

Planning & Development Department  
Scanning Cover Sheet

Case No            Z-0054-81

APN                140-30-501-002

Location           SEC of Owens & Sandhill

Applicant           Albert B. Spino, Trustee, et al

Subject

Reclassification of property legally  
described as the West 1/2 of the West 1/2 of  
the West 1/2 of the NW 1/4 of the NE 1/4 and  
the North 253' of the East 1/2 of the West  
1/2 of the West 1/2 of the NW 1/4 of the NE  
1/4 of Section 30, Township 20 South, Range  
62 East, MDM and Parcel I of Parcel Map File  
33, Page 99.





PROPERTY OWNERS

PROTESTS

APPROVALS

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

FILE NO. 2-54-81



MINUTES

CITY PLANNING COMMISSION

SEPTEMBER 9, 1982

CALL TO ORDER:

A regular meeting of the City Planning Commission was called to order at 7:30 P.M. by Chairman Guthrie in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PRESENT:

Chairman Guthrie  
Mrs. Tracy  
Mr. Johnston  
Mr. Mack  
Mr. Canul  
Mrs. Coleman  
Mr. Kennedy

STAFF PRESENT:

Harold P. Foster, Director, Department of Community  
Planning and Development  
Howard Null, Chief, Planning Division  
Robert C. Clemmer, Acting Chief, Zoning Division  
Silviu Nemeth, Planning Assistant  
John Roethel, Deputy City Attorney  
Linda Owens, Recording Secretary

ANNOUNCEMENT:

MR. FOSTER stated the agenda for this regular meeting of the City Planning Commission has been posted and mailed in accordance with NRS Chapter 241 and affidavits are on file in the office of the Department of Community Planning and Development.

REZONING CONDITIONS:

MR. FOSTER read the normal conditions that would apply to any approved rezoning items heard at this meeting.

MINUTES:

MRS. COLEMAN made a Motion for APPROVAL of the Minutes of the July 8, 1982 City Planning Commission meeting. Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. EXTENSION OF TIME

HAAS APARTMENTS  
UNIT 3

TENTATIVE MAP

APPROVED

Request of LARRY V. HAAS, ET AL for an Extension of Time on property generally located on the east side of Sandhill Road, south of Owens Avenue, R-E Zone (under Resolution of Intent to R-PD15).

MR. NULL said the applicant has submitted a request for a one-year extension. Staff would recommend approval.

ALBERT SPINO, 6108 Fairwood Circle, appeared for the applicants. They are asking for a one-year extension because the financial packages they have been able to put together make this project prohibitive at this time.

MR. JOHNSTON made a Motion for APPROVAL of the Extension of Time for Haas Apartments Unit 3 Tentative Map.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,  
Mr. Canul, Mrs. Coleman, Mr. Mack, Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced no further action would be taken on this item.

## INTER OFFICE MEMORANDUM

<b>TO:</b>  CITY ATTORNEY	<b>FROM:</b> <i>[Signature]</i> RICHARD L. WILLIAMS, SENIOR PLANNING COMMUNITY PLANNING & DEVELOPMENT
<b>SUBJECT:</b> REQUEST FOR RESOLUTION OF INTENT CC APPROVED: October 7, 1981	<b>COPIES TO:</b> ASSESSOR                    ✓ Z-54-81 (ROI 1046) CHRONO FILE                REQ. FOR ROI

Please prepare a Resolution of Intent to rezone the following property:

Z-54-81            From R-E to C-1, R-E to RPD15

legally described as:

PARCEL I - From R-E to C-1

The West Half (W $\frac{1}{2}$ ) of the West Half (W $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 30, Township 20 South, Range 62 East, excepting the South 1106'.

Parcel II - From R-E to RPD-15

The South 1106' of the West Half (W $\frac{1}{2}$ ) of the West Half (W $\frac{1}{2}$ ) of the West Half (W $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 30, Township 20 South, Range 62 East.

SUBJECT TO:

1. Resolution of Intent shall be restricted to a twelve (12) month timelimit.
2. Conformance to elevations approved by the Department of Community Planning and Development.
3. Conformance to the plot plan amended to provide the parking in the rear of the building.
4. Install improvements on Owens Avenue and Sandhill Road as required by the Department of Public Services.
5. Approval of the drainage plan by the Department of Public Services.
6. Accessory buildings be permitted as allowed in the R-1 district.

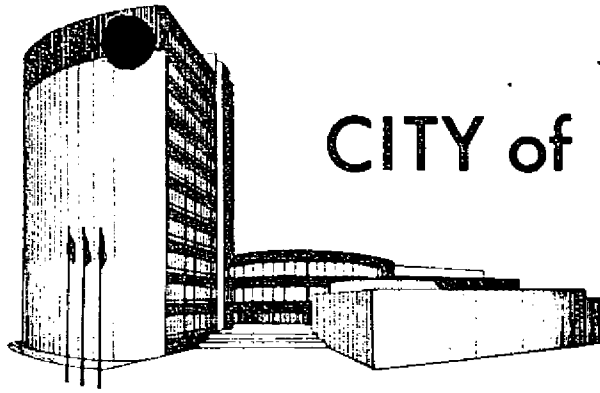
7. *Planning Commission approval of the commercial development plan prior to construction.*
8. *Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of business license, applicable to the C-1 portion.*
9. *Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, applicable to the C-1 portion.*
10. *All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets, applicable to the C-1 portion.*
11. *Satisfaction of City Code requirements and design standards of all City departments.*

MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

October 9, 1981

Mr. Albert B. Spino, Trustee, Et Al  
1001 South Third Street  
Las Vegas, Nevada 89101

Re: Z-54-81  
RECLASSIFICATION OF PROPERTY

Dear Mr. Spino:

The Board of City Commissioners at a regular meeting held October 7, 1981, APPROVED your request for reclassification of property generally located at the southeast corner of Owens Avenue and Sandhill Road, from R-E to R-PD15, and C-1 subject to the following conditions:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Denial of the C-1 east of Henry Street.
3. Conformance to the plot plan amended to provide the parking in the rear of the building.
4. Conformance to elevations approved by the Department of Community Planning and Development.
5. Install improvements on Owens Avenue and Sandhill Road as required by the Department of Public Services.
6. Approval of the drainage plan by the Department of Public Services.

OCT 22 1981  
RECEIVED AND  
RECORDED  
CITY OF LAS VEGAS



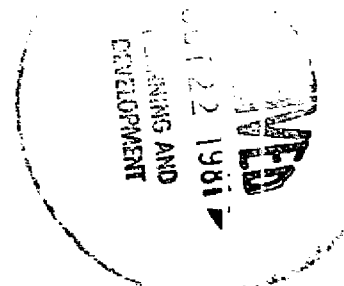
7. Accessory buildings be permitted as allowed in the R-1 district.
8. Planning Commission approval of the commercial development plan prior to construction.
9. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license, applicable to the C-1 portion.
10. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, applicable to the C-1 portion.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets, applicable to the C-1 portion.
12. Satisfaction of City Code requirements and design standards of all City departments.

Sincerely,

  
CAROL ANN HAWLEY  
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development  
Dept. of Public Services  
Dept. of Fire Services  
Dept. of Building and Safety  
Larry V. Haas  
George D. Kalb  
John and Carol Erb  
Steve C. Kalb



# AGENDA

## City of Las Vegas

October 7, 1981

BOARD OF CITY COMMISSIONERS

Page 47

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT  
(CONTINUED)

K. ZONE CHANGE - Z-54-81 - ALBERT B. SPINO,  
TRUSTEE, ET AL

Reclassification of property generally located at the southeast corner of Owens Avenue and Sandhill Road.

From: R-E (Residence Estates)

To: R-PD15 (Residential Planned Development) and

C-1 (Limited Commercial)

Proposed Uses: Commercial and Medium Density Residential

Planning Commission unanimously recommends APPROVAL, subject to the following conditions:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Denial of the C-1 east of Henry Street.
3. Conformance to the plot plan amended to provide the parking in the rear of the building.
4. Conformance to elevations approved by the Department of Community Planning and Development.
5. Install improvements on Owens Avenue and Sandhill Road as required by the Department of Public Services.
6. Approval of the drainage plan by the Department of Public Services.
7. Accessory buildings be permitted as allowed in the R-1 district.
8. Planning Commission approval of the commercial development plan prior to construction.

Staff Recommendation: APPROVAL

PROTESTS: 3 APPROVED AGENDA ITEM

Lurie - APPROVED as recommended by staff and Planning Commission and subject to denial of the easterly portion of the C-1 and re-designing of the parking and access to each fourplex. Unanimous

Clerk to notify and Planning to proceed.

Applicant was not present.

No one spoke in opposition.

To: The Board of City Commissioners  
Re: Community Planning and Development Agenda Item  
October 7, 1981 City Commission Agenda

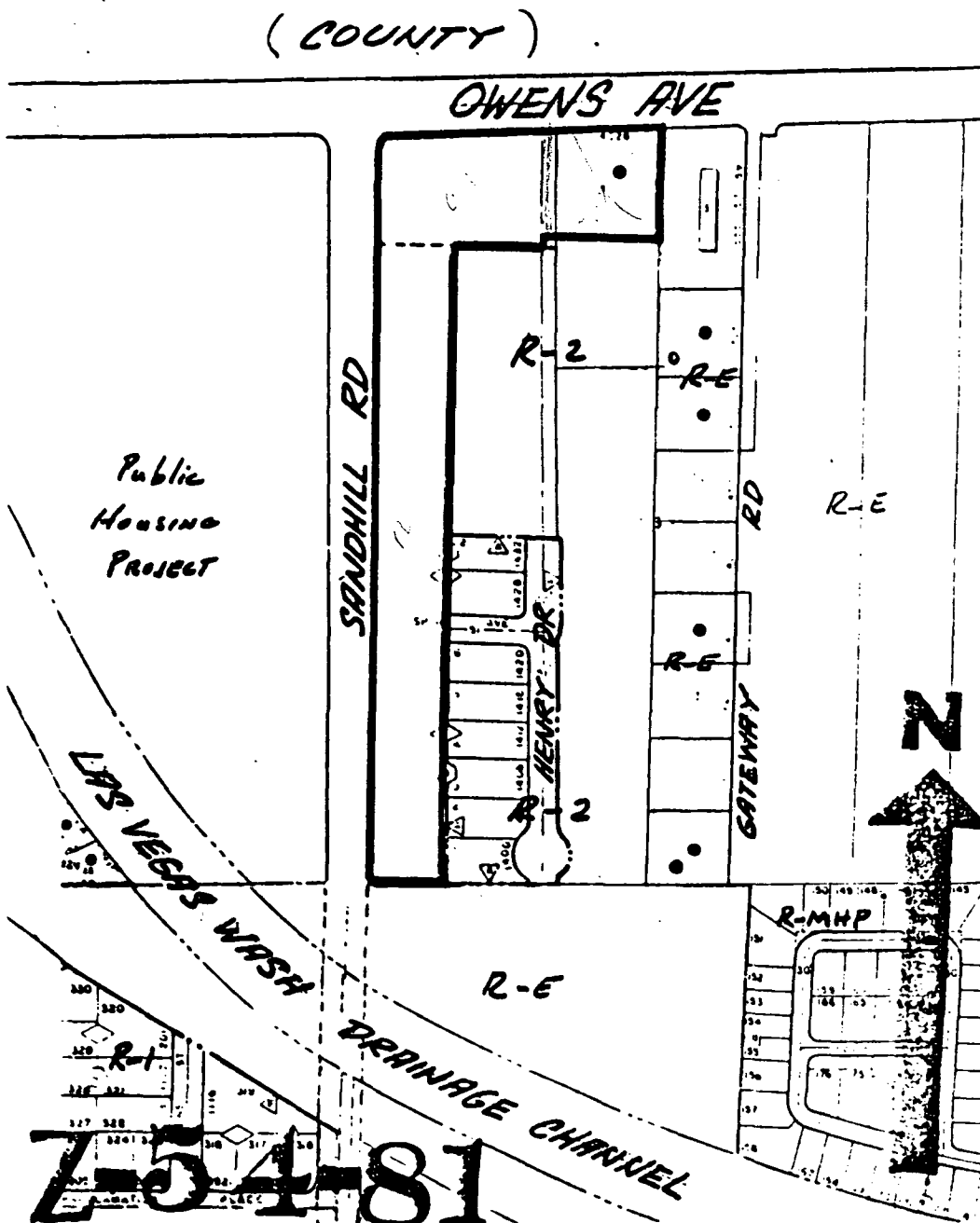
K. ZONE CHANGE - Z-54-81 - ALBERT B. SPINO, TRUSTEE, ET AL

The north portion of the property is requested for C-1 along Owens Avenue and the narrow strip of land along Sandhill is proposed for R-PD15 development. The parcel to the east was approved for R-2 recently for this developer and C-1 was denied on the north portion which is the easterly part of the property requested for C-1 on this application. To the east across Sandhill is a Housing Authority project that is partially developed and west of that is the Las Vegas Wash Drainage Channel. There was no development plan submitted for the C-1 and the R-PD15 will consist of a row of 65' wide lots fronting on Sandhill. The driveway and all of the parking is proposed in front of each fourplex. The subdivision ordinance does not allow lots to have access to secondary streets unless the lots are a minimum of 100' wide. Consequently, the applicant was agreeable to redesigning the access and parking areas to the rear of the fourplexes.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - Subject to denying the easterly portion of the C-1 and redesigning the parking and access to each fourplex.

STAFF RECOMMENDATION: APPROVAL - Subject to denial of the easterly portion of the C-1 and redesigning the parking and access to each fourplex.

PROTESTS: 3

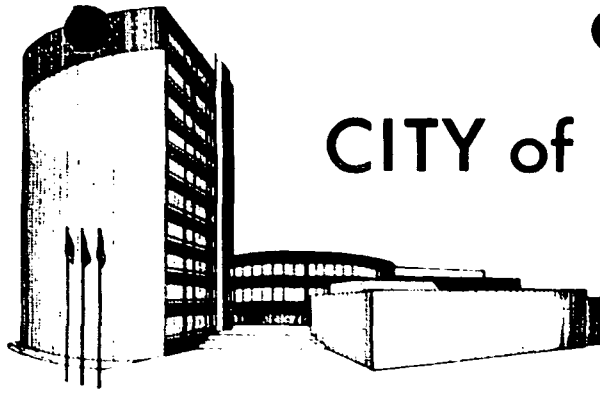


MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEOFFREY OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

September 14, 1981

Albert B. Spino, Trustee, Et Al  
1001 S. 3rd Street  
Las Vegas, Nevada 89101

RE: Z-54-81

Dear Mr. Spino:

Your reclassification of property generally located at the southeast corner of Owens Avenue and Sandhill Road, from R-E and R-2 (under Resolution of Intent) to R-PD15 and C-1, was considered by the City Planning Commission on September 10, 1981.

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

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Denial of the C-1 east of Henry Street.
3. Conformance to the plot plan amended to provide the parking in the rear of the buildings.
4. Conformance to elevations approved by the Department of Community Planning and Development.
5. Install improvements on Owens Avenue and Sandhill Road as required by the Department of Public Services.
6. Approval of the drainage plan by the Department of Public Services.
7. Accessory buildings be permitted as allowed in the R-1 district.
8. Planning Commission approval of the commercial development plan prior to construction.
9. 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, applicable to the C-1 portion.



Alber: B. Spino, Trustee, Et Al  
September 14, 1981  
Page Two  
RE: 1-54-81

10. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy, applicable to the C-1 portion.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets, applicable to the C-1 portion.
12. Satisfaction of City Code requirements and design standards of all City departments.

This item will be considered by the Board of City Commissioners on October 7, 1981 at 2:00 P.M. in the Commission Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:cme  
cc: City Clerk

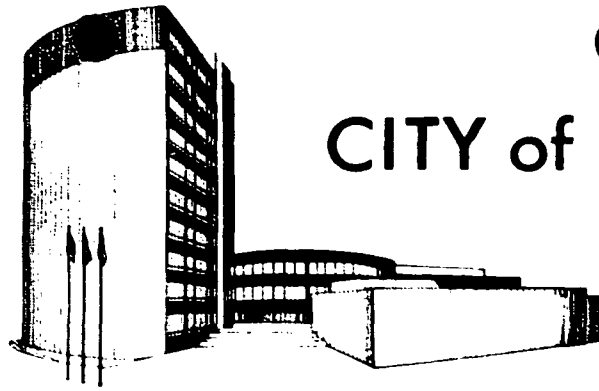
Larry V. Haas  
George D. Kalb  
• John & Carol Erb  
Steve C. Kalb

MAYOR BILL BRIARE

COMMISSIONERS  
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Albert B. Spino, Trustee, Et Al  
September 14, 1981  
Page: Two  
RE: Z-54-81

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12. Satisfaction of City Code requirements and design standards of all City departments.

This item will be considered by the Board of City Commissioners on October 7, 1981 at 2:00 P.M. in the Commission Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:me  
cc: City Clerk

Larry V. Haas  
George D. Kalb  
John & Carol Erb  
Steve C. Kalb

2. TENTATIVE MAP

(Continued)

Z-53-81; and 3) Normal conditions. Also, a waiver will be necessary for the length of the cul-de-sac street which exceeds the design requirements.

DAVID CAUSEY, Causey Engineering, 3325 West Desert Inn Road, appeared to represent the applicants. They are in concurrence with staff's recommendations.

MR. KENNEDY made a Motion for APPROVAL of the Tentative Map for Shadow Acres, subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed. If a final map is recorded within twelve (12) months of the original approval of the tentative map, or within the extension of time of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
2. Approval of zoning application Z-53-81.
3. Conformance to the conditions of approval for Z-53-81.
4. Street names to be provided in accord with the City's Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

"AYES" Chairman Coleman, Mrs. Tracy, Mr. Johnston, Mr. Mack, Mr. Guthrie, Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on October 7, 1981 at 2:00 P.M.

3. Z-54-81  
APPROVED

Application of ALBERT G. SPINO, TRUSTEE, ET AL, for reclassification of property generally located at the southeast corner of Owens Avenue and Sandhill Road, from R-E (Residence Estates) and R-2 (under Resolution of Intent) to R-PD15 (Residential Planned Development) and C-1 (Limited Commercial). The above property is legally described as the West Half (W 1/2) of the West Half (W 1/2) of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and the North 253 Feet of the East Half (E 1/2) of the West Half (W 1/2) of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 30, Township 20 South, Range 62 East, M.D.M. and Parcel 1 of Parcel Map File 33, Page 99.

Proposed Use: Commercial and Medium Density Residential

MR. FOSTER presented the staff report stating staff feels this is compatible with the zoning pattern in the area

3. Z-54-81

(Continued)

and would recommend approval of the residential zoning and approval of the commercial zoning on the immediate corner. However, they do not feel the commercial should be extended on the east side of Henry Street, and it should remain residential. There are a couple of design changes. Regarding the lots fronting on the secondary street, the subdivision ordinance indicates that you must have 100 feet minimum frontage if there is access to an 80 foot secondary street. All of these have a driveway off each lot and parking in the front portion. Staff feels they could redesign this plot plan and put the parking on the back of the property using some type of common driveway through the area and eliminate all the openings because they would hinder traffic. Staff would also recommend conformance to the elevations which were submitted; installing street improvements on Owens Avenue and Sandhill Road as required by Public Services; conformance to the drainage requirements of Public Services; any accessory buildings which are allowed should be allowed on the same basis as in the R-1 zone; Planning Commission approval on the development plan for the commercial area along Owens Avenue.

CHAIRMAN COLEMAN declared the public hearing open and asked to hear from the applicant.

DAVID CAUSEY, Causey Engineering, 3325 West Desert Inn Road, appeared for the applicants. They are in agreement with staff's recommendations, but have not been able to work on moving the parking to the rear. They feel it would be feasible. They also feel there is a need for commercial in the area, but do not have any market studies to support this assumption.

PATRICK HERTZEL, 1424 Stevens Street, appeared in opposition. He wants to see this property remain zoned for single-family residences. There have been many requests for rezonings on this property in the past few years.

ROBERT HAGEDORN, 1404 Stevens Street, appeared in protest. He feels this will increase the crime rate with more young persons living in the area. He would like to have this item postponed for further consideration.

FRANK NOVELLE, 1420 Stevens Street, appeared in opposition. He said that not very many persons in their neighborhood received notices of this meeting.

MR. FOSTER said they notified property owners on the southeast portion of the subdivision and went between 400 and 500 feet to the south, north and east.

DAVID CAUSEY appeared in rebuttal stating he is not aware of repeated rezonings on this property. The only request he is aware of is on the existing units that are under construction. It is a full half mile to convenience stores so he feels there is justification for commercial.

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

MR. GUTHRIE made a Motion for APPROVAL of Z-54-81, subject to the following conditions:

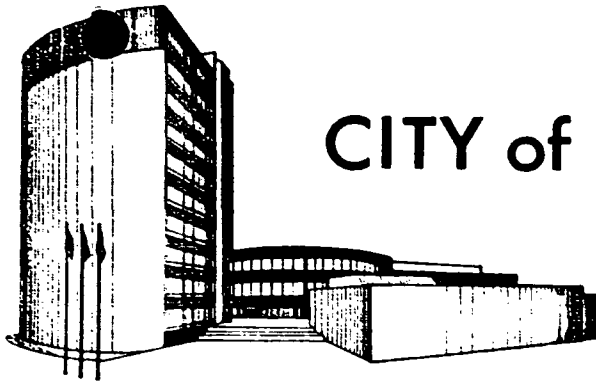
1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Denial of the C-1 east of Henry Street.

MAYOR BIL. BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHR. STENSEN  
ROY VOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSILL DORN



# CITY of LAS VEGAS

September 2, 1981

Albert B. Spino, Trustee, Et Al  
1001 S. 3rd Street  
Las Vegas NV 89101

RE: Z-54-81

Dear Applicant:

This is to advise that your request as referred to above will be considered by the City Planning Commission at their regular meeting on September 10, 1981.

This meeting will be held at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "H. P. Foster". The signature is fluid and cursive.

Harold P. Foster, Director

HPF:cm  
attachment

cc: Larry V. Haas  
George D. Kalb  
Steve C. Kalb  
John & Carol Erb

NOTICE OF PUBLIC HEARING

SEPTEMBER 10, 1981

Notice is hereby given that on September 10, 1981 at 7:30 P.M. in the Commission Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-54-81

ALBERT B. SPINO, TRUSTEE, ET AL, FOR  
RECLASSIFICATION OF PROPERTY GENERALLY  
LOCATED AT THE SOUTHEAST CORNER OF OWENS  
AVENUE AND SANDHILL ROAD.

FROM: R-E (RESIDENCE ESTATES) and  
R-2 (UNDER RESOLUTION OF INTENT)

TO: R-PD15 (RESIDENTIAL PLANNED  
DEVELOPMENT) AND  
C-1 (LIMITED COMMERCIAL)

PROPOSED USE: COMMERCIAL AND MEDIUM DENSITY  
RESIDENTIAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED  
AS THE WEST HALF (W $\frac{1}{2}$ ) OF THE WEST HALF (W $\frac{1}{2}$ )  
OF THE WEST HALF (W $\frac{1}{2}$ ) OF THE NORTHWEST  
QUARTER (NW $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ )  
AND THE NORTH 253 FEET OF THE EAST HALF (E $\frac{1}{2}$ )  
OF THE WEST HALF (W $\frac{1}{2}$ ) OF THE WEST HALF (W $\frac{1}{2}$ )  
OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE NORTHEAST  
QUARTER (NE $\frac{1}{4}$ ) OF SECTION 30, TOWNSHIP 20 SOUTH,  
RANGE 62 EAST, M.D.M. AND PARCEL 1 OF PARCEL MAP  
FILE 33, PAGE 99.

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

  
HAROLD P. FOSTER, DIRECTOR

HIF:cme

(The information contained above is considered to be accurate; however, there may be minor variations involved.)  
(SEE LOCATION MAP ON REVERSE SIDE.)

COUNTY

OWENS AVE

SANDHILL RD

RD

GATEWAY

RPD  
15

C-1

4028

555 57-59

502

407

47

40

34

32

SPIN

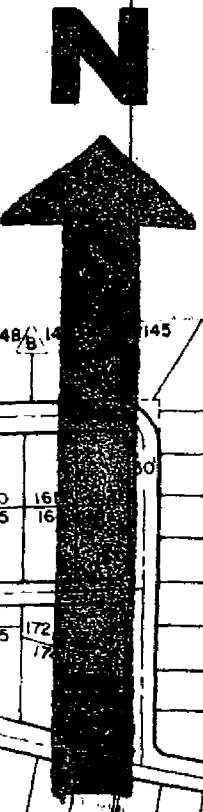
1428 1432

1420 1416 1412 1408 1404 1400

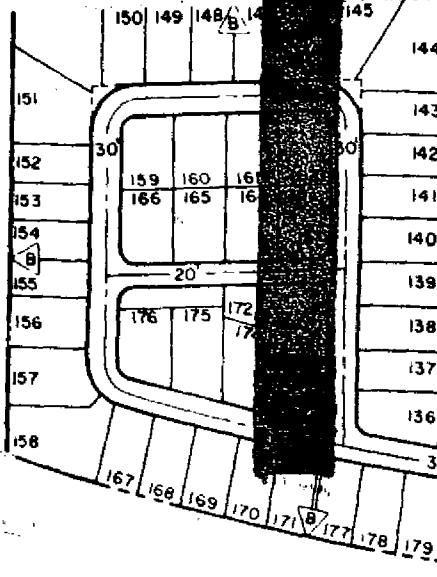
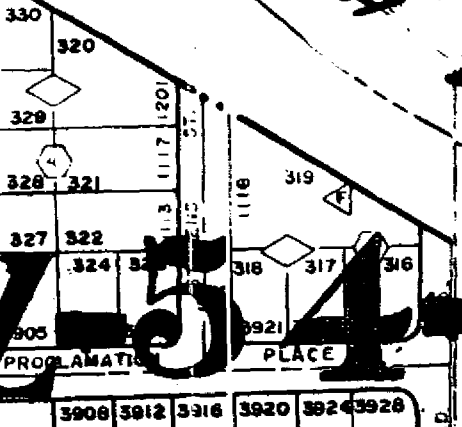
HENRY DR

ASRA'S VEGAS ST

DRAINAGE CHANNEL



754-81



## INTER-OFFICE MEMORANDUM

Date

August 14, 1981

TO:

Community Planning and Development

FROM:

Public Services

SUBJECT:

Albert B. Spino, Trustee, et al  
Z-54-81

COPIES TO:

Quality Control  
Right-of-Way  
Subdivisions & Permits  
Traffic Engineering

Your memorandum dated August 11, 1981 requested comments from this Department prior to September 2, 1981 concerning the request of Albert B. Spino, Trustee, et al for the reclassification of property generally located on the southeast corner of Owens Avenue and Sandhill Road from a R-E (Residence Estates) to a R-PD15 (Residential Planned Development) and a C-1 (Limited Commercial) land use designation.

At the time this request is acted upon, this Department requests that the following be made conditions of granting this request for the reclassification of property:

- 1) At the time of development, submit full engineering designs and plans including a drainage plan conforming to City of Las Vegas standards for full half-street off-site improvements on Owens Avenue and Sandhill Road.
- 2) At the time of development, construct full half-street off-site improvements conforming to City of Las Vegas standards and specifications on Owens Avenue and Sandhill Road.
- 3) At the time of development, obtain all permits and inspections required by the Department of Public Services.

Be advised that the above requests apply to this request for the reclassification of property only and are not to be construed as approval of a tentative subdivision map nor the proposed development depicted on the plot plan.



Donald L. Deacon, P.E.  
Chief, Quality Control

DLI:CDP:mjn

RECEIVED  
AUG 18 1981  
PLANNING AND  
DEVELOPMENT

DATE August 11, 1981

TO : COMMUNITY PLANNING & DEVELOPMENT  
FROM : FIRE PREVENTION DIVISION  
SUBJECT : Z-54-81 ALBERT B. SPINO, TRUSTEE, ET AL

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1. No objections
2. Fire hydrant(s) to be installed when water is available to area.
3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.
4. Fire hydrants to be installed in accordance with City Ordinance 2077.
5. Fire flow requirements to be determined when final construction plans are submitted.
6. Two (2) sets of as-builts to be provided this office.
7. Must meet requirements of Uniform Fire Code.
8. Must meet requirements of Uniform Building Code.
9. Building is to conform to the occupancy use requirements.
10. To be approved under permit from the Las Vegas Building Department.
11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

RECEIVED  
AUG 13 1981  
PLANNING AND  
DEVELOPMENT

  
FIRE PREVENTION OFFICER

## INTER-OFFICE MEMORANDUM

Date

August 11, 1981

<b>TO:</b> PUBLIC SERVICES, ADM. DIVISION FIRE SERVICES BUILDING & SAFETY DIVISION	<b>FROM:</b> <i>Harold P. Foster</i> HAROLD P. FOSTER, DIRECTOR COMMUNITY PLANNING & DEVELOPMENT
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<b>SUBJECT:</b>  Z-54-81 - ALBERT B. SPINO, TRUSTEE, ET AL	<b>COPIES TO:</b>
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This is concerning a request for reclassification on the following described property:

Generally located on the southeast corner of Owens Avenue and Sandhill Road

From: R-E (Residence Estates)

To: R-PD15 (Residential Planned Development) and  
 C-1 (Limited Commercial)

CITY PLANNING COMMISSION MEETING: September 10, 1981

Your remarks regarding this application prior to September 2, 1981 will be greatly appreciated.

Plot Plan Attached: Yes          
 No        

HPF:bjl

RECEIVED  
 AUG 13 1981  
 PLANNING AND  
 DEVELOPMENT

INTER-OFFICE MEMORANDUM

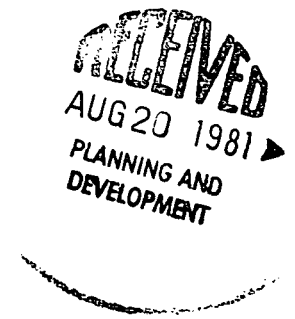
Date

8-20-81

<b>TO:</b> COMMUNITY PLANNING & DEVELOPMENT	<b>FROM:</b> DEPARTMENT OF BUILDING & SAFETY
<b>SUBJECT:</b> Z-54-81	<b>COPIES TO:</b>


In answer to your memorandum of 8-11-81, on the above zone reclassification at the corner of Owens and Sandhill, this Department has no objections provided all required permits and inspections are obtained.

KD:dh



INTER-OFFICE MEMORANDUM

August 11, 1981

<b>TO:</b> PUBLIC SERVICES, ADM. DIVISION FIRE SERVICES BUILDING & SAFETY DIVISION	<b>FROM:</b>  HAROLD P. FOSTER, DIRECTOR COMMUNITY PLANNING & DEVELOPMENT
<b>SUBJECT:</b>  Z-54-81 - ALBERT B. SPINO, TRUSTEE, ET AL	<b>COPIES TO:</b>

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

Generally located on the southeast corner of Owens Avenue and Sandhill Road

From: R-13 (Residence Estates)

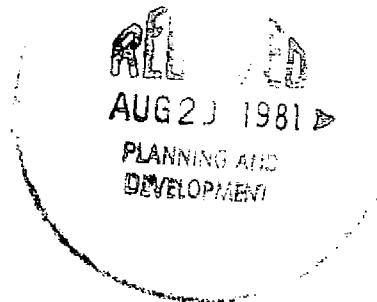
To: R-PD15 (Residential Planned Development) and  
C-1 (Limited Commercial)

CITY PLANNING COMMISSION MEETING: September 10, 1981

Your remarks regarding this application prior to September 2, 1981 will be greatly appreciated.

Plot Plan Attached: Yes X  
No \_\_\_\_\_

HPF:bjl







CITY PLANNING COMMISSION -- CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 25, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property herein-after described, hereby presents his application requesting that certain property be reclassified from the R-E Use District to a RFD-15 and C-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:

West Half of the West Half of the West Half of the Northwest Quarter of the Northeast Quarter, and the North 263 feet of the East Half of the West Half of the West Half of the Northwest Quarter of the Northeast Quarter, of Section 30, Township 20 South, Range 62 East, M.D.M., City of Las Vegas, Clark County, Nevada. PARCEL 1 as shown on the map recorded in File 33 of PARCEL MAPS at Page 99, Clark City, Records office. SEC of Owens Ave & Shadhill Rd.

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

STATE OF NEVADA) COUNTY OF CLARK)

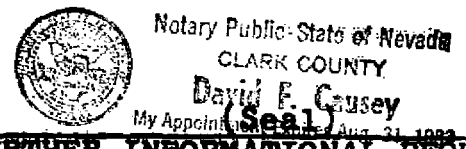
SB: Albert B. Spino, individually and as Trustee, Larry V. Haas, George D. Kalb, and Steve C. Kalb and John E. Crowl, Jr.

(I, We) 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)

Table with 4 columns: SIGNATURE OF OWNER(S) OF RECORD, MAILING ADDRESS, ZIP CODE, PHONE NO. Includes signatures of Larry V. Haas, Albert B. Spino, George D. Kalb, Steve C. Kalb, and John E. Crowl, Jr. with their respective addresses and phone numbers.

Subscribed and sworn to before me this 28th day of May July, 1981.

Notary Public in and for said County and State



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

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

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

Filing Fee \$ 200.00 Received by: [Signature] Receipt No.: C16641 Case No. 254-81 Date: 7 Aug 81

9/10/81 PC

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. Five (5) 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.
4. Copy of Deed submitted for verification of ownership.  
\*\*\*\*\*

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.

7893-12

ACCEPTED

2-1

County of Clark, Nevada Deed

THIS DEED IS HEREBY MADE BY EARL A. EVANS and MARJORIE A. EVANS, Trustees under the Evans Living Trust, WTA April 11, 1979

in consideration of \$ 10.00... the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to STEVE C. KALB, an undivided 30% interest; GEORGE D. KALB, an undivided 30% interest; ALBERT B. SPINO, JR., an undivided 20% interest; and LARRY V. HAAS, an undivided 20% interest

all that real property situate in the County of Clark State of Nevada, to-wit: and described as follows:

The West Half (W 1/2) of the West Half (W 1/2) of the West Half (1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 30, Township 20 South, Range 62 East, M.D.B. & M.

EXCEPTING THEREFROM the interest conveyed to the County of Clark and the City of Las Vegas by various deeds as more particularly set out in Exhibit "A" attached hereto and by reference made a part hereof.

- Subject to: 1. Taxes for the fiscal year 1980-81.
- 2. Rights of way, reservations, restrictions, conditions, and easements of record.

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

Witness my hand and seal this 11th day of March 1981

STATE OF NEVADA }  
COUNTY OF Clark } ss.

On March 11, 1981  
personally appeared before me, a Notary Public,  
Earl A. Evans and Marjorie A. Evans

who acknowledged that they executed the above instrument.

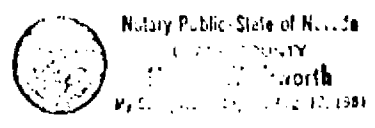
Signature: *[Signature]*  
(Notary Public)

(Notarial Seal)

*[Signature]*  
Earl A. Evans, Trustee

*[Signature]*  
Marjorie A. Evans, Trustee

ENCLOSURE NO. LV-195143 RECORDER'S INSTRUMENT NO. 89102  
WHEN RECORDED MAIL TO: George P. Kalb, et al.  
3250 Spring Mountain Road, Las Vegas, Nevada



EXCEPT "A"

EXCEPT the interest in and to the North 50 feet thereof as conveyed to the County of Clark for road purposes by deed dated March 28, 1949 as Document No. 179114, and the West 30 feet thereof as conveyed to the County of Clark for road purposes by deed dated January 19, 1954 as Document No. 3543, Clark County, Nevada Records.

EXCEPT THE INTEREST in the South 10 feet of the North 50 feet of said land as conveyed to the City of Las Vegas by deed recorded January 21, 1966 as Document No. 552627, Official Records.

EXCEPT the interest in the East 10 feet of the West 40 feet of said land as conveyed to the City of Las Vegas by deed recorded January 21, 1966 as Document No. 552628, Official Records.

EXCEPT the interest in the following described portion of said land as conveyed to the City of Las Vegas by deed recorded January 4, 1968, as Document No. 678606, Official Records:

A triangular parcel of land bounded on the North by the South line of the North 50.00 feet of the Northeast Quarter of said Section 30, on the West by the East line of the West 40.00 feet of said Northeast Quarter, and on the Southeast by the arc of a circle of radius 20.00 feet, concave Southeasterly and being tangent to the South line of said North 50.00 feet and to the East line of said West 40 feet.

CLARK COUNTY, NEVADA  
JOAN L. SWIFT, RECORDER  
RECORDED AT REQUEST OF

TITLE INSURANCE AND TRUST CO.  
MAR 17 12 25 PM '81

PER *[Signature]* DEPUTY RECORDER  
OFFICIAL RECORDS  
DEPARTMENT

1800

1328821

*[Handwritten initials]*