESTON AVE LAS VEGAS NV	BIG SKY RANCH ESTS UNIT #2 LOT 12 BLK 2	2800				
	89103		GROSS TOTAL	2800	NET TOTAL		2800
01A-910-516 200 Z-151-77	STEVEN S MILLER INC 6449 CRESTON AVE LAS VEGAS NV	BIG SKY RANCH ESTS UNIT #2 LOT 11 BLK 2	2800				
	89103		GROSS TOTAL	2800	NET TOTAL		2800
01A-910-517 200 Z-151-77	STEVEN S MILLER INC 6449 CRESTON AVE LAS VEGAS NV	BIG SKY RANCH ESTS UNIT #2 LOT 10 BLK 2	2800				
	89103		GROSS TOTAL	2800	NET TOTAL		2800
01A-910-518 200 Z-151-77	STEVEN S MILLER INC 6449 CRESTON AVE LAS VEGAS NV	BIG SKY RANCH ESTS UNIT #2 LOT 9 BLK 2	2800				
	89103		GROSS TOTAL	2800	NET TOTAL		2800

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PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
01A-910-519 200 Z-151-77	STEVEN S MILLER INC 6449 CRESTON AVE LAS VEGAS NV	BIG SKY RANCH ESTS UNIT #2 LOT 8 BLK 2	2800				
	89103		GROSS TOTAL	2800		NET TOTAL	2800
280-620-001 120 Z-151-77	MOUNTAIN VIEW PROPERTIES 401 S HIGHLAND DR LAS VEGAS NV	PT SW4 NE4 SEC 11-20-60 LEGAL ACRES: 37.66	31635				
	89106		GROSS TOTAL	31635		NET TOTAL	31635
280-620-002 120 Z-151-77	PEDERSON EVELYN M 3783 JONES RD LAS VEGAS NEVADA	PT SE4 NE4 SEC 11 20 60 LEGAL ACRES: 4.49	6030	3710	170		
	89108		GROSS TOTAL	9910		NET TOTAL	9910
280-620-006 120 Z-151-77	GRIZZLE JOE W JR & PEGGY J 3777 N JONES LAS VEGAS NV	PT SE4 NE4 SEC 11 20 60 LEGAL ACRES: 3.81	5065				
	89108		GROSS TOTAL	5065		NET TOTAL	5065
280-620-015 120 Z-151-77	HARBER BILL 801 FAIRWAY DR LAS VEGAS NV	PT SE4 NE4 SEC 11-20-60 LEGAL ACRES: .46	820				
	89107		GROSS TOTAL	820		NET TOTAL	820
280-620-020 120 Z-151-77	KELL RONALD G & BOBBIE D ETAL 3710 MAVERICK LAS VEGAS NV	PT SE4 NE4 SEC 11-20-60 LEGAL ACRES: .64	1090	13640	550		
	89108		GROSS TOTAL	15280		NET TOTAL	15280
280-620-023 120 Z-151-77	ROGERS PAUL S & MELINDA P 6776 GREENGROVE DR LAS VEGAS NV	PT SE4 NE4 SEC 11-20-60 LEGAL ACRES: .50	880	16820	660		
	89103		GROSS TOTAL	18360		NET TOTAL	18360
280-620-027 120 Z-151-77	MAYNOR ALAN C %E UPTON 1905 S DUNEVILLE LAS VEGAS NV	PT SE4 NE4 SEC 11-20-60 LEGAL ACRES: 1.95	2880				
	89102		GROSS TOTAL	2880		NET TOTAL	2880
280-620-028 120 Z-151-77	UPTON ERIC M 1985 S DUNEVILLE LAS VEGAS NV	PT SE4 NE4 SEC 11-20-60 LEGAL ACRES: .49	860	12700	520		
	89102		GROSS TOTAL	14080		NET TOTAL	14080
280-620-035 120 Z-151-77	CREWS JOHN A & MELANIE A 3715 N BRONCO LAS VEGAS NV	PT SE4 NE4 SEC 11-20-60 LEGAL ACRES: .49	860	13160	540		
	89108		GROSS TOTAL	14560		NET TOTAL	14560

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PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
280-620-036 120	HOLBOKE LAWRENCE E & REGINA M 3745 N BRONCO LAS VEGAS NV	PT SE4 NE4 SEC 11-20-60 LEGAL ACRES: .49	860	14750	530		
Z-151-77	89108		GROSS TOTAL	16140	NET TOTAL		16140
280-620-042 120	QUENNEVILLE JACQUES & NICOLE 3725 N BRONCO LAS VEGAS NV	PT SE4 NE4 SEC 11-20-60 LEGAL ACRES: .49	860	15230	640		
Z-151-77	89108		GROSS TOTAL	16730	NET TOTAL		16730
280-620-044 120	MCCLAIN BILLY E & LAQUITA J 3040 HAMILTON ST NO LAS VEGAS NV	PT SE4 NE4 SEC 11-20-60 LEGAL ACRES: .49	860	12420	550		
Z-151-77	89030		GROSS TOTAL	13830	NET TOTAL		13830
280-620-045 120	QUENNEVILLE JACQUES & NICOLE 3725 N BRONCO LAS VEGAS NV	PT SE4 NE4 SEC 11-20-60 LEGAL ACRES: .49	860	13700	510		
Z-151-77	89108		GROSS TOTAL	15070	NET TOTAL		15070
280-620-046 120	HARBER BILL 801 FAIRWAY DR LAS VEGAS NV	PT SE4 NE4 SEC 11-20-60 LEGAL ACRES: .46	820	14130	570		
Z-151-77	89107		GROSS TOTAL	15520	NET TOTAL		15520

January 9, 1978

NOTICE OF PUBLIC HEARING

JANUARY 24, 1978

Notice is hereby given that on January 24, 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-151-77 ROBERT COHEN/BROWN & COMPANY FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED SOUTH OF ALEXANDER ROAD
BETWEEN TORREY PINES BOULEVARD AND MAVERICK STREET.

FROM: R-E (RESIDENCE ESTATES)

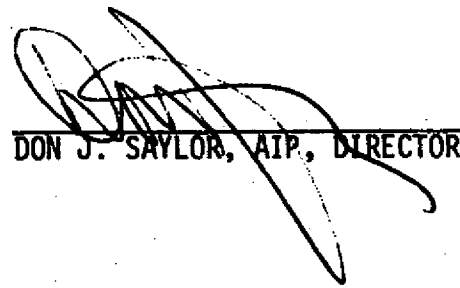
TO: R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USE: SINGLE FAMILY HOMES.

THE ABOVE PROPERTY LEGALLY DESCRIBED AS THE NORTHWEST
QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION
11, TOWNSHIP 20 SOUTH, RANGE 60 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.)

(SEE ATTACHED LOCATION MAP)

January 9, 1978

NOTICE OF PUBLIC HEARING

January 24, 1978

Notice is hereby given that on January 24, 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-151-77 ROBERT COHEN/BROWN & COMPANY FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED SOUTH OF ALEXANDER ROAD BETWEEN TORREY PINES
BOULEVARD AND MAVERICK STREET.

FROM: R-E (RESIDENCE ESTATES)

TO: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED USE: SINGLE FAMILY HOMES.

THE ABOVE PROPERTY LEGALLY DESCRIBED AS THE NORTHWEST QUARTER
(NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 11, TOWNSHIP
20 SOUTH, RANGE 60 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.

CHECKED:

D. J. BROWN

R. C. CLEMMER

D. W. BROWN

SAYLOR

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

THIS FILE MUST BE RETURNED TO TIGHE BY January 4, 1978.

(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

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-
ter described, hereby presents his application requesting that certain prop-
erty be reclassified from the Ranch Estates 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
\$ 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:

NW NE
THE ~~quarter~~ quarter of the ~~quarter~~ quarter of Section 11,

Township 20 South, Range 60 East.

SOUTH OF ALEXANDER RD BETWEEN TORREY PINES BLVD
AND MAVERICK ST.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

SS:

COUNTY OF CLARK)

(I, We) ROBERT COHEN/Brown & Co.; A Nevada Partnership being duly sworn,
depose and say that (I am, we are) the owner(s) of record of the property in-
volved in this application and that the foregoing statements and answers here-
in 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: [Signature] MAILING ADDRESS: 229 N. 3rd, Las Vegas, NV ZIP CODE: 89101 PHONE NO. 384-6484

BY: [Signature] c/o First National Bank of Nevada-Trust Department, P. O. Box 15188,
Las Vegas, NV 89114 385-8281
Partner
Subscribed and sworn to before me this 26 day of December, 1977.

[Signature]
Notary Public in and for said County and State
Notary Public-State of Nevada
CLARK COUNTY
Joe Anne England
My Commission Expires Mar. 27, 1979
(Seal)

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

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

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

Filing Fee 200.00

Received by: [Signature]

Receipt No.: 306416

Case No. 2-151-22

Date: 12/28/77

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. ⁵~~Three~~ (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.

COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT

DON J. SAYLOR, AIP, DIRECTOR

See page 67 of these minutes - Annotated Agenda

JUVENILE
COURT
SERVICES
No action
required

Mr. Saylor: The first item on the agenda concerns the Juvenile Hall Facility. My understanding is that the County has agreed by resolution to put in all the improvements. It appears everything is in order. It is my understanding that the County Commission at their meeting on Tuesday has agreed to install the off-site improvements, which was the bridge at Washington and Pecos, from Bonanza North to Washington. The water line and the water meter. We had to have this on the agenda because when we had it on before you approved it subject to those conditions.

Mayor Briare: So you are just notifying us.

2-131-77
ZONE CHANGE
Z-151-77
ROBERT
COHEN/
BROWN &
COMPANY
Application
Withdrawn
at
Request
of Applicant

Mr. Saylor: Yes.

Mr. Saylor: We received a letter yesterday from the applicant asking that this item be withdrawn.

Commissioner Leavitt: Does that have the same affect as denying it?

Mr. Saylor: Yes.

Mayor Briare: Is there anyone here present who is here who wants to speak in favor, or against this application? (Affirmative response from the audience). Did you understand the significance of what has just been said? (Affirmative response from the audience). Is there any objections to allowing this to be withdrawn. (No response). Hearing none, the application is withdrawn.

ZONE CHANGE
Z-150-77
CARMINE V.
& DIANE J.
CATELLO
Denied
as
Recommended
by
Planning
Commission

Mr. Saylor: I believe you are all acquainted with this property. It has had a long history. It started out with the piece in the middle being zoned commercial to accomodate the title company operation, and additional offices. At that time we put a condition on that approval that the additional space could only be used for office use. Subsequent to that he got additional zoning to the South to allow the expansion which was primarily storage area. More recently the new parcel to the North was approved for P-R zoning. He is now asking for commercial on the entire property to give a wider range of flexibility in terms of the use of it. There was a protest factor from the property owners to the West. The Planning Commission has recommended denial of the application.

Mayor Briare: Is the applicant present?

Commissioner Lurie: By changing the zoning to commercial Mr. Saylor that would allow other businesses, drive-ins, liquor stores, or bars as you recommended in your memo, that this could change the whole characteristic of what he has in there now.

KENNETH CALLAGHAN, 1217 Charmast, stated he lived directly behind the building in question. He said if the C-1 was granted and the property was sold, what is to stop them from building further down, or building a second story.

VICE CHAIRMAN MILLER said it would be under resolution of intent and each item proposed for the building would have to come before the Commission.

MR. CALLAGHAN then presented a petition of protest and stated he did not want to have C-1 in the area. There was no control over it.

VICE CHAIRMAN MILLER said it would be controlled, even more so when the construction aspect moved.

LLOYD COHAN, 1216 Charmast, said the area was not suitable for any more expansion. He added C-1 with controls would be detrimental to the area. Also, there is very bad traffic flow and limited parking.

VICE CHAIRMAN MILLER 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 Z-150-77.

Voting was as follows:

"AYES" Mr. Tiberti, Mr. Jones and Mr. Miller

"NOES" Mrs. Coleman, Mr. Guthrie and Mr. Swessel

Motion for APPROVAL failed by a tie vote; therefore, the request is denied.

VICE CHAIRMAN MILLER announced this item would be heard by the City Commission on February 15, 1978 at 2:00 P.M.

14. Z-151-77

~~ABSTAINANCE~~

Application of ROBERT COHEN/BROWN & COMPANY for reclassification of property legally described as the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 11, Township 20 South, Range 60 East, MDB&M and generally located south of Alexander Road between Torrey Pines Boulevard and Maverick Street, from R-E (Residence Estates) to R-1 (Single Family Residence).

Proposed Use: Single Family Homes

MR. BROWN presented the staff report and stated that R-E is to the east and the rest of the area is R-3 except on up on Craig there is a mobile home park. This is in concert with the General Plan density and staff would recommend approval.

VICE CHAIRMAN MILLER declared the public hearing open.

ROBERT COHEN, 229 North 3rd Street, stated they have had this property on the market for development and interested developers would like it R-1 to respond to the demand for moderate priced housing. He said he knew the area was R-E but that today people could not afford to pay the price for that much land. The homes people can afford are in the \$50,000 bracket and that market is scarce.

VICE CHAIRMAN MILLER asked how large the property in question is.

MR. COHEN replied it is 40 acres.

VICE CHAIRMAN MILLER asked what the County zoning was.

MR. BROWN replied that it is also R-E.

VICE CHAIRMAN MILLER asked where the closest R-1 was.

MR. BROWN said the closest would be on Gowan and Jones.

MR. JONES asked what size the homes would be.

MR. COHEN said he did not know, that would be within the purview of the developers and the R-1.

MARION WILLBURN, 5969 Duncan, stated that Alexander does not go all the way through. There is only one access to Tonopah Highway and one to Gowan. She said that homes were rapidly being built in this area. And that it is growing rapidly as it is already zoned. Further, the roads will not accommodate the additional traffic. They want the area to remain R-E.

VICE CHAIRMAN MILLER asked those present in protest to stand. Twenty-three persons were present in opposition.

MR. BROWN stated staff had received a large number of letters in protest.

GAYLE M'LEARY, North Gareheim, appeared in protest.

JOAN LUCAS, 4025 Roxanne, appeared in protest.

KAYE JENSEN, 3588 North Torrey Pines, appeared in protest.

DENNIS COONS, 3660 North Bronco, appeared in protest.

DAN BURDISH, 6641 Painted Desert Drive, appeared in favor of the application and stated Alexander would be widened and ingress and egress would be from the Tonopah Highway. It will not touch Torrey Pines or Gowan.

MELANIE KRUSE, 3715 North Bronco, appeared in protest.

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

MR. GUTHRIE made a Motion for DENIAL of Z-151-77 as it was felt the proposed R-1 zoning would not be compatible with the residential estate development in the area.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

VICE CHAIRMAN MILLER announced this item would be heard by the City Commission on February 15, 1978 at 2:00 P.M.

15. Z-152-77

APPROVED

Application of COUNTY OF CLARK for reclassification of property legally described as Lots 11 and 12, Block 4, Woodland Park, and located at 908 and 918 Willow Street, on the west side of Willow Street between Alturas Avenue and Goldring Avenue, from R-E (Residence Estates) to C-V (Civic).

Proposed Use: Expansion of Southern Nevada Memorial Hospital Facilities

MR. BROWN gave the staff report and stated that there are four or five buildings on the lot right now. The proposal is to demolish those and make the area a parking lot. Everything is in order and staff recommends approval.

VICE CHAIRMAN MILLER declared the public hearing open.

ITEM

Commission Action

Department Action

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

The items listed below, where appropriate, have been reviewed by the various City departments including sanitary sewer, storm drainage, Traffic Engineering, Public Services, Fire and Building, and their comments and/or recommendations and requirements incorporated into the action.

A. JUVENILE COURT SERVICES

Review of property for Juvenile Court Services generally located at Bonanza Road and Pecos Road, C-V zone.

No action required
Conditions approved by Clark County

Staff authorized to proceed

B. ZONE CHANGE - Z-151-77 - ROBERT COHEN/
BROWN & COMPANY

Property generally located south of Alexander Road between Torrey Pines Boulevard and Maverick Street.

From: R-E (Residence Estates)
To: R-1 (Single Family Residence)
Proposed Use: Single Family Homes.

Application withdrawn at request of Applicant

Planning Commission recommends DENIAL (5-yes, 1-no) because they did not feel the proposed R-1 zoning would be compatible with the residential estate development in this area.

PROTESTS: Approx. 200

C. ZONE CHANGE - Z-150-77 - CARMINE V. & DIANE J. CATELLO

Property generally located on the west side of South Highland Drive between W. Charleston Boulevard and W. Oakey Boulevard at 1170 thru 1208 S. Highland Drive.

From: R-1 (Single Family Residence)
C-1 (Limited Commercial)
(Under ROI to P-R and C-1)

To: C-1 (Limited Commercial)
Proposed Use: Offices, retail sales and services.

Denied as recommended by Planning Commission
Woofter - unanimous

Staff to proceed

Planning Commission recommends DENIAL based on a Motion for approval which failed to carry. (3-yes, 3-no votes).

PROTESTS: Approx. 45

Robert Cohen

229 North Third Street Las Vegas, Nevada 89101 (702) 384-6484

February 14, 1978

The City Commission
The City of Las Vegas
Fourth & Stewart Streets
Las Vegas, Nevada 89101

Gentlemen:

I hereby withdraw my application for rezoning of
that parcel of land, your Application No. Z 151-77.

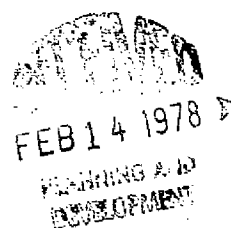
Thank you.

Sincerely,



ROBERT COHEN

RC:jae



INTER-OFFICE MEMORANDUM

February 10, 1978

MAYOR WILLIAM H. BRIARE COMMISSIONER CHRISTENSEN COMMISSIONER LEAVITT COMMISSIONER LURIE COMMISSIONER WOOFER	FROM: DON J. SAYLOR, AIP, DIRECTOR COMMUNITY PLANNING & DEVELOPMENT
ECT: AGENDA ITEMS - CITY COMMISSION MEETING OF FEBRUARY 15, 1978.	COPIES TO: CITY MANAGER

This item is in reference to the Juvenile Court Services program specifically relating to the off-site improvements that were required by the City as part of the land negotiations. If by meeting time the County has authorized the off-site improvements requested by the City, then there does not appear to be a need for this item; however, if the County has not authorized the off-sites, you may wish to discuss the matter.

ZONE CHANGE - Z-151-77 - ROBERT COHEN/BROWN & COMPANY

Property generally located south of Alexander Road between Torrey Pines Boulevard and Maverick Street from R-E to R-1. Proposed Use: Single Family Homes.

The usual protest factor was evident from R-E property owners in the area. It is interesting to note, however, that this general area has somewhat of a mixture of different types of zoning and land use patterns such as apartment zoning immediately adjacent to this parcel, C-2 zoning along the highway and the mobile home park zoning a short distance away. In other words, it does not appear that this general area is a "simon-pure" ranch estate area. There were approximately 200 protests.

ZONE CHANGE - Z-150-77 - CARMINE V. & DIANE J. CATELLO

Property generally located on the west side of South Highland Drive between West Charleston Boulevard and West Oakey Boulevard at 1170 thru 1208 S. Highland Drive from R-1 and C-1 (under ROI to P-R and C-1) to C-1. Proposed Use: Offices, Retail Sales and Services.

A portion of the Catello property is zoned commercial - that portion occupied by the tile company operation. The remainder is zoned P-R. I think the P-R restriction was put on primarily to insure that no commercial uses that might prove to be objectionable to the single family home development nearby would be allowed. If you did desire to allow the C-1 zoning, you could do so with a condition restricting such operations as bars, liquor stores, drive-in facilities, etc., or by a condition that each commercial use would have to receive approval of the Commission. The property owners in the single family home area immediately adjacent protested the application. The Planning Commission recommends denial; however, it was on a split vote in reference to an affirmative motion.

January 25, 1978

Mr. Robert Cohen
229 North 3rd Street
Las Vegas, Nevada 89101

Re: Z-151-77 ✓

Dear Mr. Cohen:

Your request for reclassification of property generally located south of Alexander Road between Torrey Pines Boulevard and Maverick Street from R-E to R-1 to allow single family homes was considered by the City Planning Commission on January 24, 1978.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of DENIAL because they did not feel the proposed R-1 zoning would be compatible with the residential estate development in the area.

This item will be heard by the Board of City Commissioners on February 15, 1978, at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests 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
Brown & Company, c/o First National Bank, Trust Dept., P. O. 15188, L. V. 89114

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

January 24, 1978

Date

TO:

D. W. BROWN

FROM:

NULL 

SUBJECT:

ZONING REQUEST Z-151-77

COPIES TO:

Clemmer
Romero

This is a request for a zoning change from R-E to R-1 on a 40 acre site in Residential Planning District L-11 (see attached Land Use Analysis Sheet). The RPD currently has a population of 18 and a projected population of 1,367. The number of persons expected from this zoning is considerably less than the population indicated by the General Plan for a suburban neighborhood.

HAN:kt

DATE 1-23-78LAND USE ANALYSIS OF PRECISE PLANNING AREA No. L-11BOUNDED BY: Alexander, Jones, Lorenzi, City Limits

RIGHT-OF-WAY PROVIDED:

L-11-1, 2, 3, 5

EXISTING LAND USES:	AREA, NET ACRES	% OF AREA	CENSUS TRACT	PERSONS PER HOUSEHOLD	1970	1978
Residential Uses	<u>3.1</u> Ac.	<u>1 %</u>				
Civic Uses	<u>20.5</u> Ac.	<u>8 %</u>	<u>34</u>	<u>3.35</u>	<u>3.01</u>	
Commercial Uses	_____ Ac.	_____	_____	_____	_____	_____
Industrial Uses	_____ Ac.	_____	_____	_____	_____	_____
Rights-of-Way	<u>12.2</u> Ac.	<u>4 %</u>	_____	_____	_____	_____
Vacant Land	<u>233.6</u> Ac.	<u>87 %</u>	_____	_____	_____	_____
TOTAL AREA	<u>269.4</u> Ac.	<u>100 %</u>	_____	_____	_____	_____

RESIDENTIAL DEVELOPMENT:	NUMBER OF UNITS	PERCENT OF UNITS	NET AREA ACRES	PERCENT OF AREA	UNITS PER ACRE	ESTIMATED POPULATION AT 3.35 PPH	AT 3.01 PPH
Single Family	<u>6</u>	<u>100%</u>	<u>3.1</u>	<u>100%</u>	<u>0.5</u>	<u>20</u>	<u>18</u>
Townhouse	_____	_____	_____	_____	_____	_____	_____
Mobile Home	_____	_____	_____	_____	_____	_____	_____
Multi-Family	_____	_____	_____	_____	_____	_____	_____
TOTAL	<u>6</u>	<u>100%</u>	<u>3.1</u>	<u>100%</u>	_____	<u>20</u>	<u>18</u>

VACANT LAND	NET AREA	VACANT "R" LAND	UNITS PER ACRE	POSSIBLE UNITS	PROJECTED POPULATION AT 3.35 PPH	AT 3.01 PPH
"R" ZONES	<u>224.1</u> Ac.	R-E <u>224.1</u> Ac.	<u>2</u>	<u>448</u>	<u>1 501</u>	<u>1 349</u>
"CV" ZONE	_____ Ac.	R-1 _____ Ac.	_____	_____	_____	_____
		E-2 _____ Ac.	_____	_____	_____	_____
"C" ZONE	<u>9.5</u> Ac.	R-3 _____ Ac.	_____	_____	_____	_____
		R-1 _____ Ac.	_____	_____	_____	_____
"H" ZONE	_____ Ac.	RPD _____ Ac.	_____	_____	_____	_____
		R-M _____ Ac.	_____	_____	_____	_____
		R-T _____ Ac.	_____	_____	_____	_____
		R- _____ Ac.	_____	_____	_____	_____
TOTAL	<u>233.6</u> Ac.	<u>224.1</u> Ac.	_____	<u>448</u>	<u>1 501</u>	<u>1 349</u>

DEPARTMENT OF:
COMMUNITY DEVELOPMENT & PLANNING
GENERAL PLANS DIVISION

EXISTING POPULATION

2018

PROJECTED POPULATION

1 5011 349

TOTAL POPULATION

1 5211 367

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-151-77
ROBERT COHEN/BROWN & CO.
SOUTH OF ALEXANDER RD., BETWEEN TORREY PINES
BLVD. AND MAVERICK ST.
R-1, (SINGLE FAMILY HOMES)

COPIES TO:

1. All construction in this area to conform to applicable Building and Fire Codes.
2. Approved water main and hydrant distribution system to be provided, compatible to the proposed use.

GJ/nc



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

January 4, 1978

Date

TO: PUBLIC SERVICES, ADMIN. DIVISION
DEPT. OF FIRE SERVICESFROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENTSUBJECT:
ZONING - Z-151-77
ROBERT COHEN/BROWN & CO.

COPIES TO:

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

Property generally located south of Alexander Road between Torrey Pines Boulevard and Haverick Street.

From: R-E To: R-1

Proposed Use: Single family homes.

CITY PLANNING COMMISSION MEETING: January 24, 1978

Your remarks regarding this application prior to January 19, 1978 will be greatly appreciated.

Plot Plan Attached: Yes _____
No _____

DJS:kt

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