

Planning & Development Department  
Scanning Cover Sheet

Case No            Z-0165-90

APN                163-04-310-019

Location           S of El Parque btw Lisa & Tomsik

Applicant         Jim Villani

Subject

Reclassification of property legally  
described as a portion of the North 1/2 of  
the SW 1/4 of Section 4, Township 21 South,  
Range 60 East, MDB&M.



# NOTICE OF PUBLIC HEARING

## REZONING REQUEST

Z-165-90

**MEETING:** CITY PLANNING COMMISSION  
**DATE:** FEBRUARY 14, 1991  
**TIME:** 7:00 P.M.  
**LOCATION:** ROOMS 103 AND 104  
CASHMAN FIELD CENTER  
850 LAS VEGAS BOULEVARD NORTH  
LAS VEGAS, NEVADA

**CHANGE FROM:** N-U (NON-URBAN) AND  
R-E (RESIDENCE ESTATES)  
**TO:** R-E (RESIDENCE ESTATES)

**PROPOSED USE:** SINGLE FAMILY DWELLINGS

**APPLICANT:** JIM VILLANI

**PROPERTY LOCATION:** SOUTH SIDE OF EL PARQUE AVENUE, BETWEEN  
LISA LANE AND TOMSIK STREET

**PROPERTY DESCRIPTION:** A POPTION OF THE NORTH HALF (N $\frac{1}{2}$ ) OF THE  
SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF SECTION 4,  
TOWNSHIP 21 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 black ink, appearing to read "Norman R. Standerfer".

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

Z-165-90

OAKLEY

BOULEVARD

LANE

MERRITT  
DEWELT  
ELEM.  
SCHOOL

STREET



EL PARQUE

AVENUE

TO BE  
VACATED

O'BANNON

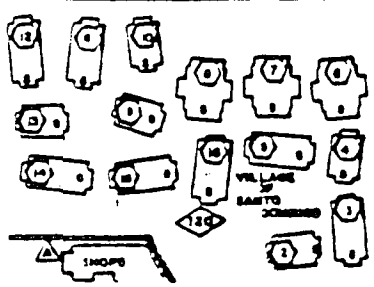
DRIVE

LISA

STREET

TOMSIK

AL CARRISON





440-630-012/13/9  
P-4-5  
SFD  
M & R.E TO R.E

Z-165-90



FILE HISTORY

File: Z-165-90

DATE	MEETING	ACTION	INITIAL
2/14/91	PC	Approved	RR
3-6-91	C.C.		
5-17-91		R.O.I. sent to City Attorney	RR
5-30-91		R.O.I. returned from City Attorney & filed	RR
2/24/92	(PERMITS)	WALLS (8400 W. EL PARQUE) &	
5/26/92		ALL OFF-SITES IMPROVEMENTS ARE IN + INTERIOR STREETS - ALL COND. MET ORD.	B

PROPERTY OWNERS

PROTESTS:

APPROVALS:

Italo Ghelfi, 7002 Mira Vista

1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
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25.	_____	_____

FILE NO.: Z-165-90

7002 Mira Vista  
Las Vegas, NV 89109  
February 13, 1991

HAND DELIVERED

Norman R. Standerfer, Director  
Department of Community  
Planning and Development  
Las Vegas City Hall  
400 East Stewart  
Las Vegas, NV 89101

RE: Applicant Jim Vilani (Z-165-90) -- City Planning  
Commission Hearing February 14, 1991, 7:00 p.m.

Dear Mr. Standerfer:

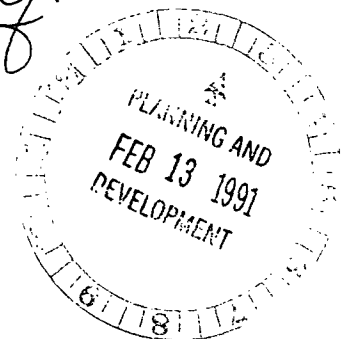
This letter is in response to your Notice of Public Hearing regarding the above matter. My wife and I own ten acres on the corner of Durango and Oakey (Parcels 200-440-630-001 and 002). We do not object to Mr. Vilani's request to zone his property as single family dwellings, but we do not want his request to prejudice our chances of getting a higher use zoning at a later date. Since our ten acres is on a major corner, we strongly believe that a higher density zoning, and perhaps some commercial use, would be appropriate.

Thank you for your consideration. You may call me or my wife, Ann Ghelfi, if you have any questions at 451-2206.

Sincerely,

*Italo Ghelfi*

Italo Ghelfi



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-165-90 From N-U and R-E to R-E

Legally described as:

The East Half (E½) of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) and the West Half (W½) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section 4, Township 21 South, Range 60 East, M. D. B. & M.

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 specified 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-165-90 FROM N-U AND R-E TO R-E

Legally described as:

The East Half (E½) of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) and the West Half (W½) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section 4, Township 21 South, Range 60 East, M. D. B. & M.

Subject to the following conditions:

1. Comply with conditions of approval for Vacation Application VAC-46-90 and the Tentative Map for Poloma Estates.
2. Dedicate 30 feet of right-of-way for El Parque Avenue and O'Bannon Drive as required by the Department of Public Works.
3. Construct half-street improvements on El Parque Avenue and O'Bannon Drive and construct curb and gutter and paving on the private interior streets as required by the Department of Public Works.
4. Enter into an Extension and Oversizing Agreement to bring sewer to this site along the O'Bannon Drive and Cimarron Road alignments as required by the Department of Public Works.
5. Conformance to the plot plan.
6. Resolution of Intent with a twelve (12) month time limit.
7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair of any damage to the existing street improvements resulting from this development as required by the Department

-continued-

of Public Works.

10. 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.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.


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



\_\_\_\_\_  
RON LURIE, MAYOR

*Approved  
vs  
5-21-91*

ATTEST:

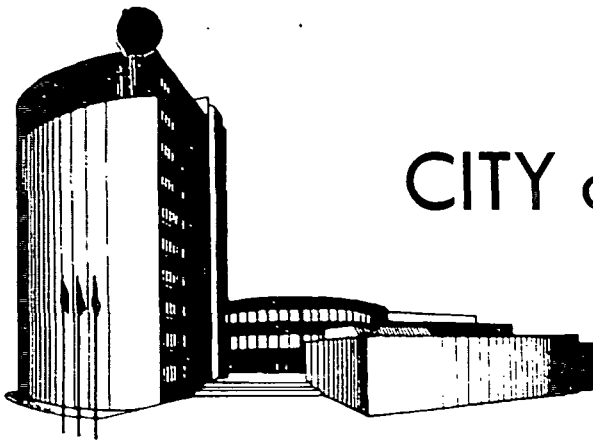


\_\_\_\_\_  
KATHLEEN M. TIGHE, CITY CLERK

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON

CITY MANAGER  
WILLIAM J. NOONAN



# CITY of LAS VEGAS

March 25, 1991

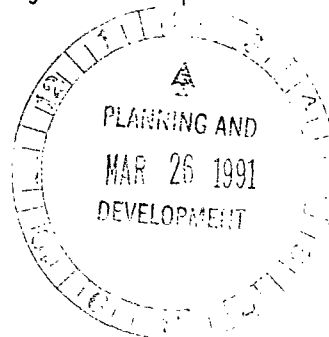
Mr. Jim Villani  
6242 Guadalupe Avenue  
Las Vegas, Nevada 89108

RE: Z-165-90 - ZONE CHANGE

Dear Mr. Villani:

The City Council at a regular meeting held March 6, 1991 APPROVED the request for reclassification of property located on the south side of El Parque Avenue, between Lisa Lane and Tomsik Street, from: R-E (Residence Estates) and N-U (Non-Urban), to: R-E (Residence Estates), proposed use: Single Family Dwellings, subject to:

1. Comply with the conditions of approval for vacation application VAC-46-90 and the tentative map for Poloma Estates.
2. Dedicate 30 feet of right-of-way for El Parque Avenue and O'Bannon Drive as required by the Department of Public Works.
3. Construct half-street improvements on El Parque Avenue and O'Bannon Drive and construct curb and gutter and paving on the private interior streets as required by the Department of Public Works.
4. Enter into an Extension and Oversizing Agreement to bring sewer to this site along the O'Bannon Drive and Cimarron Road alignments as required by the Department of Public Works.
5. Conformance to the plot plan.



Mr. Jim Villani  
March 25, 1991

RE: Z-165-90 - ZONE CHANGE

Page 2.

6. Resolution of Intent with a twelve month time limit.
7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
10. 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.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

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

Alpha Engineering  
50 S. Jones Boulevard, #204  
Las Vegas, Nevada 89107

**AGENDA**

*City of Las Vegas*

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT  
(CONTINUED)

1555

G. ZONE CHANGE - PUBLIC HEARING

5. Z-165-90 - Jim Villani

Request for reclassification of property located on the south side of El Parque Avenue, between Lisa Lane and Tomsik Street.

From: R-E (Residence Estates)  
N-U (Non-Urban)

To: R-E (Residence Estates)

Proposed Use: SINGLE FAMILY DWELLINGS

Planning Commission voted (3-1) to recommend APPROVAL, subject to:

1. Comply with the conditions of approval for vacation application VAC-46-90 and the tentative map for Poloma Estates.
2. Dedicate 30 feet of right-of-way for El Parque Avenue and O'Bannon Drive as required by the Department of Public Works.
3. Construct half-street improvements on El Parque Avenue and O'Bannon Drive and construct curb and gutter and paving on the private interior streets as required by the Department of Public Works.
4. Enter into an Extension and Oversizing Agreement to bring sewer to this site along the O'Bannon Drive and Cimarron Road alignments as required by the Department of Public Works.
5. Conformance to the plot plan.
6. Standard conditions 1, 6-8, 10 and 11.

Staff Recommendation: APPROVAL

PROTESTS: 0

ADAMSEN - APPROVED as recommended subject to the conditions

UNANIMOUS (LURIE excused)

Clerk to Notify and Planning to Proceed


\*\*\*\*\*

CLAY VERTREES, Alpha Engineering, 50 S. Jones, was present and stated he agreed with the conditions.

There was no discussion.

No one appeared in opposition.

TO: The City Council

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

SUBJECT: ITEM X.G.5. - ZONE CHANGE - PUBLIC HEARING - Z-165-90 - Jim Villani

PURPOSE/BACKGROUND

This is a request to reclassify a 10 acre parcel from R-E and N-U to R-E for twenty custom home lots at a density of two dwelling units per acre. Lot areas range from 20,059 to 20,653 square feet. Item X.G.6. on this agenda, VAC-1-91, is related to this application.

There is scattered R-E development to the east and south. To the north is an elementary school in a C-V zone, vacant N-U and approved R-PD1 zoning. N-U zoning is to the west.

Access to the property is by a 48 foot wide island divided private street from El Parque Avenue with interior access by 40 foot wide private interior cul-de-sac streets.

At the Planning Commission meeting, staff indicated the proposed use is compatible with the surrounding residential area and recommended approval. The Planning Commission concurred.

General Plan Conformance: Yes. Conforms with the Rural (0-3 dwelling units per acre) residential density land use proposed on the General Plan.

Planning Commission Recommendation: APPROVAL (3-1 vote)

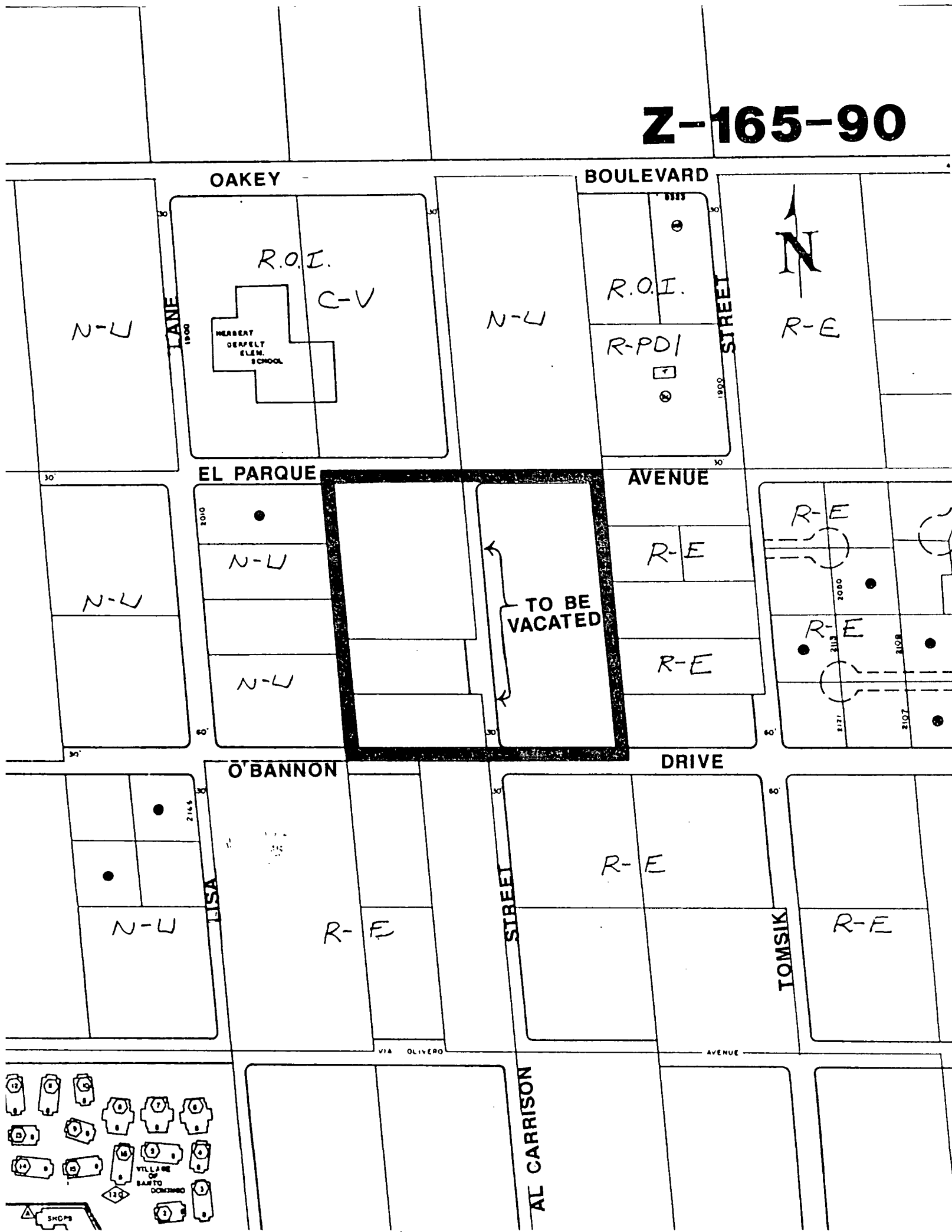
Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP

CITY COUNCIL MINUTES  
MEETING OF  
MARCH 6, 1991

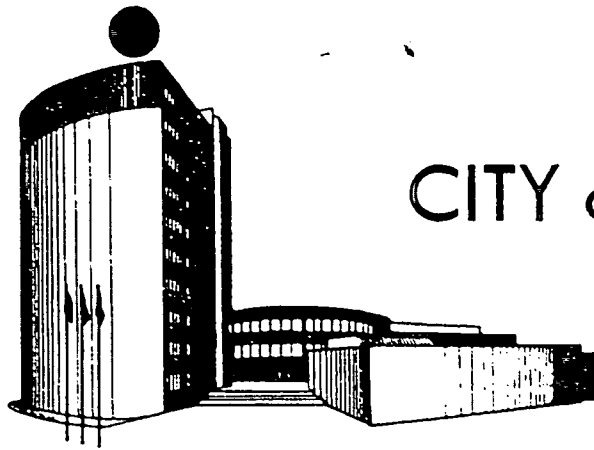
**Z-165-90**



MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON

CITY MANAGER  
WILLIAM J. NOONAN



# CITY of LAS VEGAS

February 25, 1991

Mr. Jim Villani  
6242 Guadalupe Avenue  
Las Vegas, Nevada 89108

RE: Z-165-90 - ZONING RECLASSIFICATION

Dear Mr. Villani:

Your request for reclassification of property located on the south side of El Parque Avenue, between Lisa Lane and Tomsik Street, from N-U and R-E Zones to R-E Zone, was considered by the Planning Commission on February 14, 1991.

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

1. Comply with the Conditions of Approval for Vacation Application VAC-46-90 and the Tentative Map for Poloma Estates.
2. Dedicate 30 feet of right-of-way for El Parque Avenue and O'Bannon Drive as required by the Department of Public Works.
3. Construct half-street improvements on El Parque Avenue and O'Bannon Drive and construct curb and gutter and paving on the private interior streets as required by the Department of Public Works.
4. Enter into an Extension and Oversizing Agreement to bring sewer to this site along the O'Bannon Drive and Cimarron Road alignments as required by the Department of Public Works.
5. Conformance to the plot plan.
6. Resolution of Intent with a twelve month time limit.
7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.

- Continued -



TO: Mr. Jim Villani  
RE: Z-165-90 - Zoning Reclassification

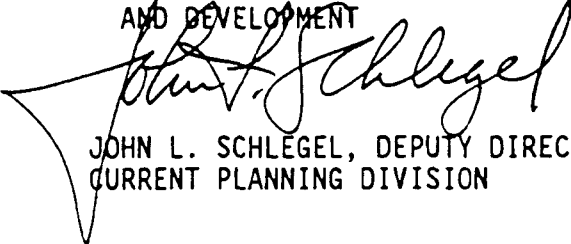
February 25, 1991  
Page Two

9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
10. 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.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on March 6, 1991, at 2:00 P.M. in Rooms 201 and 202 of Cashman Field Center, 850 Las Vegas Boulevard North, Las Vegas, Nevada. The Council requires you or your representative to be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



JOHN L. SCHLEGEL, DEPUTY DIRECTOR  
CURRENT PLANNING DIVISION

JLS:erh

cc: Alpha Engineering  
50 S. Jones Boulevard, #204  
Las Vegas, Nevada 89107

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

37. Z-165-90

Applicant: JIM VILLANI  
 Application: Zoning Reclassification  
 From: N-U and R-E  
 To: R-E  
 Location: South Side of El Parque Avenue, between Lisa Lane and Tomsik Street  
 Proposed Use: Single Family Dwellings  
 Size: 10 Acres

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Comply with the Conditions of Approval for Vacation Application VAC-46-90 and the Tentative Map for Poloma Estates.
2. Dedicate 30 feet of right-of-way for El Parque Avenue and O'Bannon Drive as required by the Department of Public Works.
3. Construct half-street improvements on El Parque Avenue and O'Bannon Drive and construct curb and gutter and paving on the private interior streets as required by the Department of Public Works.
4. Enter into an Extension and Oversizing Agreement to bring sewer to this site along the O'Bannon Drive and Cimarron Road alignment as required by the Department of Public Works.
5. Conformance to the plot plan.
6. Standard Conditions 1, 6 - 8, 10 and 11.

PROTESTS: 0

APPROVALS: 1

NOTICES MAILED: 50

Dixon - APPROVED, subject to staff's conditions.  
 Motion carried with Solomon voting "No."  
 (Babero, Moffitt and Pippin excused)

MR. SCHLEGEL stated this request is for twenty custom home lots at a density of two dwelling units per acre. The lots will vary in area from 20,000 to 20,700 square feet. Access to this property is from one island divided 48 foot wide private street from El Parque Avenue. Access for the lots is from 40 foot wide private interior cul-de-sac streets. Staff recommended approval, subject to the conditions.

CLAY VERTREES, Alpha Engineering, 50 South Jones Boulevard, appeared and represented the applicant. He concurred with staff's conditions.

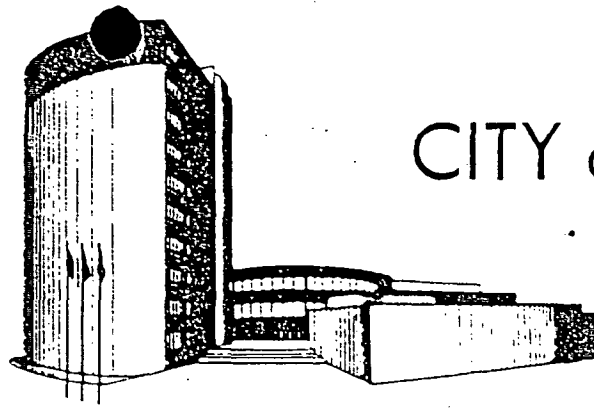
JOHN McNELLIS, Department of Public Works, said there is pavement around the school site.

No one appeared in opposition.

To be heard by the City Council on 3/6/91.

(9:58-10:02)

MAYOR RON LURIE  
COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON  
CITY MANAGER  
WILLIAM J. NOONAN



# CITY of LAS VEGAS

February 1, 1991

Mr. Jim Villani  
6242 Guadalupe Avenue  
Las Vegas, Nevada 89108

RE: Z-165-90 - 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 February 14, 1991. Due to an asbestos abatement program this meeting, which will be held at 7:00 P.M., has been moved to Rooms 103 and 104 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

A handwritten signature in black ink, appearing to read "Norman R. Standerfer", written over a horizontal line.

NORMAN R. STANDERFER, DIRECTOR

NRS:ern

Enclosures

cc: Alpha Engineering  
50 S. Jones Blvd., #204  
Las Vegas, Nevada 89107



CITY OF LAS VEGAS  
INTER - OFFICE MEMORANDUM

DATE

February 14, 1991

**TO:**

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

**FROM:**

Richard D. Goecke, Director  
Department of Public Works

*OK Richard D. Goecke*

**SUBJECT:**

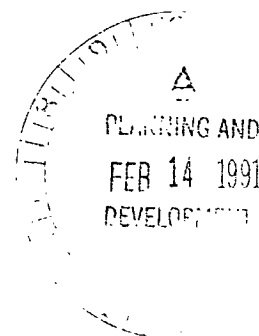
Z-165-90  
Jim Villani

**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)

**Revised Comments:**

1. Dedicate 30' of right-of-way for El Parque Avenue and 30' of right-of-way for O'Bannon Drive.
2. Enter into an Extension and Oversizing Agreement to bring sanitary sewer to this site along the O'Bannon Drive and Cimarron Road street alignments.
3. Drainage plan and technical drainage study required to be submitted and approved prior to issuance of grading or building permits..
4. Construct half-street improvements on El Parque Avenue and on O'Bannon Drive and construct curb and gutter and paving on the private interior streets.
5. Comply with the conditions of approval for VAC-46-90 and for Poloma Estates Subdivision Tentative Map.
6. Previous condition #6 is hereby deleted due to the fact a Tentative Map was previously approved on this site without a traffic signal commitment.



**CITY OF LAS VEGAS  
INTER - OFFICE MEMORANDUM**

**DATE**

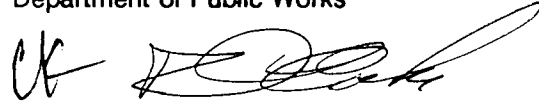
January 30, 1991

**TO:**

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

**FROM:**

Richard D. Goecke, Director  
Department of Public Works



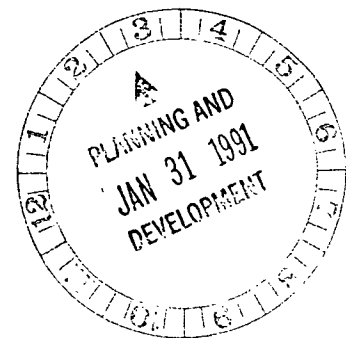
**SUBJECT:**

Z-165-90  
Jim Villani

**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. Dedicate 30' of right-of-way for El Parque Avenue and 30' of right-of-way for O'Bannon Drive.
2. Enter into an Extension and Oversizing Agreement to bring sanitary sewer to this site along the O'Bannon Drive and Cimarron Road street alignments.
3. Drainage plan and technical drainage study required to be submitted and approved prior to issuance of grading or building permits..
4. Construct half-street improvements on El Parque Avenue and on O'Bannon Drive and construct curb and gutter and paving on the private interior streets.
5. Comply with the conditions of approval for VAC-46-90 and for Poloma Estates Subdivision Tentative Map.
6. Contribute \$10,000 prior to the issuance of building permits to partially fund a traffic signal at the intersection of Oakey Boulevard and Durango Drive.



# MEMO

DATE 1-10-91

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-165-90

NO OBJECTIONS       SUBJECT TO CONDITIONS LISTED       DENIAL

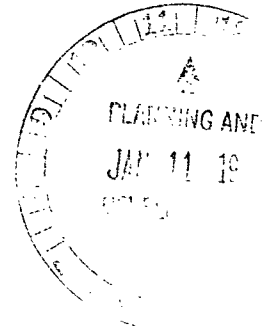
COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS' ORDINANCE #3318 AND THE NEVADA STATE FIRE MARSHAL'S REGULATIONS.

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 G. Brennan  
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE



# NOTICE OF PUBLIC HEARING

## REZONING REQUEST

Z-165-90

**MEETING:** CITY PLANNING COMMISSION  
**DATE:** FEBRUARY 14, 1991  
**TIME:** 7:00 P.M.  
**LOCATION:** ROOMS 103 AND 104  
CASHMAN FIELD CENTER  
850 LAS VEGAS BOULEVARD NORTH  
LAS VEGAS, NEVADA  
**CHANGE FROM:** N-U (NON-URBAN) AND  
R-E (RESIDENCE ESTATES)  
**TO:** R-E (RESIDENCE ESTATES)

**PROPOSED USE:** SINGLE FAMILY DWELLINGS

**APPLICANT:** JIM VILLANI

**PROPERTY LOCATION:** SOUTH SIDE OF EL PARQUE AVENUE, BETWEEN  
LISA LANE AND TOMSIK STREET

**PROPERTY DESCRIPTION:** A POPTION OF THE NORTH HALF ( $N\frac{1}{2}$ ) OF THE  
SOUTHWEST QUARTER ( $SW\frac{1}{4}$ ) OF SECTION 4,  
TOWNSHIP 21 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 black ink, appearing to read "Norman R. Standerfer".

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

# NOTICE OF PUBLIC HEARING

## REZONING REQUEST

Z-165-90

MEETING: CITY PLANNING COMMISSION  
 DATE: FEBRUARY 14, 1991  
 TIME: 7:00 p.m.  
 LOCATION: ROOMS 103 AND 104  
 CASHMAN FIELD CENTER  
 850 LAS VEGAS BOULEVARD NORTH  
 LAS VEGAS, NEVADA  
 CHANGE FROM: N-U (NON-URBAN) AND  
 R-E (RESIDENCE ESTATES)  
 TO: R-E (RESIDENCE ESTATES)

PROPOSED USE: SINGLE FAMILY DWELLINGS

APPLICANT: JIM VILLANI

PROPERTY LOCATION: SOUTH SIDE OF EL PARQUE AVENUE, BETWEEN  
~~SWIM DRIVE~~ AND TOMSIK STREET  
 LISA LOBE

PROPERTY DESCRIPTION: A POPTION OF THE NORTH HALF (N $\frac{1}{2}$ ) OF THE  
 SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF SECTION 4,  
 TOWNSHIP 21 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, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

CHECKED: Initial & date  
 GENZER [Signature]  
 WILLIAMS [Signature]  
 SCHLEGEL JLS 1-29

Size: 1004

THIS FILE MUST BE RETURNED TO ELDA RAE BY 1/30/91.

MAIL NOTICE ON 2/1/91.

INTER-OFFICE MEMORANDUM

Date

1/3/91

TO: BUILDING AND SAFETY - MIKE TRAMSDAHL ✓  
 ELECTRICAL SERVICES - GEORGE FERRIS ✓  
 FIRE SERVICES - CHIEF JUDD ✓  
 PUBLIC WORKS - ED BYRGE ✓  
 LAND DEVELOPMENT - CHUCK TURK ✓  
 DOWNTOWN REDEV. - BRAD PERCELL

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

SUBJECT: ZONING RECLASSIFICATION: 2-165-90  
 APPLICANT: Jim VILLANI  
 FROM: N-U-E TO: R-E

COPIES TO:

This is concerning a request for reclassification on the following described property;  
 SOUTH SIDE OF EL PARQUE AVE. BETWEEN SUEUM DR.  
 AND TOMSIK ST.

Parcel No.: 440-630-012, 013, 019

Proposed Use:

SINGLE FAMILY DWELLINGS

CITY PLANNING COMMISSION MEETING: FEB. 14 1991

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 JIM VILLANI  
 REP'S NAME \_\_\_\_\_  
 ADDRESS 6242 GUADALUPE AVE  
LAS VEGAS NV. 89108  
 PHONE 647-2797

AGENT: NAME ALPHA ENGINEERING  
 REP'S NAME \_\_\_\_\_  
 ADDRESS 50 S. JONES #204  
LAS VEGAS NV. 89107  
 PHONE 877-1300

APPLICATION TYPE:

- REZONING       PLOT PLAN REVIEW       VARIANCE       USE PERMIT  
 QTA       OTHER \_\_\_\_\_

PUBLIC HEARING: IF YES, LEGAL A POR. OF N<sup>1</sup>/<sub>2</sub> SW<sup>1</sup>/<sub>4</sub> OF SEC 4 T21S  
RCE MDM

ZONING: EXISTING N-U & R-E PROPOSED R-E

LAND USE: EXISTING VACANT  
 PROPOSED SFD

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

DISTRICT MAP NO. Q4-5 ASSESSOR'S PARCEL NO. 446-630-012, 013, 019

GENERAL LOCATION: SOUTH SIDE OF EL PARQUE AVE BETWEEN  
SVEUM DR. AND TOMSIK STREET

FLOOD ZONE "A": YES \_\_\_\_\_ NO X  
 IN DOWNTOWN REDEVELOPMENT AREA?: YES \_\_\_\_\_ NO X  
 SPECIAL NOTICE REQUIRED?: YES \_\_\_\_\_ NO X  
 IF YES: \_\_\_\_\_

CHECKED BY: Andy DATE 1/3/91

GENERAL RECEIPT NO. 107104 CASE NO. 2-165-90  
 PC DATE: 2/14/91 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 NU & RE Use District to a RE 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<sup>00</sup>.

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

THE E 1/2 SE 1/4 NW 1/4 SW 1/4 AND THE W 1/2 SW 1/4 NE 1/4  
SW 1/4 OF SECTION 4, T21S, R60E, MDM.  
SAID PARCEL CONTAINS APPROXIMATELY 10 ACRES.

Assessor's Parcel Number: 82-142 440-630-013~~20~~ 440-630-019

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

\$ 012

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), JIM VILLANI,  
 (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) [Signature] 6242 GUADALUPE  
 SIGNATURE OF OWNER OF RECORD MAILING ADDRESS  
647-2797 LAS VEGAS NV 89108  
 PHONE NUMBER CITY STATE ZIP

(2) \_\_\_\_\_  
 SIGNATURE OF OWNER OF RECORD MAILING ADDRESS  
 \_\_\_\_\_  
 PHONE NUMBER CITY STATE ZIP

Subscribed and sworn to before me this 9th day of October, 1990,

Pamela A. Spencer  
 Notary Public in and for said County and State  
12/7/93  
 My Commission Expires



(seal)

\*\*\*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<sup>00</sup>  
 Receipt No.: 107104  
 Case No.: Z-165-90  
 Meeting Date: 2/14/91

Received by: [Signature]  
 Date: 12/26/90

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION SUBMITTAL REQUIREMENTS

Compliance with the items listed below shall be required to provide adequate submittal information for review. Staff shall determine if additional information is needed based on the nature and complexity of the proposal. An appointment for submittal of this information is highly recommended.

ITEMS  
COMPLETED

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- I. Eight (8) copies of the plot plan, two (2) copies of architectural elevations, two (2) copies of floor plans, and two (2) copies of the landscape plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:
  - ✓ A. Date of preparation and all dates of revision.
  - ✓ B. North arrow and scale (the scale chosen should utilize the full size of the sheet).
  - ✓ C. Name, address and phone number of owner, developer and person who prepared the map.
  - ✓ D. Statement of the present use and the proposed use of the property.
  - ✓ E. A precise legal description of the property involved in this application and the number and street name.
  - ✓ F. A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8½ x 14 inches).
  - G. Property Boundaries:
    - ✓ (1) Define property boundaries with heavy broken line.
    - ✓ (2) Indicate distance to nearest cross street(s).
    - ✓ (3) Identify and label adjoining land uses.
  - ✓ H. Total acreage (or square footage, if less than two (2) acres).
  - I. Building Footprints:
    - NA (1) Show location and outline to scale of each proposed building or structure above ground.
    - NA (2) Clearly dimension, indicating setback lines to adjacent structures, property lines, parking areas, etc.
  - NA J. Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.
  - ✓ NA K. Easements: The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes.
  - L. Existing Structures:
    - NA (1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.
    - NA (2) Show location and size of any existing or proposed fences, walls, etc.
  - NA M. Size and location of all existing and proposed on-premises signage.

--OVER--

N. Architectural information:

(1) For new structures, elevations for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.

(2) Typical floor plans for each floor.

O. Landscape Layout:

(1) Indicate areas to be landscaped, fully dimensioned.

P. Anticipated number of Employees.

II. An application form and/or other required documents are to be submitted to:

City of Las Vegas  
Department of Community Planning and Development  
400 East Stewart Avenue  
Las Vegas, Nevada 89101 Phone: (702) 386-6301

and shall include the following:

A. A copy of deed submitted for verification of ownership.

B. Required fees.

C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.

D. Drawing Submittals:

(1) Plot Plan: Folded to approximately 8½" x 14" (7 copies),  
Rolled (1 copy).

(2) Elevations: Folded to approximately 8½" x 14" (1 copy),  
Rolled (1 copy).

(3) Floor Plans: Folded to approximately 8½" x 14" (2 copies).  
Required for all apartments, condominiums, townhouses, commercial uses, and all other projects as required by the Department of Community Planning and Development.

\*\*\* FOR DEPARTMENT USE ONLY \*\*\*

THE ABOVE PLOT PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND:

COMPLETE

NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items): \_\_\_\_\_

THE APPLICANT IS AWARE OF DEFICIENCIES AND/OR OTHER REQUIRED ACTIONS NEEDED TO COMPLETE THIS SUBMITTAL WHICH COULD RESULT IN HOLDING THIS ITEM IN ABEYANCE.

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY \_\_\_\_\_ (date)

\_\_\_\_\_  
(Applicant's Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Owner of Record)

\_\_\_\_\_  
(Date)

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STEWART TITLE OF NEVADA

3800 Howard Hughes parkway  
Suite 500  
Las Vegas, Nevada 89109  
(702) 791-7000

PRELIMINARY REPORT

TO: SHARRON COOPER  
ESCROW OFFICER

Date: March 15, 1989  
Your No.  
Our No. ST-89030174-SC

BUYER: VILLANI CONSTRUCTION & EDWARD FRANCEK  
ADDRESS: & MARY BRINER

This Preliminary Report on Title is delivered and accepted upon the understanding that you have no personal knowledge or intimation of any defect, objection, lien, or encumbrance affecting said premises other than those shown on succeeding pages hereof, and your failure to disclose any such personal knowledge or intimation shall render this Preliminary Report on Title and any policy issued based thereon, null and void as to such defect, objection, lien, or encumbrance.

Nothing herein contained shall be construed as a guarantee against the consequences of the exercise and enforcement or attempted enforcement of governmental police power over the property described herein.

This Preliminary Report on Title is preliminary to the issuance of a policy or policies of title insurance and shall become null and void, unless the policy or policies are issued and the premium therefor paid within ninety (90) days from the date hereof.

STEWART TITLE OF NEVADA

By TOM COUREY  
TOM COUREY, Title Officer

Dated as of March 02, 1989

Vestee:

DONALD D. CLARK AND EVADEAN CLARK, husband and wife as joint tenants and SIDNEY B. AFFLECK AND NAOMA AFFLECK, husband and wife as joint tenants and LAVERNE J. HERRICK AND DORIS H. HERRICK, husband and wife as joint tenants.

The estate or interest in the land hereinafter described or referred to covered by this report is:

FEE SIMPLE

STEWART TITLE  
GUARANTY COMPANY

-ST-89030174SC

DESCRIPTION:

Situate in the County of Clark, State of Nevada, described as follows:

Government Lot Fifty-six (56) being situate in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 4, Township 21 South, Range 60 East, M.D.B. & M.

**STEWART TITLE**  
GUARANTY COMPANY

PART II:

1. State, County and City Taxes for the fiscal period of 1988 to 1989, a lien now due and payable in the total amount of \$375.58

Parcel No. 440-630-019

First installment of \$96.58 PD

Second installment of \$93.00 PD

Third installment of \$93.00 PD

Fourth installment of \$93.00 unpaid delinquent first Monday in March.

State, County and City Taxes for the fiscal period of 1988 to 1989, a lien now due and payable in the total amount of \$855.75

Parcel No. 440-630-013

First installment of \$216.75 PD

Second installment of \$213.00 PD

Third installment of \$213.00 PD

Fourth installment of \$213.00 unpaid delinquent first Monday in March.

a. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 361.260 of the NEVADA REVISED STATUTES.

2. Mineral rights, reservations, easements and exclusions in the patent from the United States of America recorded August 1, 1955, in Book 63 as Document No. 53505, of Official Records.

Among other provisions said patent further reserves, and is subject to, a right of way not exceeding 33 feet in width, for roadway and public utility purposes.

ST-89030174-SC

SUBJECT TO

Part One:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by public records.
2. Any facts, rights, interest, or claims which are not shown by the records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area encroachments or any other facts which a correct survey would disclose and which are not shown by the public record.
5. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing issuance thereof; water rights, claims or title to water.

**STEWART TITLE**  
GUARANTY COMPANY