

Planning & Development Department
Scanning Cover Sheet

Case No Z-0038-74

APN 139-27-310-089

Location N of Wilson, E of "E" St

Applicant Nevada State Dept of Hwys

Subject

Reclassification of property legally described as the remaining portions of Lots 2, 3, 4, 5, 6, 7, 8, 9 and 10 in Block 11; Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21 and 22 in Block 12; Lots 7, 8, 9, 10, 11, 12, 13, 19, 20, 21, 22, 23 and 24 in Block 16; and Lots 1 and 2 in Block 27, all in the original Las Vegas Townsite.



PROPERTY OWNERS

PROTESTS

APPROVALS

1. Elmer Cotton
2. Mr. Davis, 713 "B"
3. Robert Ellison
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

L. L. Snyder

FILE NO. 2-38-74

NOTICE OF PUBLIC HEARING

September 12, 1974

August 28, 1974

Notice is hereby given that on September 12, 1974, at 7:30 P.M. in the Commission Chambers of the City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-38-74 NEVADA STATE DEPARTMENT OF HIGHWAYS FOR RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE REMAINING PORTIONS OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, AND 10 IN BLOCK 11; LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, AND 22 IN BLOCK 12; LOTS 7, 8, 9, 10, 11, 12, 13, 19, 20, 21, 22, 23, AND 24 IN BLOCK 16; AND LOTS 1 AND 2 IN BLOCK 27, ALL IN THE ORIGINAL LAS VEGAS TOWNSITE.

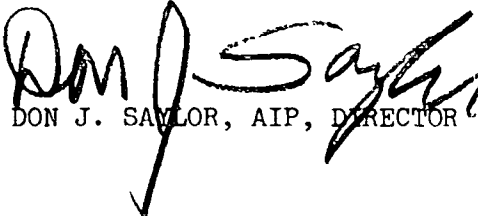
GENERALLY LOCATED EAST OF THE EAST RIGHT-OF-WAY
LINE OF INTERSTATE 15 BETWEEN WEST WILSON AVENUE
AND WEST WASHINGTON AVENUE.

FROM: R-4 (APARTMENT RESIDENCE)

TO: M (INDUSTRIAL)

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 Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:bjw

D R A F T

D R A F T

NOTICE OF PUBLIC HEARING

~~XXXXXX~~ September 12, 1974

August 28, 1974

Notice is hereby given that on September 12, 1974 at 7:30 P.M. in the Commission Chambers of the City Hall, 400 Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-33-74

NEVADA STATE DEPARTMENT OF HIGHWAYS FOR RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE REMAINING PORTIONS OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, AND 10 IN BLOCK 11; LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, AND 22 IN BLOCK 12; LOTS 7, 8, 9, 10, 11, 12, 13, 19, 20, 21, 22, 23, AND 24 IN BLOCK 16; AND LOTS 1 AND 2 IN BLOCK 27, ALL IN THE "ORIGINAL LAS VEGAS TOWNSITE"

GENERALLY LOCATED ~~AT VARIOUS LOCATIONS ALONG THE~~ EAST *of the east* RIGHT OF WAY LINE OF INTERSTATE 15 BETWEEN WEST WILSON AVENUE AND ^{WEST} WASHINGTON AVENUE.

FROM: R-4 (APARTMENT RESIDENCE)

TO: M (INDUSTRIAL)

~~PROPOSED USE~~

Wick *Orle*
[Signature]

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 Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

DJS:bjw

INTEROFFICE COMMUNICATION

Date August 21, 1974

TO: Engineering Department

FROM: Community Development

RE: File No. Z-38-74 Submitted by: NEVADA STATE DEPARTMENT OF HIGHWAYS

This is concerning a request for reclassification on the following described

property:

The remaining portions of:

Lots 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 11; Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, and 22 in Block 12; Lots 7, 8, 9, 10, 11, 12, 13, 19, 20, 21, 22, 23, and 24 in Block 16; and Lots 1 and 2 in Block 27, All in the Original Las Vegas Townsite and generally located east of the east right-of-way line of Interstate 15 between West Wilson Avenue and West Washington Avenue, from R-4 to M.

City Planning Commission Meeting: September 12, 1974

Your remarks regarding this application prior to September 3, 1974

will be greatly appreciated.

Right-of-Way Plan

~~PROPERTY~~ Attached:

Yes

No


DON J. SAYLOR, AIP, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT

DJS:bjw

cc Traffic Engineer (Copy of right-of-way plan on file in Dept. of Public Works)

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 hereinafter described, hereby presents his application requesting that certain property be reclassified from the R-4 Use District to a M 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 \$ N/A.

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

The remaining portions of Lots 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 11; Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, and 22 in Block 12; Lots 7, 8, 9, 10, 11, 12, 13, 19, 20, 21, 22, 23, and 24 in Block 16; and Lots 1 and 2 in Block 27 all in the "Original Las Vegas Townsite".

NOTE: Lots 9 and 10 in Block 12, and lots 7 and 24 in Block 16 are whole lots with no remaining portions within public right of way.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss: State of Nevada, Department of Highways acting through its' Agent, Fred G. Pinjuv, Supv. Right of Way Agent

COUNTY OF CLARK)

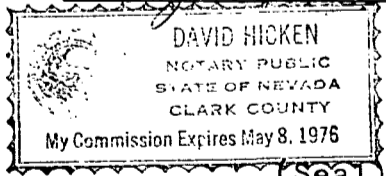
(I, we) being duly sworn, depose and say that (I am, we are) the owner(s) of record of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my, our) knowledge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

SIGNATURE OF OWNER(S) OF RECORD: MAILING ADDRESS: TELEPHONE NUMBER:

Fred G. Pinjuv P. O. Box 170, Las Vegas, Nevada 89101 385-0371

Subscribed and sworn to before me this 14th day of August, 1974.

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 \$ N/A Received by: [Signature] Receipt No.: N/A Case No. 2-38-74 Date: 8-15-74

I, Fred G. Pinjuv, am signing on behalf of the State of Nevada, Department of Highways, in technical capacity as Agent of the owner.

M-27-3 M-27-5 M-27-7

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. Three (3) copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION OF PROPERTY:

1. Three (3) copies.
2. Minimum size - 17 x 11 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.

ZONING APPLICATION REPORT

FILE NO.: _____

LEGAL DESCRIPTION: _____

OWNER AND ADDRESS: _____

See attached description

State Of Nevada, Department of

Highways, P. O. Box 170,

Las Vegas, Nevada 89101

DEVELOPER: None

GENERAL LOCATION: Area generally bounded

ARCHITECT: None

by I-15, Bonanza Road, "A" Street and

CONTRACTOR: None

Owens Avenue.

EXISTING ZONING: R-4

REQUESTED ZONING: M

EXISTING USE ON PROPERTY: Vacant land; surplus of Right of Way properties

PROPOSED USE: Industrial (No specific Use yet determined.)

PROPOSED DEVELOPMENT INFORMATION (WHERE APPLICABLE):

Building Height _____ No. of Stories _____

No. of Units _____ No. of Acres or Size of Lot _____

Density (Residential): _____ net or gross (circle one) acres.

No. of Off-Street Parking Spaces Required: _____ No. Provided: _____

Landscaping Provided: Yes _____ No _____ If Yes, Adequate _____ Inadequate _____

Required Setbacks Provided: _____

Required Dedication and/or Setback for Major Street Plan: _____

Flood Control Channel Setbacks: Yes _____ No _____

Other Requirements: _____

EXISTING GENERALIZED LAND USE IN SURROUNDING AREA: Residential & Industrial

Industrial on east side of "A" Street and Industrial on both sides of

Bonanza Road. I-15 is located to the west.

USE PROPOSED BY MASTER PLAN: Industrial

GENERAL COMMENTS: No Plans -

Recommend that the property be reclassified to "M" by Ordinance ~~adopted~~ without condition as the "M" Zone requires P.C. approval for aesthetics of Architecture site plan along the freeway

THE REMAINING PORTIONS OF

Lots 2, 3, 4, 5, 6, 7, 8, 9 and 10 in Block 11; Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21 and 22 in Block 12; Lots 7, 8, 9, 10, 11, 12, 13, 19, 20, 21, 22, 23 and 24 in Block 16; and Lots 1 and 2 in Block 27 all in the "Original Las Vegas Townsite".

NOTE: ~~Lots 9 and 10 in Block 12, and lots 7 and 24 in Block 16 are whole lots with no remaining portions being located within public right of way.~~

at various locations
Generally Located Along the East Right of Way
Line of I-15 Between West Wilson Ave
~~West Bonanza Road and~~
Washington Ave

From P-R to C-1 (Z-4-77)

Legally described as the South 194.07 Feet of the North 534.07 Feet of the East 319.08 Feet of the South Half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 3, Township 21 South, Range 61 East, MDB&M.

SUBJECT TO:

1. Parking layout to meet the requirements of the Traffic Engineer.
2. Conformance to the plot plan.
3. Conformance to code requirements and design standards of all City departments.

From R-4 to "M" (Z-38-74)

Legally described as Lots 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 11; Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, and 22 in Block 12; Lots 7, 8, 9, 10, 11, 12, 13, 19, 20, 21, 22, 23, and 24 in Block 16 of Original Las Vegas Townsite.

SUBJECT TO:

1. Submittal of a plot plan and proposed use for approval by the Planning Commission and City Commission.
2. Conformance to code requirements and design standards of all City departments.
3. Provide all necessary off-site improvements.

From R-3 to R-PD 14 (Z-17-75)

Legally described as Charleston Heights Tract 39A Unit 1.

From R-1 to C-D (Z-34-75)

Legally described as Lot 25, Block 8, Huntridge Subdivision Tract #3.

From C-C to C-1 (Z-16-77)

Legally described as portions of the Southeast Quarter (SE $\frac{1}{4}$) of Section 6, Township 21 South, Range 61 East, MDB&M, described as follows: PARCEL 1 - Commencing at the Southeast corner of Las Verdes Heights unit #5; Thence North 89°31'42" West 930 Feet; Thence South 00°19'38" West 167.90 Feet to the True Point of Beginning; Thence South 89°40'22" East 160 Feet; Thence South 00°19'38" West 243.25 Feet; Thence North 89°40'22" West 160 Feet; Thence North 00°19'38" East 243.25 Feet to the True Point of Beginning. PARCEL 2 - Commencing at the Southeast corner of Las Verdes Heights Unit #5; Thence North 89°31'42" West 930 Feet; Thence South 00°19'38" West 441.15 Feet to the True Point of Beginning; Thence South 89°40'22" East 160 Feet; Thence South 00°19'38" West 84.25 Feet; Thence North 89°31'42" West 160 Feet; Thence North 00°19'38" East 83.85 Feet to the True Point of Beginning.

INTER-OFFICE MEMORANDUM

MARCH 7, 1977

DEPT OF COMMUNITY PLANNING & DEVELOPMENT, DON J. SAYLOR, AIP, DIRECTOR

TO:

CITY ATTORNEY

FROM:

RICHARD L. WILLIAMS
PLANNING ANALYST

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION
CC APPROVED: MARCH 2, 1977

COPIES TO:

	Z-38-74	CHRONO
CITY MANAGER	REQ. FOR ORD.	J. HERBERT
ASSESSOR	DON BROWN <i>db</i>	I. GARDNER

Please prepare an Ordinance to rezone the following property:

Z-38-74 From R-4 to "M"

Legally described as Lots 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 11; Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, and 22 in Block 12; Lots 7, 8, 9, 10, 11, 12, 13, 19, 20, 21, 22, 23, and 24 in Block 16 of Original Las Vegas Townsite.

SUBJECT TO:

1. Submittal of a plot plan and proposed use for approval by the Planning Commission and City Commission.
2. Conformance to code requirements and design standards of all City departments.
3. Provide all necessary off-site improvements.

RLW:rw

Z-5-77
(Continued)

of it. This area to the west and north is undeveloped at the present time. They do have a subdivision pattern on it, however, and this lot would back up to the homes in here. Furthermore, the commercial will be built before the homes.

Mayor Briare: There were no protests?

Mr. Saylor: No.

Commissioner Lurie: I move for approval.

Mayor Briare: Any comments on the motion? Cast your votes. The motion is approved.

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

See Page 38 & 39 of these Minutes - Annotated
Agenda for conditions.

Z-38-74
Approved

REINSTATEMENT - STATE OF NEVADA, DEPARTMENT OF HIGHWAYS

Mr. Saylor: This is the zoning involved on the freeway remnants between the freeway and the railroad tracks. The resolution of intent ran out. They are asking for a reinstatement and are also asking that we go to ordinance on these pieces. It is in accord with the General Plan. Planning Commission recommends approval.

Commissioner Lurie: Move for approval.

Mayor Briare: Any comments on the motion? Cast your votes. The motion is approved.

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

See Page 39 of these Minutes - Annotated
Agenda for conditions.

CV-1-74
Approved

REVIEW - ECHOES OF FAITH MINISTRIES

Mr. Saylor: This is the church counseling service located in the old Sheriff's Posse Building. They are asking permission for a temporary use of a trailer on the property as a classroom. Planning Commission recommends approval on the basis that it comes back to you for their annual review on the overall use.

Mayor Briare: How long is temporary?

Mr. Saylor: There is two restrictions here. Until they building a permanent building, but you also have an annual review in October.

Commissioner Leavitt: Move for approval.

Mayor Briare: Any comments? Cast your votes. The motion is approved.

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

See Page 39 & 40 of these Minutes - Annotated
Agenda for conditions.

1. Approval to be on a temporary basis and the trailer to be removed when permanent facilities are constructed on the property.
2. Approval of the temporary trailer to be reviewed in conjunction with the annual status review to be conducted by the City Commission on October 19, 1977.

Voting was as follows:

"AYES" - Mr. Busch, Mrs. Coleman, Mr. Jenkins, Mr. Miller,
Mr. Tiberti and Dr. Parker.
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on March 2, 1977, at 9:00 A.M.

Reinstatement requested by the STATE OF NEVADA, DEPARTMENT OF HIGHWAYS for several parcels of land generally located east of the east right-of-way line of Interstate 15 between West Wilson Avenue and West Washington Avenue to "M" zoning, to be effected by Ordinance.

MR. NULL gave the staff report indicating staff felt this was a reasonable request and probably should be effected by Ordinance. If approved it would be necessary when there is a proposed use on the property to have approval of the plot plan by the Planning Commission and City Commission and that all of the necessary off-site improvements be provided.

MR. JENKINS made a Motion for APPROVAL of Z-38-74, subject to the following conditions:

1. The reinstatement to "M" zoning to be effected by Ordinance.
2. Submittal of a plot plan and proposed use for approval by the Planning Commission and City Commission.
3. Conformance to code requirements and design standards of all City departments.
4. Provide all necessary off-site improvements.

Voting was as follows:

"AYES" - Mr. Jenkins, Mrs. Coleman, Mr. Tiberti, Mr. Miller,
Mr. Busch and Dr. Parker.
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on March 2, 1977, at 9:00 A.M.

6. Z-38-74
REINSTATEMENT
APPROVED

Request for a plot plan review by GARY VAUSE to allow a child care facility at the southwest corner of West Charleston Boulevard and Rancho, C-D zone.

MR. NULL gave the staff report indicating this property was previously before the Planning Commission for reinstatement of the C-D zoning which was approved and also approved by the City Commission; however, at that time there was no proposed use for the property. He stated if approved, the applicant would still have to obtain a Variance for the outside activity which

7. Z-30-75
PLOT PLAN REVIEW
DENIED



March 7, 1977

Mr. Fred G. Pinjuv
Department of Highways
1200 North Main Street
Las Vegas, Nevada

Re: E-36-74
REINSTATEMENT

At the regular meeting of the Board of City Commissioners, March 2, 1977, your request on behalf of the Department of Highways for a reinstatement, to be effected by Ordinance, of several parcels of land generally located east of the east right-of-way line of Interstate 15 between West Wilson Avenue and West Washington Avenue to "R1" zoning was APPROVED as recommended by the Planning Commission, subject to the following conditions:

1. The reinstatement to "R1" zoning to be effected by Ordinance.
2. Submittal of a plot plan and proposed use for approval by the Planning Commission and City Commission.
3. Conformance to code requirements and design standards of all City Departments.
4. Provide all necessary off-site improvements.

EDWYNA M. COLE, CMC
CITY CLERK

By
Betty Jo Winter, CPS
Assistant City Clerk

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

ITEM

Commission Action

Department Action

I-(i) DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT
 CONTINUED

Z-5-77 continued . . .

See Page 19

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. The same wall proposed for the shopping center be extended along the west and north line of the parking area.
5. Conformance to the plot plan to reflect the above conditions.
6. Conformance to code requirements and design standards of all City departments.

PROTESTS: 0

F. REINSTATEMENT - Z-38-74 - STATE OF NEVADA,
 DEPARTMENT OF HIGHWAYS

Request for reinstatement of several parcels of land generally located east of the east right-of-way line of Interstate 15 between West Wilson Avenue and West Washington Avenue to "M" zoning.
 Original Approval: 10-2-74
 No extensions

Planning Commission unanimously recommends APPROVAL subject to the following conditions:

1. The reinstatement to "M" zoning to be effected by Ordinance.
2. Submittal of a plot plan and proposed use for approval by the Planning Commission and City Commission.
3. Conformance to code requirements and design standards of all City departments.
4. Provide all necessary off-site improvements.

Approved as
 Recommended by
 Planning
 Commission
 Lurie - Unanimous

Clerk to Notify
 Director
 Authorized
 to Proceed

G. REVIEW - CV-1-74 - ECHOES OF FAITH MINISTRIES

Review to allow the use of a trailer for classrooms on property located at 1401 E. Washington, C-V zone.

Planning Commission unanimously recommends APPROVAL subject to the following conditions:

1. Approval to be on a temporary basis and the trailer to be removed when permanent facilities are constructed on the property.

Approved as
 Recommended by
 Planning
 Commission
 Leavitt - Unanimous

Clerk to Notify
 Director
 Authorized to
 Proceed

continued

F. REINSTATEMENT - Z-38-74 - STATE OF NEVADA, DEPARTMENT OF HIGHWAYS

Request by the State Highway for reinstatement of Z-38-74 which was a zoning action approving industrial on several parcels owned by the State between the freeway and the railroad tracks.

The Planning Commission recommends approval of the reinstatement and also recommends that the zoning be effected by Ordinance with the condition that any proposed use of the property would be subject to approval by the City.

G. REVIEW - CV-1-74 - ECHOES OF FAITH MINISTRIES

This is the church program located at 1401 East Washington on the old Sheriff's Jeep Possee property. They have requested approval to utilize a trailer on a temporary basis for classroom purposes.

You will remember this is the church that provides the drug and alcohol counseling service which you have allowed on a year-by-year review basis. The Planning Commission recommends approval of the trailer subject to it being removed when permanent facilities are constructed and that it also be reviewed in connection with your annual status review in October of this year.

H. PLOT PLAN REVIEW - Z-30-75 - FIRST FEDERAL SAVINGS OF NEVADA FOR GARY VAUSE

This is a plot plan review concerning the C-D zoning at the southwest corner of Charleston and Rancho for a proposed nursery facility. The Planning Commission recommends denial. There were 15 protests from property owners in the area. You will remember that if you do approve the plot plan to allow the nursery, they will then have to seek permission to have the outside activity by means of a variance.

I. TENTATIVE MAP - STEWART PLACE UNITS 3, 4 and 5

Property generally located on the south side of Stewart Avenue, between Lamb Boulevard and Marion Street, R-1 zone.

Owner: First Western Savings	Subdivider: Dasco, Inc.
No. of Acres: 45.7	No. of Lots: 207

This is a portion of the property owned by First Western which I described to you under Item "B" (Z-2-77). The Planning Commission recommends approval subject to the several conditions listed on the agenda.

J. TENTATIVE MAP - WOODLAND HILLS

Property generally located east of the Municipal Golf Course, between Vegas Drive and Washington Avenue, R-1 zone.

Owner: Harold & Mary Shydler	Subdivider: Crestmont Corporation
No. of Acres: 39.2+	No. of Lots: 140

This is the property located east of the golf course between Vegas Drive and Washington. The Planning Commission recommends approval subject to the conditions set forth on the agenda.

February 23, 1977

Mr. Fred S. Prajiv
Department of Highways
1200 N. Main Street
Las Vegas, Nevada

Re: Z-38-74 ✓

Dear Applicant:

Your request on behalf of the Department of Highways for a reinstatement, to be effected by Ordinance, of several parcels of land generally located east of the east right-of-way line of Interstate 15 between West Wilson Avenue and West Washington Avenue to "M" zoning was considered by the City Planning Commission on February 22, 1977.

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

1. The reinstatement to "M" zoning to be effected by Ordinance.
2. Submittal of a plot plan and proposed use for approval by the Planning Commission and City Commission.
3. Conformance to code requirements and design standards of all City departments.
4. Provide all necessary off-site improvements.

This item will be heard by the Board of City Commissioners on March 2, 1977, at 9:00 A.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission has requested you or your representative be present at this meeting.

Sincerely yours,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

cc: City Clerk



ADDRESS ALL COMMUNICATIONS TO
GRANT BASTIAN
STATE HIGHWAY ENGINEER

STATE OF NEVADA
DEPARTMENT OF HIGHWAYS
CARSON CITY, NEVADA 89701

DIRECTORS
MIKE O'CALLAGHAN, GOVERNOR, CHAIRMAN
ROBERT LIST, ATTORNEY GENERAL
WILSON MCGOWAN, STATE CONTROLLER

P. O. Box 170 - Las Vegas, Nevada

IN REPLY REFER TO SUBJECT

February 17, 1977

E.A. 70091
West side surplus parcels
Application Z-38-74

City of Las Vegas
400 E. Stewart
Las Vegas, Nevada 89101

Attn: Don Saylor, AIP, Director
Department of Community Development

Gentlemen:

The Nevada Highway Department was recently notified by your Division that our "Zoning of Intent" #Z-38-74 had recently expired. We were informed to contact your office to have this application, which covers several pieces of surplus land the Nevada Highway Department owns, "Reinstated" and asked to "go to ordinance".

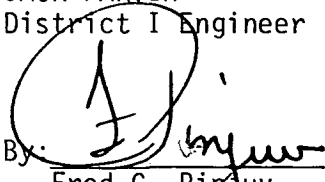
With this letter the Nevada Highway Department is requesting that the parcels included on the enclosed map, which are colored in yellow and which were originally covered under Z-38-74, be reinstated as we are in the process at this time of disposing of these to the public. These parcels are known as the remaining portions of Lots 2, 3, 4, 5, 6, 7, 8, 9 and 10 in Block 11; remaining portions of Lots 19, 20, 21, 22 in Block 12; remaining portions of Lots 7, 8, 9, 10, 11, 12, 13, 19, 20, 21, 22, 23 and 24 in Block 16 and Lots 7, 8, 9, 10, 11 and 12 in Block 7, all in the "Original Las Vegas Townsite."

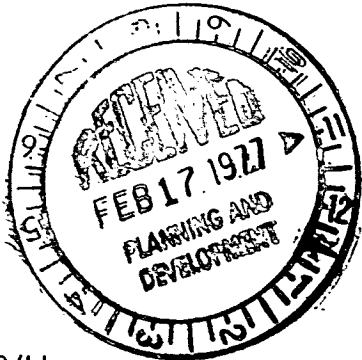
Would you please notify the Nevada Highway Department of the City's final determination of our request.

If you have any questions regarding this matter, please contact this office.

Very truly yours,

JACK PARVIN
District I Engineer

By: 
Fred G. Pinjuv
Supv. Right of Way Agent



JP/FGP/bb
Enclosure

cc: Jackie McDonald, City of Las Vegas
Carson City R/W

ZONE CHANGE Z-38-74 - NEVADA STATE DEPARTMENT OF
HIGHWAYS

Mr. Saylor: Again, this is an application by the Nevada State Department of Highways. It concerns the same general area and involves what we call right-of-way "remainders". You can see them on the screen but perhaps a little better here (wall map) - these small pieces, which are vacant, and which I believe they wish to dispose of. At the present time there is no specified or particular use for them. The zoning is, however, in accord with the recommendation of the General Plan.

The Planning Commission, however, recommended denial primarily on the basis they felt that even though the Industrial Zoning might be the appropriate zoning, that it should wait until there was a specific development.

There were three (3) protests. The one in particular that I remember is this one right here (wall map) wherein the Highway Department owns a portion of two lots and then there's a residential property owner here, an owner/occupant type of thing, and he expressed concern about the fact that he wanted to continue to live there, at least for a while, and if this was zoned Industrial, some objectionable or noxious use might result which would incur damages to him. And I think that's part of the reasoning behind the Planning Commission's recommendation.

They recommend denial but they are not saying that the Industrial Zoning is not appropriate, but that they should wait until they have a specific use for a specific parcel.

Commissioner Franklin: I don't think we should rezone so that the State can use, on our rezoning value, or sell the property without a specific use. I think that's what my objection would be.

Mayor Gragson: Is there anyone present who wants to be heard? Does someone from the State Highway Department want to be heard?

Engineer from State Highway Dept.: This one is the one you just approved (wall map) - we wanted this little piece here - this one is already zoned - but I feel by zoning it the State can get rid of it better and put it back on the tax rolls. It's a good way to start Industrial development in the area - you don't have too much in through here - if you get it started the State can probably dispose of it faster.

Commissioner Franklin: We gave you the rezoning on the other application because you gave a specific use you wanted to put it to. Now if we rezone it to Industrial and you sell it to somebody else and it's already rezoned, they can come in without any control by us and maybe put in an inappropriate industrial use because it has already been zoned -

State Highway Engineer: I know, but do you want to get homes built in an industrial area? Or get it started for industrial development? Doesn't your Master Plan call for industrial?

Mr. Saylor: That's right. What the Commissioner is saying is that when you have a specific use for these, they will entertain an application.

Commissioner Franklin: We want to retain some kind of control of the use as well as the zoning, if possible.

Z-38-74
(continued)

Commissioner Franklin: I grant you that you might be able to get a little more money for it if you could sell it as Industrial and I think this whole Board would go on record indicating that the highest and best use would be for industrial purposes.

Mayor Gragson: That piece adjoining Washington and the lower one (wall map) - those two - that one is protected both ways by the street there - right?

Mr. Saylor: Well, yes and no, Mayor. For example, on this one (wall map) these are residential uses . . . the same way here -

State Highway Engineer: The whole area is full of residential -

Mr. Saylor: This is not Freeway here - this is a surface street -

Mayor Gragson: But it is divided - what I'm asking is - do we want those two at the end zoned Industrial? We have been hoping, over the years, to get this whole area Industrial - all the houses moved out and bring Industrial in there for the total area.

State Highway Engineer: This would be a good start.

Dave Askey: I am also with the State Highway Department. There is one piece on which we would like to ask for rezoning also - right adjacent to the Recycling Plant, which they are using at the present time. It has not had a rezoning and since they are using it with the Recycling Plant - that one particular parcel - we would like to get a zone change on.

Mayor Gragson: Is it on this application?

Mr. Askey: Yes - it's this little piece here (wall map) - the street that was here was vacated by Resolution to the State when we constructed Interstate 15 - we built the Recycling Plant actually utilizing it except when we put in for the zone change for the Recycling Plant it didn't include this small piece over here (wall map). In a separate consideration from the other we would, at least, like to get the rezoning for that one small parcel.

Commissioner Franklin: As it is being used in violation of the zoning right now, I will so move that we approve that one parcel and deny the others.

Commissioner Christensen: Mr. Saylor, it shows here that there were three (3) protests. You've told us of the one - what were the other two?

Mr. Saylor: The specific one that I remember, Commissioner, is the guy living there but I can't answer as to just where the other two property owners live that protested.

Commissioner Franklin: The Commission recognizes that the best and highest use of this land is for industrial purposes and I'm sure this Board will consider any application for a specific industrial use. "Industrial" contains such a can of worms - to give a blanket zoning for Industrial would be really something -

Mr. Askey: One other thing I had to offer on these other parcels

Motion

Z-38-74
(continued)

under Federal participation on these projects we have a certain amount of time in which to dispose of excess properties, and when the State does dispose of them we have to sell them at their current zoning, and if we did that someone might come in and put in apartments or something like this which would go right back to the R-3 and R-4 zoning and then that might slow down the transition period of taking this area to an Industrial Zone.

Commissioner Franklin: I don't think you need to be concerned about somebody coming in and building apartments in there -

Mr. Askey: That's true - the trend and the demand today shows that most of this is going to Light Industrial - all of the old houses that are there are deteriorating - several of them have burned - and since the State does own the property at the present time, if we could get it rezoned and sell it off at industrial it would be a good time to start the transition toward an Industrial Area.

Commissioner Franklin: With us having lost complete control over the industrial use - the same thing I keep coming back with.

Mr. Askey: Well, whenever someone came in with a proposal, doesn't it have to be submitted to the Planning Commission -

Commissioner Franklin: If it's already rezoned they don't have to come in - they just come in for a Building Permit.

Commissioner Christensen: Couldn't we zone this Industrial with the stipulation that each use has to be approved by this Board?

Commissioner Franklin: If we just flat zone it, can we condition it?

Mr. Saylor: Put it under a Resolution of Intent and in that way you would be able to monitor and exclude any uses you might consider obnoxious.

Commissioner Franklin: But they have not come in on a Resolution of Intent - they have come in for a rezoning -

Mr. Saylor: Well, all rezoning actions initiate as an application for rezoning - the Resolution is a part of that action.

Mr. Askey: Would this make it so the State could sell it as Industrial property?

Commissioner Christensen: Yes, with the stipulation that the use would have to be approved by this Board.

Commissioner Franklin: And a Resolution of Intent has a time limit.

Mr. Askey: We would also put that into the condition of sale so that all parties who would be interested in buying the property would be aware of that stipulation -

Commissioner Franklin: If this were zoned Industrial, do you think you could dispose of it within one (1) year? Two years?

Mr. Askey: Two years, maybe - I believe we could dispose of it in two years.

Commissioner Franklin: I will withdraw my motion.

Z-38-74 Motion
(continued)

Commissioner Christensen: I move to give a Resolution of Intent for Industrial so that they will have to get approval of all uses, for one (1) year and then, if need be, at the end of the year we can extend that.

Mr. Saylor: With the exception, as I understand it, this little piece (wall map) you want to rezone that outright?

Commissioner Christensen: Right, because they already have a use for that.

Mayor Gragson: Why don't you make that Resolution of Intent for two (2) years?

Mr. Saylor: There is really no problem if you make it for two years.

Amended
Motion

Commissioner Christensen: If there's no objection to that, it's fine with me because I realize they've got a problem - it is on the General Plan and what we're after is a way of monitoring what type of industrial goes in there, which I think is a good point. So I'll amend that motion and make it two (2) years.

Motion carried by the following vote: Commissioners Christensen, Lurie, Franklin, Morelli and Mayor Gragson voting aye; noes, none.

Subject to the following conditions:

1. Resolution of Intent to be restricted to a two (2) year time limit.
2. Review and approval of use by Board of City Commissioners.
3. Conformance to Code requirements and Design Standards of City departments.
4. Concrete sidewalk shall be installed along adjacent street frontages at the time the property develops and the new owners sign an Assessment District Agreement for street lighting and alley paving.

Z-41-74
Approved

ZONE CHANGE Z-41-74 - DOROTHY M. SIMPSON

Mr. Saylor: Next for your consideration is the application of Dorothy Simpson for a change in zoning from R-2 to R-3 and P-R for property located at the northwest corner of Pinto and Desert Lane.

If you will look at the screen it shows you the location of the property, Desert Lane being the north/south street on the east and Pinto the street on the south. Immediately to the east, on the east side of Desert Lane there is apartment house development all along in there, and apartment house zoning extending all the way south. Immediately to the south, on the west side of Desert Lane, is the convalescent home, being a use permitted in a residential area. Further south of that is a Resolution of Intent for R-3 Zoning. The County Health facility is to the east of the convalescent home and immediately north of that, about in

INTER-OFFICE MEMORANDUM

February 7, 1975

TO:

HAROLD FOSTER, DEPUTY DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT

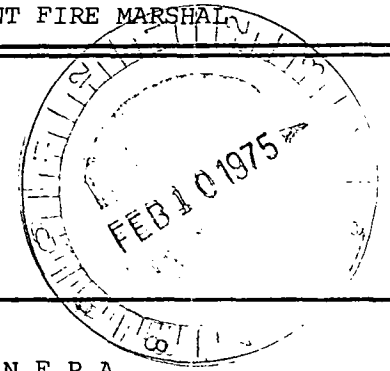
FROM:

George Judd
GEORGE JUDD
ASSISTANT FIRE MARSHAL

SUBJECT:

CASUAL LABOR OFFICE BUILDING
WASHINGTON AND "A" STREET

COPIES TO:



1. Provide portable fire extinguishers in accordance with N.F.P.A. Pamphlet #10.
2. Provide noncombustible trash enclosure in accordance with Ordinance 1666.

GJ/vh

RESOLUTION OF INTENT TO RECLASSIFY REAL PROPERTY

WHEREAS, Ordinance No. 1014 provides for an intention of rezoning in the public interest; and

WHEREAS, the Board of City Commissioners 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 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 Board of Commissioners of the City of Las Vegas, Nevada, at a regular meeting thereof held on the 2nd day of October, 1974, that the following parcel of real property shall be rezoned as follows at the time of the completion of said purpose of rezoning and the conditions attached thereto:

FROM R-4 to M (Z-38-74)

Legally described as Lots 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 11; Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, and 22 in Block 12; Lots 7, 8, 9, 10, 11, 12, 13, 19, 20, 21, 22, 23, and 24 in Block 16 of Original Las Vegas Townsite.

SUBJECT TO:

1. Resolution of Intent be restricted to a two (2) year time limit.
2. Review and approval of use by City Commission.
3. Conformance to code requirements and design standards of City departments.
4. Concrete sidewalk be installed along adjacent street frontages at the time the property develops and the new owners sign an Assessment District Agreement for street lighting and alley paving.

PASSED, ADOPTED AND APPROVED this 2nd day of October, 1974.


ORAN K. GRAGSON, MAYOR

ATTEST:


Edwina M. Cole, City Clerk

INTER-OFFICE MEMORANDUM

October 15, 1974

TO:

CITY ATTORNEY

FROM:

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

HAROLD P. FOSTER, DEPUTY DIRECTOR

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION

COPIES TO (Z-38-74), Z-42-74
City Manager
Assessor
Req. for Ord. Prep.
Chrono
Rick Williams

Would you please prepare an ordinance to rezone the following properties:

(Z-38-74) From R-4 to M

Legally described as Lots 1 and 2 in Block 27, Original Las Vegas Townsite.

Subject to:

1. Conformance to code requirements and design standards of City departments.
2. Concrete sidewalk be installed along adjacent street frontages at the time the property develops and the new owners sign an Assessment District Agreement for street lighting and alley paving.

Z-42-74 From R-E to R-3
From C-2 to R-3

Legally described as that portion of the Northeast Quarter ($NE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section 19, Township 20 South, Range 61 East, MDB&M, described as follows: Commencing at the Northwest corner of the Northeast Quarter ($NE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of said Section 19; thence $S.89^{\circ}49'36''$ East, 30.01 feet; thence $S.01^{\circ}34'13''$ West 2.00 feet to the True Point of Beginning; thence continuing $S.01^{\circ}34'13''$ West 161.45 feet; thence $S.89^{\circ}52'20''$ East 137.55 feet; thence $N.01^{\circ}33'23''$ East 161.34 feet; thence $N.89^{\circ}49'36''$ West 137.50 feet to the True Point of Beginning.

- continued -

Z-42-74 continued

Subject to:

1. Conformance to the plot plan as amended to reflect a 10' rear yard setback as approved under the Administrative Variance AV-16-74.
2. Conformance to code requirements and design standards of City departments.
3. An assessment district agreement be signed for street improvements along Willow Trail as required by Department of Public Works.

HPF:ld

INTER-OFFICE MEMORANDUM

October 8, 1974

TO: CITY ATTORNEY	FROM: DEPARTMENT OF COMMUNITY DEVELOPMENT DON J. SAYLOR, AIP, DIRECTOR HAROLD P. FOSTER, DEPUTY DIRECTOR
SUBJECT: REQUEST FOR RESOLUTION OF INTENT PREPARATION	COPIES TO: Z-35-74, Z-36-74, Z-37-74, Z-38-74, Z-41-74 CITY MANAGER ASSESSOR REQ. FOR R.O.I. PREP. RICK WILLIAMS CHRONO

Would you please prepare a Resolution of Intent to rezone the following properties:

Z-35-74 From R-2 to C-1

Legally described as Lot 16, Block 4, Francisco Park.

Subject to:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan.
3. Use be limited to offices and dental laboratory only.
4. Conformance to code requirements and design standards of City departments.
5. Landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.

Z-36-74 From R-4 to C-1

Legally described as that portion of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 21, Township 20 South, Range 61 East, MDBM, described as follows: Commencing at the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 21; thence N. 89°08'30" West, 40.00 feet the True Point of Beginning; thence

N. $0^{\circ}01'45''$ East 190.02 feet; thence N. $89^{\circ}08'30''$ West, 210.03 feet; thence S. $0^{\circ}01'45''$ West 190.02 feet, thence S. $89^{\circ}08'30''$ East, 210.03 feet to the True Point of Beginning.

Subject to:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan.
3. A 6' block wall be constructed along the north property line.
4. Installation of curb and gutter, sidewalk, street lighting and street paving to meet existing paving adjacent to the property along Owens Avenue as required by the Department of Public Works.
5. Conformance to code requirements and design standards of City departments.
6. Landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.

Z-37-74 From R-3 to M

Legally described as Lots 1, 2, 3, 4, 5, 6, 7, 22, 23, 24, 25, 26, 27, and 28 in Block B; Lots 1, 2, and 14 in Block 29, all in "Valley View Addition."

Subject to:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan.
3. Conformance to code requirements and design standards of City departments.

4. Installation of a 5' wide concrete sidewalk along "A" and Washington and signing an Assessment District Agreement for future street lighting along both "A" and Washington as required by the Department of Public Works.
5. Landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.

Z-38-74 From R-4 to M

Legally described as Lots 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 11; Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, and 22 in Block 12; Lots 7, 8, 9, 10, 11, 12, 13, 19, 20, 21, 22, 23, and 24 in Block 16 of Original Las Vegas Townsite.

Subject to:

1. Resolution of Intent be restricted to a two (2) year time limit.
2. Review and approval of use by City Commission.
3. Conformance to code requirements and design standards of City departments.
4. Concrete sidewalk be installed along adjacent street frontages at the time the property develops and the new owners sign an Assessment District Agreement for street lighting and alley paving.

Z-41-74 From R-2 to P-R

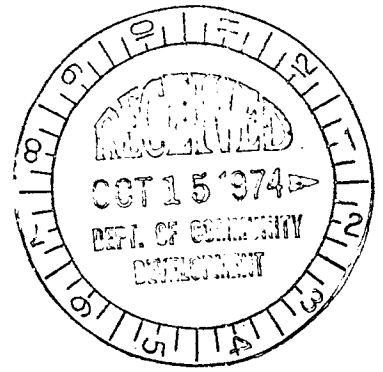
Parcel I: Legally described as The South 180' of the West 150' of the East 180' of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 20 South, Range 61 East, MDB&M.

From R-2 to R-3

Parcel II: The North 150' of the West 150' of the East 180' of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 20 South, Range 61 East, MDB&M.

Subject to:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan.
3. Dedication of a 10' corner radius at Pinto and Desert Lane; installation of a 5' wide concrete sidewalk along Pinto and Desert Lane; and installation of street lighting along Pinto and Desert Lane as required by the Department of Public Works, when surrounding area is provided with offsite improvements, or to be a part of an Assessment District whichever occurs sooner.
4. The P-R use be restricted to an architect's office only.
5. Conformance to code requirements and design standards of City departments.
6. Landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.



October 10, 1974

Mr. Fred G. Pinjuv
Supv. Right-of-Way Agent
State of Nevada
Department of Highways
P.O.Box 170
Las Vegas, Nevada 89101

Re: Z-38-74 Zone Change

At a regular meeting of the Board of City Commissioners held October 2, 1974, your application for property generally located east of the east right-of-way line of Interstate 15 between West Wilson Avenue and West Washington Avenue, from R-4 to M was APPROVED with the triangler parcel as part of the recycling plant to be ordinated at this time and the remaining parcels to be approved subject to the following conditions:

1. Resolution of Intent be restricted to a two (2) year time limit.
2. Review and approval of use by City Commission.
3. Conformance to code requirements and design standards of City departments.
4. Concrete sidewalk be installed along adjacent street frontages at the time the property develops and the new owners sign an Assessment District Agreement for street lighting and alley paving.

EDWINA M. COLE, CMC
CITY CLERK

EMC: ~~Mpk~~
cc: Department of Community Development, Department of Public Works,
Department of Building & Safety, Fire Department

October 3, 1974

EDWIN H. COLE
CITY CLERK

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

CONDITIONS OF APPROVAL - Z-38-74
STATE HIGHWAY DEPARTMENT

1. Resolution of Intent be restricted to a two (2) year time limit.
2. Review and approval of use by City Commission.
3. Conformance to code requirements and design standards of City Departments.
4. Concrete sidewalk be installed along adjacent street frontages at the time the property develops and the new owners sign an Assessment District Agreement for street lighting and alley paving.

INS:bjw

tracks and the freeway is zoned industrial. The proposed use of the property is essentially offices for the Employment Security Department for a casual labor facility. The immediate construction would involve an office building on the north portion of the property with landscaping and off-street parking off "A" Street. The south portion of the property would be developed at a later date. The Planning Commission recommended approval of the application as being in conformance with the recommendation of the Master Plan for industrial zoning in this area. There were no protests.

5. Z-38-74 - Application of Nevada State Department of Highways for reclassification of property generally located east of the east right-of-way line of Interstate 15 between West Wilson Avenue and West Washington Avenue, from R-4 to M.

This involves property remaining after the construction of the freeway. The parcels of land are located on the east side of the freeway in an area where the General Plan recommends industrial use. The State is now in the process of disposing of these excess parcels of land which were purchased on the basis of the future industrial zoning and, now, each time a property is sold, it requires the State to file a rezoning application to industrial because the purchaser wants to make sure he will have industrial zoning prior to buying it. Rather than the State submitting a zoning request on each parcel of land, they are requesting this be accomplished under one application to industrial zoning. It was proposed each industrial use would then be reviewed and approved by the Planning Commission prior to development. There were three property owners who reside in the area at the meeting who felt the industrial zoning would have adverse effects on the existing residential use in this area. The Planning Commission recommended denial of the application because they felt the industrial zoning was premature in that area.

6. Z-41-74 - Application of Dorothy M. Simpson for reclassification of property generally located on the northwest corner of Pinto Lane and Desert Lane at 1522 Pinto Lane, from R-2 to R-3 and P-R.

This involves property on the northwest corner of Pinto and Desert Lane. Immediately to the north of this parcel is property under resolution of intent to R-3. Immediately to the east it is zoned and developed with R-3 uses as is the property to the southeast. Immediately south of this property is vacant R-3 land with a convalescent home on the south portion. Further south of that is property under resolution of intent to R-3 and to the east of that there exists R-3 development. This request involves two parcels of land. They are requesting R-3 on one parcel and P-R on the parcel on the corner for an architect's office. The Planning Commission recommended approval of the application with the stipulation the P-R zone be used strictly for an architect's office. The Commission felt the architect's office would be a compatible use; however, it would constitute spot zoning. There were no protests.

Mr. Tiberti moved the application Z-37-74 be APPROVED subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan.
3. Conformance to code requirements and design standards of City departments.
4. Installation of a 5' wide concrete sidewalk along "A" and Washington and signing an Assessment District Agreement for future street lighting along both "A" and Washington as required by the Department of Public Works.
5. Landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.

The motion carried by the following vote:

"AYES": Tiberti, Jenkins, Busch, Cutler, Coleman.
"NOES": None

This item will be heard by the City Commission on October 2, 1974.

4. Z-38-74
DENIED

Application of NEVADA STATE DEPARTMENT OF HIGWAYS for reclassification of property legally described as the remaining portions of Lots 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 11; Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, and 22 in Block 12; Lots 7, 8, 9, 10, 11, 12, 13, 19, 20, 21, 22, 23, and 24 in Block 16; and Lots 1 and 2 in Block 27, all in the Original Las Vegas Townsite and located east of the east right-of-way line of Interstate 15 between West Wilson Avenue and West Washington Avenue, from R-4 to M.

Mr. Saylor indicated these parcels were remainders of property that resulted after the construction of the freeway. The General Plan recommended this area transition to industrial use. There were no proposed uses for the industrial zoning at the present time. He stated the request for industrial zoning was to allow the State to attempt to sell them. Staff recommended approval of the application, but in absence of specified uses, staff would attach the condition indicating all uses would have to be approved by the City with a plot plan, landscaping, etc.

Chairman Coleman indicated this was in conformance with the General Plan and all residents would be able to have industrial zoning. She indicated that was what they agreed to as she understood it at the time the recycling plant was approved.

Chairman Coleman declared the public hearing open.

MR. DAVE HICKEN, State Highway Department, appeared and indicated possibly somebody might want to lease them, and that would be conditional strictly on City approval.

MRS. MC CANTS appeared and asked if they weren't going to do anything with it, why change it?

Mr. Tiberti stated to get higher prices when they go to bid.

Mr. Hicken indicated they were trying to get everything zoned at the same time. He indicated they had no intention of buying other property in this area.

Mr. Saylor explained the location in relation to Mrs. McCants property and indicated she received a letter because she was within the notification area. He stated the zoning only applied to the specific parcels on the east side of the freeway and would not change the zoning on her property.

MR. ELMER COTTON, 711 "C" Street, appeared in protest. He indicated when the freeway came by, they bought all the houses in his block except his. He stated he would have industrial on the side and behind him. He stated he was against it because of the guard dogs on the industrial properties keeping him awake at night.

Mr. Tiberti indicated on the General Plan that property was eventually going to be all zoned industrial.

Chairman Coleman declared the public hearing closed. She reopened the public hearing for additional speakers.

Mr. Tiberti asked if the property south of this property was shown on the General Plan as industrial.

Mr. Saylor replied it had been for years and when the Highway Department acquired the property, it was taken into account on the appraisals of the property.

MRS. DAVIS, 713 "B" Street, appeared in protest. She indicated she would like to see it stay the way it was.

MR. ROBERT ELLISON, 506 McWilliams, appeared in protest. He indicated his protest consisted of objections already raised.

MR. L. L. SNYDER, 300 West Bonanza, appeared in favor of the application. He indicated through all the meetings of the Highway Department and other meetings, the consensus was the area between the new freeway, railroad tracks, and Bonanza would all be industrial. He felt the area was better suited for industrial than any other purpose and stated the people who were objecting, if it does go industrial, would probably get a lot more out of their property than it is now. He indicated improvements were needed in the area.

Mr. Cotton reappeared and indicated Mr. Snyder was an absentee landlord who used to own a market and when he went home at night, he posted guard dogs who barked all night.

Chairman Coleman declared the public hearing closed.

Mr. Jenkins indicated he felt the rezoning of this whole property was a generation away. He felt in time the people would find industrial zoning would help that property, but he didn't feel the Board should rezone several pieces of property for one owner and require the other owners to come in with individual applications.

Mr. Jenkins moved the application Z-38-74 be DENIED.

Chairman Coleman indicated in the Wilsey & Ham report, they showed an overabundance of industrial zoning in this town.

Mr. Hicken indicated the lots would be too small to develop apartments and if the zoning wasn't granted, it would remain vacant land.

Mr. Jenkins asked if the State included the potential industrial zoning in their appraisals when they bought it.

Mr. Hicken indicated he was not at liberty to discuss the appraisals, but he stated the industrial was taken into account when the property was purchased. He indicated the parcels involved were about 3000 sq. ft. to 4000 sq. ft. in size.

After additional discussion, the motion for DENIAL passed by the following vote:

"AYES": Tiberti, Jenkins, Busch, Cutler, Coleman.
"NOES": None

This item will be heard by the City Commission on October 2, 1974.

5. Z-40-74

ABEYANCE

Application of JOHN E. KENNEY, JR. for reclassification of property legally described as being a portion of the Northwest Quarter (NW $\frac{1}{4}$) of Section 31, Township 20 South, Range 62 East, MDB&M, more particularly described as follows: Beginning at the northwest corner of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 31; thence S.89°42'31" east, 524.19 feet; thence S.0°26'25" east, 709.48 feet; thence N.89°42'31" West, 530.18 feet, more or less; to the west line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 31; thence N.0°02'35" East, 709.43 feet to the point of beginning and generally located on the southeast corner of East Bonanza Road and Pecos Drive extending south 709 feet, from R-E to C-1.

Proposed Use: Automobile Service Station and Convenience Market

Mr. Saylor indicated the land uses in the area and stated the request was for C-1 zoning. He stated about the same amount of C-1 zoning was previously approved under a resolution that expired. The parcel previously approved had more frontage along Bonanza; whereas, now more frontage is along Pecos. He indicated the immediate development only constituted a small portion of the overall parcel. He stated the proposal included a service station and a convenience market. He indicated we were all aware of the fact there were quite a few service stations throughout the area that have closed over the past year and a half and many are being converted to other uses. He stated this does not mean to conclude a new service station at the proper location cannot be successful; however, he thought it was relatively optimistic to take that viewpoint. However, if it was going to be zoned commercial, staff had no objection to a service station on the corner. He indicated this was essentially in keeping with the previously approved application for commercial. Staff recommended approval with the stipulation any uses above and beyond those shown on the immediate plot plan would have to be reviewed by this Board and approved with whatever conditions the Board may wish to apply at that time. The plot plan submitted provided landscaping along the street frontage. He indicated there was a letter of protest from a property owner within the townhouse development who brought up the incidence of crimes associated with convenience markets as being necessarily high. He stated he was in essence protesting the application on that point.

Chairman Coleman declared the public hearing open.

MR. JACK KENNEY, 1230 South 17th, appeared and indicated the commercial used to extend further east on Bonanza and due to the design of the townhouse development, they now have the majority of the frontage along Pecos. He pointed out it was zoned in 1970 and 1971; however, it was premature at that time. He stated he felt there was a need for a convenience market. He indicated at the time he turned the application in, he had hopes of getting a

September 16, 1974

Mr. and Mrs. George W. Older
7760 DeSoto
Canoga Park, CA 91303

Dear Mr. and Mrs. Older:

In reply to your recent letter regarding the zoning application of the Nevada State Department of Highways on certain properties located on the east side of Interstate Freeway #15 between West Wilson and West Washington Avenue, there is no known use for the properties other than those permitted in an industrial zone. It was intended that if the application was approved, all industrial uses would be subject to approval by the Planning Commission.

The State submitted this rezoning request on excess parcels of land under their ownership which they intend to dispose of in the immediate future. These excess parcels of land will probably be used for industrial use in the future and rather than the State applying for industrial zoning for each parcel of land sold, all land was included in one application.

The Planning Commission recommended denial of the request at their September 12, 1974 meeting because they felt industrial zoning was premature in the area at this time. The application will be submitted to the City Commission on October 2, 1974 for final decision.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

Harold P. Foster
Deputy Director

DJS:HPF:bjw

Dear Sir:

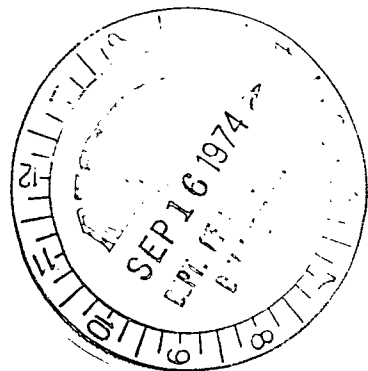
We received this notice of Public Hearing - but it did not say what the property was going to be used for - would appreciate very much if you would let us know

Yours,

Virginia M. Older

Our address is:

George W. & Virginia M. Older
7760 De Soto
Canoga Park, Calif. 91303



NOTICE OF PUBLIC HEARING

September 12, 1974

August 28, 1974

Notice is hereby given that on September 12, 1974, at 7:30 P.M. in the Commission Chambers of the City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-38-74 NEVADA STATE DEPARTMENT OF HIGHWAYS FOR RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE REMAINING PORTIONS OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, AND 10 IN BLOCK 11; LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, AND 22 IN BLOCK 12; LOTS 7, 8, 9, 10, 11, 12, 13, 19, 20, 21, 22, 23, AND 24 IN BLOCK 16; AND LOTS 1 AND 2 IN BLOCK 27, ALL IN THE ORIGINAL LAS VEGAS TOWNSITE.

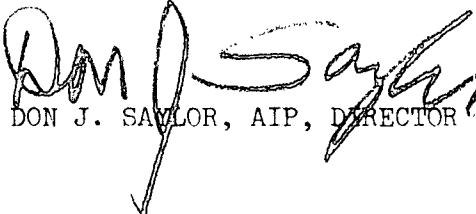
GENERALLY LOCATED EAST OF THE EAST RIGHT-OF-WAY
LINE OF INTERSTATE 15 BETWEEN WEST WILSON AVENUE
AND WEST WASHINGTON AVENUE.

FROM: R-4 (APARTMENT RESIDENCE)

TO: M (INDUSTRIAL)

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 Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:bjw

Fact
...
...

September 16, 1974

Mr. Fred G. Pinjuv
Supv. Right-of-Way Agent
State of Nevada
Department of Highways
P.O. Box 170
Las Vegas, NV 89101

Dear Mr. Pinjuv:

Subject: E-38-74

Your request for reclassification of property generally located east of the east right-of-way line of Interstate 15 between West Wilson Avenue and West Washington Avenue, from R-4 to M, was considered by the City Planning Commission on September 12, 1974.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of DENIAL because they felt the industrial zoning was premature at this time.

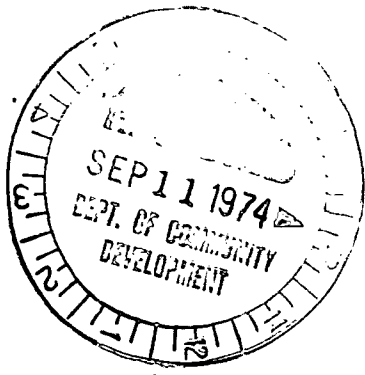
This item will be heard by the Board of City Commissioners on October 2, 1974, at 9:00 A.M. in the Commission Chambers of the City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:bjw



NOTICE OF PUBLIC HEARING

September 12, 1974

August 28, 1974

Notice is hereby given that on September 12, 1974, at 7:30 P.M. in the Commission Chambers of the City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

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GENERALLY LOCATED EAST OF THE EAST RIGHT-OF-WAY
LINE OF INTERSTATE 15 BETWEEN WEST WILSON AVENUE
AND WEST WASHINGTON AVENUE.

FROM: R-4 (APARTMENT RESIDENCE)

TO: M (INDUSTRIAL)

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 Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY DEVELOPMENT

Don J. Saylor
DON J. SAYLOR, AIP, DIRECTOR

DJS:bjw

*P.S. per fear i may not be present on 12 of Sept. my home 800 N. 7. and on William St are under Marage for home Improving Loan owe 74 more Payment at 123-24 per mo. So i dont know How to answer to this letter
Hay non 8 iner...*

INTER-OFFICE MEMORANDUM

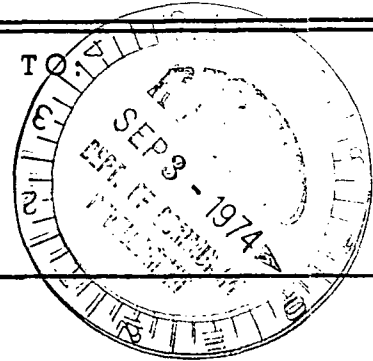
August 29, 1974

TO:
Community Development

FROM:
Deputy Director of Public Works

SUBJECT:
Z-38-74

COPIES TO:



Your memorandum of August 21, 1974 requested comments from the Engineering Department on the application by the State Highway Department for reclassification of various parcels along the east side of Interstate 15 between Wilson and Washington Ave.

It will be required that a concrete sidewalk be installed along adjacent street frontages at the time the property develops....and that the new owners sign Assessment District Agreements for street lighting and alley paving.

V. B. Uehling

VBU/DEN/s