

Planning & Development Department
Scanning Cover Sheet

Case No Z-0155-77

APN 140-32-111-001

Location S of Bonanza, 660' E of Page

Applicant William Kachele & Robert Martin

Subject

Reclassification of property legally
described as the East 1/2 of the NE 1/4 of
the NW 1/4 of Section 32, Township 20 South,
Range 62 East, MDB&M.



PROPERTY OWNERS

PROTESTS

APPROVALS

1.		
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FILE NO. _____

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-155-77 WILLIAM KACHELE AND ROBERT MARTIN FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF
BONANZA ROAD 660 FEET EAST OF PAGE STREET.

FROM: R-E (RESIDENCE ESTATES)

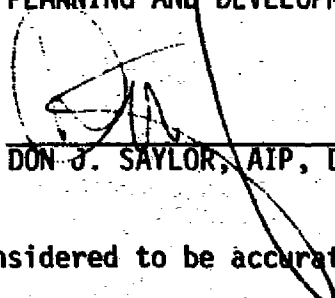
TO: R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USE: SINGLE FAMILY HOMES.

THE ABOVE PROPERTY LEGALLY DESCRIBED AS THE EAST HALF
(E $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST
QUARTER (NW $\frac{1}{4}$) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE
62 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)

Rev. 3/1/73

Date _____

Page ____ of ____

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

5. Information needed:

R.V. 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 ☐

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 18

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
060-300-008 200 Z-155-77	MARTIN ROBERT E ETAL 1728 LAMPLIGHTER LN LAS VEGAS NV 89104	PT NE4 NW4 SEC 32-20-62 LESS RD LEGAL ACRES: 4.81	7420				
			GROSS TOTAL	7420		NET TOTAL	7420
060-300-009 200 Z-155-77	SANDQUIST DENZIL Q ETAL 85 SHADY TREE LN CARSON CITY NV 8721/77 Rachelle 89701	PT NE4 NW4 SEC 32 20 62 LEGAL ACRES: 10.37	12920				
			GROSS TOTAL	12920		NET TOTAL	12920
060-300-010 200 Z-155-77	SCHOOL BOARD OF TRUSTEES CLARK CO BOX 551 LAS VEGAS NV 89121	PT NE4 NW4 SEC 32-20-62 LESS RD LEGAL ACRES: 9.46	11790			11790	
			GROSS TOTAL	11790		NET TOTAL	
060-310-004 200 Z-155-77	METROPOLITAN NV CORP 8447 WILSHIRE BLVD BEVERLY HILLS CA 90211	SE4 NW4 SEC 32-20-62 LESS RD LEGAL ACRES: 38.99	28660				
			GROSS TOTAL	28660		NET TOTAL	28660
060-320-001 200 Z-155-77	BROG LARRY RALPH & LANECE H ETAL 8 D D KELLER 615 S 10TH LAS VEGAS NV 89101	PT NW4 NE4 SEC 32-20-62 LESS RD LEGAL ACRES: 4.69	6185				
			GROSS TOTAL	6185		NET TOTAL	6185
060-320-007 200 Z-155-77	MANNINO VINCENT & V ETAL 2204 SANTA YNEZ LAS VEGAS NV 89105	PTNW4 NE4 SEC 32 20 62 LEGAL ACRES: 5.08	6225				
			GROSS TOTAL	6225		NET TOTAL	6225
060-330-001 200 Z-155-77	LEWIS JAMES N 6304 HEMET AVE STOCKTON CA 95207	SW4 NE4 SEC 32-20-62 LESS RD LEGAL ACRES: 39.30	28885				
			GROSS TOTAL	28885		NET TOTAL	28885

060-240-002 RONNOW C L
200 6216 CAMINO DELA COSTA
LAJOLLA CA

PT SE4 SW4
LEGAL ACRES: 9 20 62

28370

Z-155-77

GROSS TOTAL

28370

NET TOTAL

28370

060-250-004 NELLIS LAND CO
200 4034 WHITESAIL CIR
WESTLAKE VILLAGE CA

PT SE4 SEC 29-20
LEGAL ACRES:

4770

Z-155-77

GROSS TOTAL

4770

NET TOTAL

4770

060-250-005 NELLIS LAND CO
200 4034 WHITE SAIL CIR
WESTLAKE VILLAGE CA

PT SW4 SE4 SEC 2
LEGAL ACRES:

3765

Z-155-77

GROSS TOTAL

3765

NET TOTAL

3765

060-300-006 HILL PAUL E & JACQUELINE R ETAL
200 %G HOLLER
4011 DANFORD

PT NE4 NW4 SEC 3 S RD
LEGAL ACRES:

7285

Z-155-77

GROSS TOTAL

7285

NET TOTAL

7285

060-300-007 MARTIN ROBERT E ETAL
200 1728 LAMPLIGHTER LN
LAS VEGAS NV

PT NE4 NW4 SEC 3 RD
LEGAL ACRES:

7410

Z-155-77

GROSS TOTAL

7410

NET TOTAL

7410

**CERTIFIED
RETURN RECEIPT REQUESTED**

March 24, 1978

**Robert Martin
Robert Sinsabaugh
1728 Lamplighter Lane
Las Vegas, Nevada 89104**

ASSESSORS PARCEL NO. 6-30-08

Your application for zoning (2-155-77) has been approved subject to certain conditions, as indicated in the annotated agenda dated March 1, 1978.

The requirement for right of way is for 40 feet of right of way for Marion, plus a radius corner at Bonanza Road.

A Grant Deed has been prepared which will dedicate the additional right of way to the City of Las Vegas. Please sign the enclosed original Grant Deed in the presence of a notary and return in the envelope provided. The copy of the deed is for your records.

If you have any questions, please contact Nancy Woods in the Right of Way Section, 386-6341.

**Original Signed by:
William J. Purvis, P.E.
City Engineer**

**WILLIAM J. PURVIS, P.E.
Acting Director of Public Services
City Engineer**

**MJP/NW/jb
encls.**

**cc: Don W. Brown
Community Development**

MAR 24 1978

CERTIFIED
RETURN RECEIPT REQUESTED

March 24, 1978

Denzil Sandquist
85 Shady Tree Lane
Carson City, Nevada 89701

ASSESSORS PARCEL NO. 6-30-07

Your application for zoning (Z-155-77) has been approved subject to certain conditions, as indicated in the annotated agenda dated March 1, 1978.

The requirement for right of way is for 40 feet of right of way for Marion.

A grant deed has been prepared which will dedicate the additional right of way to the City of Las Vegas. Please sign the enclosed original grant deed in the presence of a notary and return in the envelope provided. The copy of the deed is for your records.

If you have any questions, please contact Nancy Woods in the Right of Way Section, 386-6341.

Original Signed by:

William J. Purvis, P.E.

City Engineer

WILLIAM J. PURVIS, P.E.

Acting Director of Public Services

City Engineer

WJP/NW/jb
encls.

cc: Don W. Brown
Community Development

MAR 24 1978

PLANNING DIV
CITY ENGINEER

MR. SWESSEL made a Motion for APPROVAL of Z-153-77, subject to the following conditions;

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

17. Z-154-77

APPROVED

Application of LESTER R. & LARUTH HICKS for reclassification of property legally described as the West Half (2½) of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 32, Township 20 South, Range 62 East, MDB&M, and generally located on the south side of Diamond Head Drive, 300 feet west of Page Street, from R-E (Residence Estates) to R-PD 5 (Residential Planned Development).

Proposed Use: Residential Planned Condominium Development

MR. BROWN stated the applicant has asked this be held in abeyance in view of the fact he intends to acquire property to the east and come in with a plot plan.

MR. GUTHRIE made a Motion for ABEYANCE of Z-154-77.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

18. Z-155-77

ABEYANCE

Application of WILLIAM KACHELE and ROBERT MARTIN for reclassification of property legally described as the East Half (E½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section 32, Township 20 South, Range 62 East, MDB&M and generally located on the south side of Bonanza Road 660 feet east of Page Street, from R-E (Residence Estates) to R-1 (Single Family Residence).

Proposed Use: Single Family Homes

BILL NO. 79-Z-1

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.

2-155-77

Z-155-77
WILLIAM
KACHELE
AND
ROBERT
MARTIN
Approved
as
Recommended
by
Planning
Commission

Mr. Saylor: This is a request for a change in zoning from R-E to R-1. The property is on the South side of Bonanza 660 feet East of Page Street. This shows the location here. (Referring to the plot plan). There is R-1 zoning to the South. This area is eventually going to that type of pattern. The Planning Commission recommends approval. There were no protests. I would like to point out a new condition that we are recommending wherein the dedication of right of way is involved. Heretofore we had the condition about the dedication, but we had never gotten the dedication until the development was ready to take place. This has caused some problems, in that there have been times when we needed that dedication prior to the development. By putting in this condition wherein we say, "within 60 days after approval of zoning." Then that will assure for us that we are going to be able to get the dedication right away.

Mayor Pro-Tem Lurie: Is the applicant present?

William Vanbuster: I am representing Vanbuster properties 3031 East Charleston Suite A. The only position we are in, is that we can't dedicate anything other than giving a letter of intent until the property closes escrow, and it is conveyed into our....

Mayor Pro-Tem Lurie: Well that will have to be part of the conditions too.

Mr. Vanbuster: But I am sure that the sellers would have no problem with that.

Mayor Pro-Tem Lurie: Is there anyone here to protest this application? (No response).

Commissioner Woofter: Move to approve with the additional condition.

Mayor Pro-Tem Lurie: There is a motion subject to conditions. Cast your votes. Motion is approved.

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

March 22, 1978

CITY ATTORNEY

RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

REQUEST FOR ORDINANCE PREPARATION
CC APPROVED: MARCH 1, 1978

Z-155-77
CITY MANAGER REQ. FOR ORD. CHRONO
ASSESSOR DON J. BROWN J. HERBERT

Please prepare an Ordinance to rezone the following property:

Z-155-77

From R-E to R-1

Legally described as the East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 32, Township 20 South, Range 62 East, MDBCM.

SUBJECT TO:

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

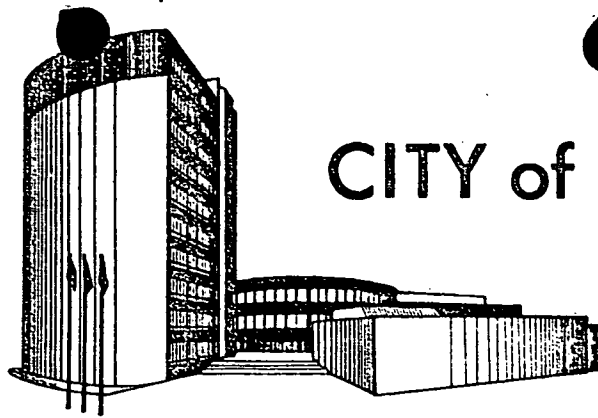
RLW:rw

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 14, 1978

Mr. William Kachele
3400 Turquoise Road
Las Vegas, Nevada 89108

Re: Z-155-77 Rezoning of Property

At a regular meeting held on March 1, 1978, the Board of City Commissioners APPROVED your request for reclassification of property generally located on the south side of Bonanza Road, 660 feet east of Page Street, from R-E to R-1, to allow single family homes, as had been recommended by the Planning Commission, subject to the following condition:

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

EDWINA M. COLE, CMC
CITY CLERK

/dmk

cc: Mr. Robert Martin
1728 Lamplighter Lane
Las Vegas, Nevada 89104

cc: Dept. of Community Planning & Development
Department of Public Services
Department of Fire Services
Division of Building & Safety

AGENDA

City of Las Vegas

March 1, 1978

Page 33

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

7-155-77

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. ZONE CHANGE - Z-2-78 - STERLING E. & VERLA J. BAWDEN

Property located at 1128 South Rancho Drive, on the southwest corner of Rancho Drive and Sherman Place.

From: R-1 (Single Family Residence)
To: P-R (Professional Offices & Parking)
Proposed Use: Professional Office.

Planning Commission unanimously recommends DENIAL because they did not feel the P-R zoning would be compatible in this area.

PROTESTS: Approx. 35

Denied as recommended by Planning Commission
Leavitt - unanimous

Clerk to notify Staff to proceed

B. ZONE CHANGE - Z-155-77 - WILLIAM KACHELE AND ROBERT MARTIN

Property generally located on the south side of Bonanza Road, 660 ft. east of Page Street.

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

Planning Commission unanimously recommends APPROVAL subject to the following condition:

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

PROTESTS: 0

Approved as recommended by Planning Commission
Woofter - unanimous

Same as above

3. Z-155-77

(Abeyance Item
from 1/24/78)

APPROVED

Application of WILLIAM KACHELE & ROBERT MARTIN for reclassification of property generally located on the south side of Bonanza Road, 660 feet east of Page Street from R-E to R-1.
Proposed Use: Single Family Homes

MR. BROWN presented the staff report and indicated the location of the property in question by means of visual aids. He said this had been held in abeyance because the subdivision had not yet been finalized, but that did not preclude rezoning the parcel and staff would recommend approval.

CLYDE SPITZE, VTN-Nevada, said there was no problem with the rezoning, but would like time to work out the tentative map with staff. He said his client was not yet back in town and he would like the subdivision map held.

CHAIRMAN MILLER asked how large the parcel in question is.

MR. SPITZE replied it is 20 acres.

MR. BROWN read the staff stipulations for the rezoning. He said staff would like also to add one additional stipulation. He said the City is finding that sometimes people dedicate right-of-way and don't develop for sometime, then if that road is built, the City does not have the deed to the property, the road comes in before the development and the City has to buy the right-of-way. The City would like to make the stipulation that the deed for such streets be submitted to the City within 60 days.

MR. SPITZE said he could personally see no problem with this, but that he was not able to speak for his clients.

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

MR. JONES made a Motion for APPROVAL of Z-155-77, subject to the following conditions:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

4. TENTATIVE MAP

DIAMOND HEAD

(Abeyance Item
from 1/24/78)

ABEYANCE

Property generally located on the south side of Bonanza Road, 660 feet east of Page Street, R-E zone (proposed R-1).

Owner: William Kachele & Robert Martin

Subdivider: Van Buskirk Properties

No. of Acres: 20

No. of Lots: 44

MRS. COLEMAN made a Motion for ABEYANCE of the Tentative Map of Diamond Head.

Voting was as follows:

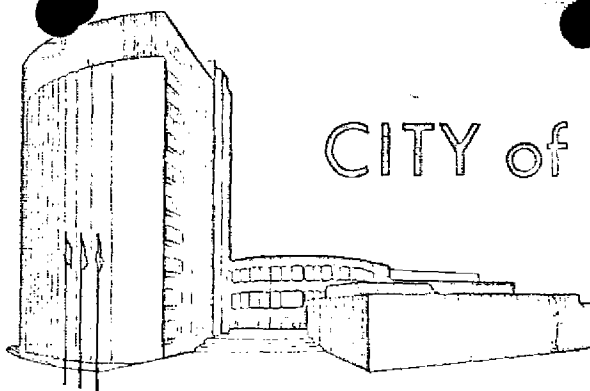
"AYES" Mr. Miller, Mrs. Coleman, Mr. Tiberti,
Mr. Guthrie, Mr. Jones and Mr. Swessel
"NOES" None

Motion for ABEYANCE carried unanimously.

MAYOR BILL BRIARL

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
MORON E. LEVITT
ROY WOOFER

CITY ATTORNEY
MIKE SLOAN, III



CITY of LAS VEGAS

February 13, 1978

Mr. William Kachele
3400 Turquoise Road
Las Vegas, Nevada 89108

Re: Z-155-77 ✓

Dear Mr. Kachele:

Your request for reclassification of property generally located on the south side of Bonanza Road, 660 ft. east of Page Street from R-E to R-1 to allow single family homes was considered by the City Planning Commission at their meeting held February 9, 1978.

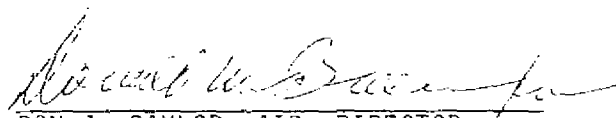
The Commission voted to refer this item to the Board of City Commissioners with a recommendation of APPROVAL subject to the following conditions:

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

This item will be heard by the Board of City Commissioners on March 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 & DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

cc: City Clerk
Mr. Robert Martin, 1728 Lamplighter Lane, L. V. 89104

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

January 24, 1978

Date

TO:

D. W. BROWN

FROM:

NULL

SUBJECT:

ZONING REQUESTS Z-154-77 and
Z-155-77

COPIES TO:

Clemmer
Romero

This is a rezoning request from R-E to R-PD 5 (Z-154-77) on a five acre tract and a request from R-E to R-1 (Z-155-77) on a 20 acre tract, both sites being located in Residential Planning District N-32 North (see attached Land Use Analysis sheet). This suburban neighborhood currently has a population of 243 with a projected population of 1,915. The number of additional persons expected from these rezonings would be less than the population indicated by the General Plan for a suburban neighborhood.

HAN:kt

DATE 1-23-78 LAND USE ANALYSIS OF PRECISE PLANNING AREA No. N-32-NBOUNDED BY: BONANZA, NELLIS, STEWART, LAMBDISTRICT MAPS INCLUDED: N-32-1, 2, 3, 4

EXISTING LAND USES:	AREA, NET ACRES	% OF AREA	CENSUS TRACT	PERSONS PER HOUSEHOLD	
				1970	1977
Residential Uses	<u>13.6</u> Ac.	<u>4%</u>			
Civic Uses	<u>17.9</u> Ac.	<u>5%</u>	<u>5.05</u>	<u>3.55</u>	<u>3.19</u>
Commercial Uses	<u>3.3</u> Ac.	<u>1.0</u>			
Industrial Uses	<u>-</u> Ac.				
Rights-of-Way	<u>30.2</u> Ac.	<u>9%</u>			
Vacant Land	<u>270.9</u> Ac.	<u>81%</u>			
TOTAL AREA	<u>335.9</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 3.55 PPH	AT 3.19 PPH
Single Family	<u>4</u>	<u>5%</u>	<u>6.3</u>	<u>46%</u>	<u>0.6</u>	<u>14</u>	<u>13</u>
Townhouse							
Mobile Home	<u>72</u>	<u>95%</u>	<u>7.3</u>	<u>54%</u>	<u>9.9</u>	<u>256</u>	<u>230</u>
Multi-Family							
TOTAL	<u>76</u>	<u>100%</u>	<u>13.6</u>	<u>100%</u>		<u>270</u>	<u>243</u>

VACANT LAND	NET AREA	VACANT "R" LAND	UNITS PER ACRE	POSSIBLE UNITS	PROJECTED POPULATION	
					AT 3.55 PPH	AT 3.19 PPH
"R" ZONES	<u>262.3</u> Ac.	P-E <u>262.3</u> Ac.	<u>2</u>	<u>524</u>	<u>1860</u>	<u>1672</u>
"CV" ZONE	<u>-</u> Ac.	R-1 <u>-</u> Ac.				
"C" ZONE	<u>8.6</u> Ac.	R-2 <u>-</u> Ac.				
"M" ZONE	<u>-</u> Ac.	R-3 <u>-</u> Ac.				
		R-4 <u>-</u> Ac.				
		RFD <u>-</u> Ac.				
		R-MH <u>-</u> Ac.				
		R-T <u>-</u> Ac.				
		R- <u>-</u> Ac.				
TOTAL	<u>270.9</u> Ac.	<u>262.3</u> Ac.		<u>524</u>	<u>1860</u>	<u>1672</u>

DEPARTMENT OF:
COMMUNITY DEVELOPMENT & PLANNING
GENERAL PLANS DIVISION

EXISTING POPULATION	<u>270</u>	<u>243</u>
PROJECTED POPULATION	<u>1860</u>	<u>1672</u>
TOTAL POPULATION	<u>2130</u>	<u>1915</u>

January 25, 1978

Mr. William Kachele
3400 Turquoise Road
Las Vegas, Nevada 89108

Re: Z-155-77 ✓

Dear Mr. Kachele:

Your request for reclassification of property generally located on the south side of Bonanza Road, 600 feet east of Page Street from R-E to R-1 for single family homes was considered by the City Planning Commission on January 24, 1978.

It was voted by the Commission to hold this matter in ABEYANCE until their next regularly scheduled meeting on February 9, 1978. This meeting will be held at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, and it is requested that you or your representative be present.

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

cc: Mr. Robert Martin, 1728 Lamplighter Lane, L. V. 89104

INTER-OFFICE MEMORANDUM

January 18, 1978

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

Z-155-77
William Kachele & Robert Martin
Bonanza Rd. east of Page

COPIES TO:

Your memorandum of January 5, 1978 requested comments from the Public Services Department on the application for Reclassification of property located on the south side of Bonanza Rd. 660 feet east of Page Street.

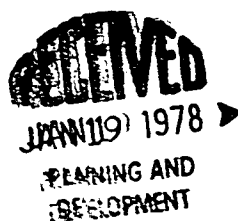
Upon development, it will be required that the applicant:

- 1) dedicate 40' of right-of-way on Marion Dr. frontage and right-of-way for any interior streets as required.
- 2) construct half-street improvements on Marion Dr. frontage and Bonanza Rd. frontage and construction on interior streets as required by the subdivision engineer.

NOTE: All comments on the Tentative Map by the subdivision engineer should be applied to this action.

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

RDW/JSH/s



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-155-77
WILLIAM KACHELE & ROBERT MARTIN
SOUTH SIDE OF BONANZA, 660 FT. EAST OF
PAGE STREET.
R-1 (SINGLE FAMILY HOMES)

COPIES TO:

1. All construction to meet applicable City Codes, street names to be checked to eliminate duplication.
2. Approved water main and fire hydrant distribution system to be provided. Two approved sets of plans will be required for district mapping and I.S.O.

GJ/nc



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

January 5, 1978

Date

TO: PUBLIC SERVICES, ADMIN. DIVISION
DEPT. OF FIRE SERVICESFROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENTSUBJECT: **ZONING - Z-155-77 -**
WILLIAM KACHELE & ROBERT MARTIN

COPIES TO:

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

Property generally located on the south side of Bonanza Road 660 ft. east of Page 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)

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-155-77 WILLIAM KACHELE AND ROBERT MARTIN FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF
BONANZA ROAD 660 FEET EAST OF PAGE STREET.

FROM: R-E (RESIDENCE ESTATES)

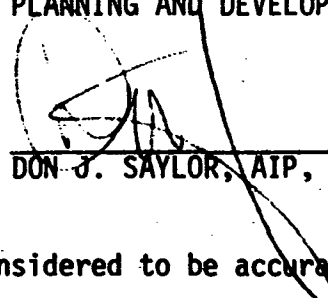
TO: R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USE: SINGLE FAMILY HOMES.

THE ABOVE PROPERTY LEGALLY DESCRIBED AS THE EAST HALF
(E $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST
QUARTER (NW $\frac{1}{4}$) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE
62 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.

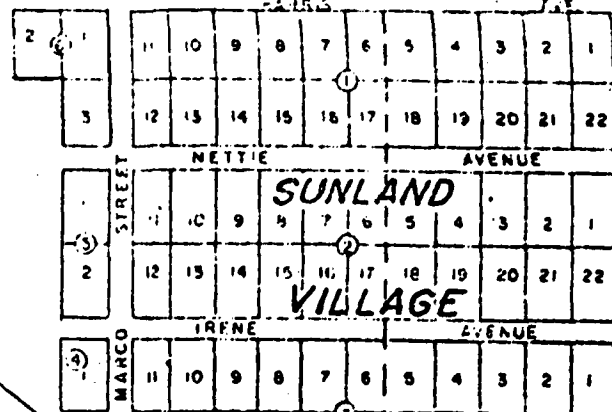
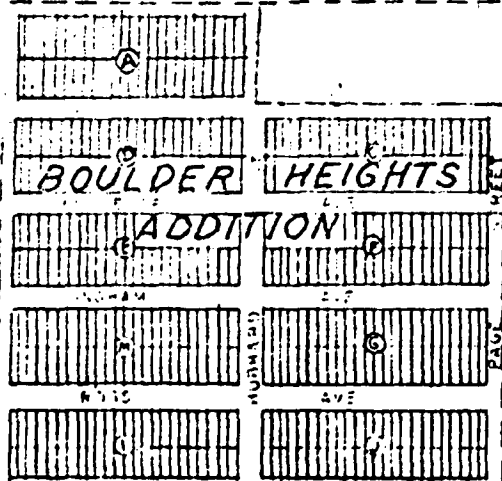
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT


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)



BONANZA ROAD

PAGE ST.

SCHOOL

1340' ±

660' ±

NOT A PART OF THIS SUBDIVISION
LOTS 12-22

BONANZA ROAD

NELLIS BLVD.

Z-155-77

STEWART AVENUE

NOTICE OF PUBLIC HEARING

1-24-78

Notice is hereby given that on 1-24-78 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-155-77 WILLIAM KACHELE AND ROBERT MARTIN FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF BONANZA
ROAD 660 FEET EAST OF PAGE STREET.
FROM: R-E (RESIDENCE ESTATES)
TO: R-1 (SINGLE FAMILY RESIDENCE)
PROPOSED USE: SINGLE FAMILY HOMES.

THE ABOVE PROPERTY LEGALLY DESCRIBED AS THE EAST HALF ($E\frac{1}{2}$)
OF THE NORTHEAST QUARTER ($NE\frac{1}{4}$) OF THE NORTHWEST QUARTER ($NW\frac{1}{4}$)
OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 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 db 1-4-78
R. C. CLEMMER
D. W. BROWN 63 1/4/78
SAYLOR

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

THIS FILE MUST BE RETURNED TO TIGHE BY 1-5-78.

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

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 RE Use District to a R1 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:

East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter
(NW $\frac{1}{4}$) of Section 32, T. 20 S., R. 62 E., M.D.M., City of Las Vegas,
Clark County, Nevada.

SOUTH SIDE OF BOWANZA ROAD 600 FEET EAST
OF PAGE ST

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

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

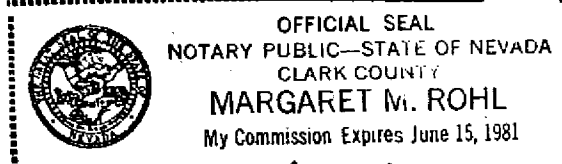
SIGNATURE OF OWNER(S) OF RECORD: MAILING ADDRESS: ZIP CODE: PHONE NO.

William Kachele 3400 Turquoise Rd, Las Vegas 648 5649

Robert Martin 1728 Lamplighter Lane, Las Vegas 735-1015

Subscribed and sworn to before me this 30th day of DECEMBER, 1977.

Margaret M. Rohl
Notary Public in and for said County and State



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

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

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

Filing Fee \$ 200

Received by: [Signature]

Receipt No.: _____

Case No. 2-155-77

Date: 12/30/77