

Planning & Development Department  
Scanning Cover Sheet

Case No            Z-0003-75

APN                139-33-305-023

Location           515 Shadow Ln

Applicant         Robert L. Butler

Subject

Reclassification of property legally described as the North 70' of the South 137' of the West 130' of the South 1/2 of the North 1/2 of the NW 1/4 of the NE 1/4 of the SW 1/4 of Section 33, Township 20 South, Range 61 East, MDB&M, except the West 30' thereof.





NOTICE OF PUBLIC HEARING

March 25, 1975

March 10, 1975

Notice is hereby given that on March 25, 1975, 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-3-75      ROBERT L. BUTLER FOR RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE NORTH 70 FEET OF THE SOUTH 137 FEET OF THE WEST 130 FEET OF THE SOUTH HALF ( $S\frac{1}{2}$ ) OF THE NORTH HALF ( $N\frac{1}{2}$ ) OF THE NORTHWEST QUARTER ( $NW\frac{1}{4}$ ) 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, EXCEPT THE WEST 30 FEET THEREOF.

GENERALLY LOCATED ON THE SOUTHEAST CORNER  
OF SHADOW LANE AND KENYON PLACE AT 515  
SHADOW LANE.

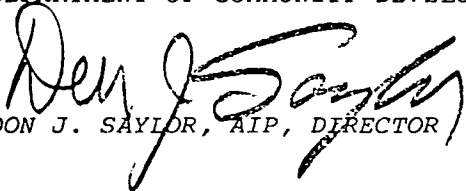
FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICE

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

*I wholeheartedly approve the zoning change*  
*Stuart R. Friedlander*  
*1916 Pinto Lane*

PROPERTY OWNERS

PROTESTS

APPROVALS

1. \_\_\_\_\_
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*Stuart Friedlander*

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FILE NO. \_\_\_\_\_

5/3/76

INTER-OFFICE MEMORANDUM

TO:

ROBERT C. CLEMMER  
SUPERVISOR OF ZONING

FROM:

*[Signature]*  
PLANNING ASSISTANT (SIGNATURE)

SUBJECT:

FINAL FIELD INSPECTION

COPIES TO:

FILE

On 5/3/76 a field inspection made at  
Date

SOUTHEAST CORNER KENTON PL. & SHADOW LN,  
Address and Use Description

revealed that the conditions of 2-3-75 ~~have~~ have not  
File No.

been met.

NO CONDITIONS.

NO ATTEMPT AT DEVELOPMENT

EXPIRE

Z-3-75  
(continued)

Assessment District Agreement for future street lighting, as required by the Department of Public Works.

4. Limited to one (1) Office Use only.
5. 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 sprinkler system 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.
7. Conformance to Code requirements and Design Standards of City departments.

Motion carried by the following vote: Commissioners Franklin, Morelli and Mayor Gragson voting aye; noes, Commissioner Lurie.

Commissioner Lurie: My vote is a "no" based on the fact I feel that we should have never allowed the other zoning to P-R at Alta and Shadow. That's practically opening the door to have all these property owners come in for a request to change to P-R. I don't think the characteristics of that neighborhood have changed to the extent of allowing P-R zoning.

Z-4-75  
Approved

ZONE CHANGE Z-4-75 - ESTATE OF ARTHUR L. GIFFORD by  
ROBERT L. GIFFORD, ADMINISTRATOR

Mr. Saylor: This is a request for a change in zoning from R-4 to C-1 for property located at the southeast corner of 6th Street and Gass. All of the property along the east side of 6th Street in this immediate area is R-4. The property across the street on the west side of 6th Street is C-1 and then, of course, the property backing up essentially is R-1, although there is some R-3 immediately to the rear of this particular parcel.

The request was to allow Law Offices and an Interior Decorating Consulting Service. These uses are permitted under the P-R Zoning.

The Planning Commission has recommended approval of the application subject to it being amended to P-R and with the other usual conditions. The applicant has agreed to this condition. They propose to use the property, essentially, the way it is, with an abundance of landscaping around the building and parking would be from the alley in the rear.

Commissioner Franklin: This would deny the use for the Interior Decorating Consulting Service?

Mr. Saylor: No, it will still allow the Consultant Service. They are not allowed to sell any articles under the P-R, but it is their intent only to have a consulting service in connection with the interior decorating.

Mayor Gragson: Is there anyone present who wants to be heard?

Attorney Theodore J. Manos: The Interior Design Consulting Studio is going to be operated by my wife - Gale Manos. The way I read the Ordinance under 11-17-A, subsection (s), it says - the following uses are expressly prohibited: Barber Shops, Beauty Shops . . . and Interior Decorating. Now this is my concern.

REVIEW OF CONDITION - Z-53-74 - COOPER, TENDAS & ASSOCIATES  
(Abeyance from City Commission Meeting of 4/2/75)

Mr. Saylor: This is a Review of Condition on the zoning concerning - well, the original applicant was Santa Clara College and involves property on Maryland Parkway - the piece bounded by Maryland Parkway on the west, Lewis on the north, Rue 13 on the east and south. (wall map)

The zoning was approved to allow the construction of a 1-story building - a retail outlet for paint supplies. One of the conditions of the zoning was that the building be set back 10 ft. and they are requesting that that be reduced to 5 ft.

The request appears to be logical in that when the 10 ft. was requested, we thought that the property line was co-terminous with the edge of the sidewalk. Since that time we have found out that there is some 16 ft. between the property line and the sidewalk, which means that if the building is allowed to be moved to within 5 ft. of the front property line, they will be 21 ft. back from the sidewalk, as opposed to the 10 ft. that we thought we were originally getting.

The Planning Commission has recommended approval. This was held in abeyance at your last meeting so that the property owners in the area could be notified, and they have been so notified.

Mayor Gragson: Is there anyone present who wants to be heard?

(No response)

M o t i o n

Commissioner Morelli: I move for approval as recommended by the Planning Commission.

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

ZONE CHANGE Z-3-75 - ROBERT L. BUTLER

Mr. Saylor: This is a request for a change in zoning from R-1 to P-R for property located at the southeast corner of Shadow Lane and Kenyon Place, as shown on the screen. It is on the east side of Shadow, south of Alta and north of the Health Department property and the Convalescent Home on the west side of Shadow.

You recently approved a P-R zoning at the southwest corner of Alta and Shaow.

The Planning Commission has recommended approval of this application as being in accord with the pattern that is being established along Shadow Lane from Alta Drive south, subject to the conditions set forth on the agenda. There were no protests.

M o t i o n

Commissioner Franklin: I move that we follow the recommendation of the Planning Commission for approval subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Conformance to the Plot Plan on file in the Department of Community Development.
3. Dedication of a 10 ft. corner radius at Shadow and Kenyon and installation of a 5 ft. wide concrete sidewalk along Shadow and Kenyon, and signing an

Z-3-75  
Approved

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 16th day of April, 1975, that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached thereto:

FROM R-1 to P-R (Z-3-75)

North 70 feet of the South 137 feet of the West 130 feet of the South Half (S 1/2) of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 33, Township 20 South, Range 61 East, MDB&M, except the West 30 feet thereof.

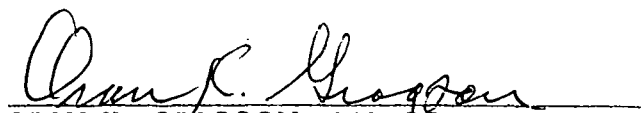
SUBJECT TO:

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 Shadow and Kenyon and installation of a 5' wide concrete sidewalk along Shadow and Kenyon and signing an Assessment District Agreement for future street lighting as required by the Department of Public Works.
4. Limited to one office only.
5. 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 sprinkler system 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.
7. Conformance to code requirements and design standards of City departments.

PASSED, ADOPTED AND APPROVED this 16th day of April, 1975.

ATTEST:

  
Edwin M. Cole, City Clerk

  
ORAN K. GRAGSON, MAYOR

## INTER-OFFICE MEMORANDUM

April 21, 1975

<b>TO:</b>  CITY ATTORNEY	<b>FROM:</b> DEPARTMENT OF COMMUNITY DEVELOPMENT DON J. SAYLOR, AIP, DIRECTOR  R. C. CLEMMER, SUPERVISOR OF ZONING
<b>SUBJECT:</b>  REQUEST FOR RESOLUTION OF INTENT	<b>COPIES TO:</b> Z-3-75, Z-4-75 CITY MANAGER ASSESSOR REQ. FOR ROI PREP. RICK WILLIAMS CHBONO

Would you please prepare a Resolution of Intent for the following property:

Z-3-75 From R-1 to P-R  
 Fro

Legally described as the North 70 feet of the South 137 feet of the West 130 feet of the South Half (S $\frac{1}{2}$ ) of the North Half (N $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) 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, except the West 30 feet thereof.

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 Shadow and Kenyon and installation of a 5' wide concrete sidewalk along Shadow and Kenyon and signing an Assessment District Agreement for future street lighting as required by the Department of Public Works.
4. Limited to one office only.
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6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.

- continued -

April 21, 1975

CITY ATTORNEY

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

R. C. CLEMMER, SUPERVISOR OF ZONING

Z-3-75, Z-4-75

REQUEST FOR RESOLUTION OF INTENT

CITY MANAGER  
ASSESSOR  
REQ. FOR ROI PREP.  
RICK WILLIAMS  
CHRONO

Would you please prepare a Resolution of Intent for the following property:

Z-3-75 From R-1 to P-R  
From

Legally described as the North 70 feet of the South 137 feet of the West 130 feet of the South Half ( $S\frac{1}{2}$ ) of the North Half ( $N\frac{1}{2}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) 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, except the West 30 feet thereof.

Subject to:

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- continued -

April 21, 1975

CITY ATTORNEY

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

R. C. CLEMMER, SUPERVISOR OF ZONING

Z-3-75, Z-4-75

REQUEST FOR RESOLUTION OF INTENT

CITY MANAGER  
ASSESSOR  
REQ. FOR ROI PREP.  
RICK WILLIAMS  
CWBONO

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Z-3-75 From R-1 to P-R

Pro

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- continued -

April 21, 1975

CITY ATTORNEY

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

R. C. CLEGG, SUPERVISOR OF ZONING

Z-3-75, Z-4-75

REQUEST FOR RESOLUTION OF INTENT

CITY MANAGER  
ASSESSOR  
REQ. FOR ROI PREP.  
RICK WILLIAMS  
CHEONO

Would you please prepare a Resolution of Intent for the following property:

Z-3-75 From R-1 to P-R  
Frc

Legally described as the North 70 feet of the South 137 feet of the West 130 feet of the South Half ( $S\frac{1}{2}$ ) of the North Half ( $N\frac{1}{2}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) 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, except the West 30 feet thereof.

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## INTER-OFFICE MEMORANDUM

April 21, 1975

<b>TO:</b>  CITY ATTORNEY	<b>FROM:</b> DEPARTMENT OF COMMUNITY DEVELOPMENT DON J. SAYLOR, AIP, DIRECTOR  R. C. CLEMMER, SUPERVISOR OF ZONING
<b>SUBJECT:</b>  REQUEST FOR RESOLUTION OF INTENT	<b>COPIES TO:</b> Z-3-75, Z-4-75 CITY MANAGER ASSESSOR REQ. FOR ROI PREP. RICK WILLIAMS CHRONO

Would you please prepare a Resolution of Intent for the following property:

Z-3-75 From R-1 to P-R

Legally described as the North 70 feet of the South 137 feet of the West 130 feet of the South Half (S $\frac{1}{2}$ ) of the North Half (N $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) 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, except the West 30 feet thereof.

Subject to:

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2. Conformance to the plot plan.
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6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.

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TO: CITY ATTORNEY  
RE: REQUEST FOR ROI PREP.

April 21, 1975  
Page Two

7. Conformance to code requirements and design standards of City departments.

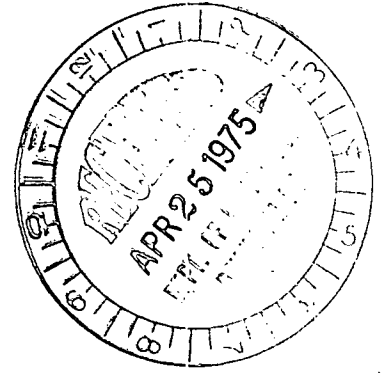
Z-4-75 From R-4 to C-1

Legally described as Lots 1, 2, 3, and 4 of Block 4 of Wardie Addition.

Subject to:

1. Application be amended to P-R.
2. Resolution of Intent be restricted to a twelve (12) month time limit.
3. Conformance to the plot plan.
4. Dedication of a 15' corner radius at Sixth Street and Clark and closing of the existing driveway on Clark Avenue; repairing the alley adjacent to the east line of the property; and signing an Assessment District Agreement for street lighting as required by the Department of Public Works.
5. 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 sprinkler system 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.
7. Conformance to code requirements and design standards of City departments.

DJS:RCC:lod



April 23, 1975

Mr. Robert L. Butler  
5055 Auburn Avenue  
Las Vegas, Nevada 89108

Re: Z-3-75

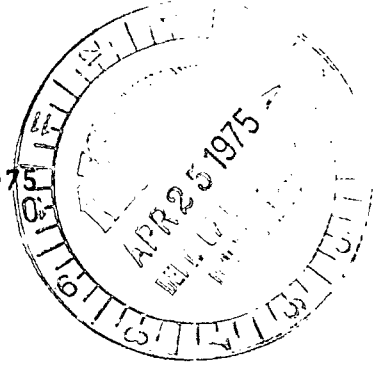
At the regular meeting of the Board of City Commissioners on April 16, 1975, your application for reclassification of property generally located on the southeast corner of Shadow Lane and Kenyon Place at 515 Shadow Lane from R-1 to P-R was APPROVED as recommended by the Planning Commission, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) months time limit.
2. Conformance to the plot plan.
3. Dedication of a 10-ft. corner radius at Shadow and Kenyon and installation of a 5-ft. wide concrete sidewalk along Shadow and Kenyon and signing an Assessment District Agreement for future street lighting as required by the Department of Public Works.
4. Limited to one office use only.
5. 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 sprinkler system shall be cause for revocation of a business license.

Mr. Robert L. Butler

-2-

April 23, 1975



Re: Z-3-75

6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
7. Conformance to code requirements and design standards of City departments.

EDWINA M. COLE, CMC  
CITY CLERK

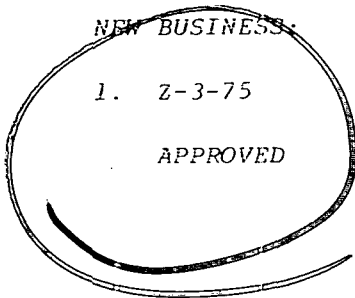
EMC:dmk

cc: ✓ Dept. of Community Development  
Department of Public Works  
Department of Building & Safety  
Fire Department

3. Conformance to the plot plan as amended to reflect the above conditions.
4. Conformance to code requirements and design standards of City departments.

The motion carried by unanimous vote.

This item will be heard by the City Commission on April 2, 1975.



Application of ROBERT L. BUTLER for reclassification of property legally described as the north 70 feet of the south 137 feet of the west 130 feet of the South Half (S½) of the North Half (N½) of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section 35, Township 20 South, Range 61 East, MDB&M, except the west 30 feet thereof and generally located on the southeast corner of Shadow Lane and Kenyon Place at 515 Shadow Lane, from R-1 to P-R.

Proposed Use: Office

Mr. Saylor indicated the location and stated recently, at the southwest corner of Alta and Shadow, the City Commission approved P-R zoning. When it came before the Planning Commission, this Board recommended denial and he thought it was the feeling of this Board if they were to go all the way up to Alta it would commit the area from Alta south toward the hospital. He stated this was a good example of that situation occurring which was quite predictable. He stated it involved the existing building on the property and pointed out the plot plan of the property with landscaping in front and parking in the rear. There was single family development all along Kenyon Place and the only reason staff recommended approval was they felt the pattern was established; however, he felt it should be recognized staff fully intended that it should stay south of Alta and be restricted just to those frontage properties on Shadow Lane. He recommended approval with the usual conditions plus the condition there be one office use only because of the limited amount of parking which was sufficient to accommodate one office, but probably not more than that.

Mrs. Coleman indicated it seemed to her when the other one came up, staff said something to the effect that if that was approved, the Board shouldn't consider it as a pattern of development in that area.

Mr. Saylor indicated the point he was trying to make was that just because you go P-R zoning in this area should not necessarily conclude that you have to consider all of Shadow Lane as being proper for P-R and he pointed out going north from Alta you get into single family residential areas. He stated the applicant on the previous application referred to Shadow Lane as Medical Lane and each time staff displayed a certain amount of opposition to that comment. He stated he was trying to emphasize staff didn't think the Commission should conclude because one area on a street had a particular classification, they had to extend that same thinking to the whole street. He stated the pattern from Alta south had now been established when they approved the one at Alta and Shadow and he was saying because there was P-R and hospital uses here, that same thinking should not extend north of Alta.

Chairman Busch declared the public hearing open.

MS. BARBARA BUTLER appeared and indicated they owned the property in question. She stated the property on the corner of Pinto and Shadow had been approved for the County Morgue. She stated the property behind them on Kenyon Place had been a child care center for years and on Kenyon Place there were only three residences between Shadow Lane and Desert Lane.

Mrs. Coleman asked if she lived there now.

Mrs. Butler replied "no". She stated they had owned it for some time and had not lived there for four years.

Mr. Tiberti asked if they had any office occupancy there.

Mrs. Butler replied "no". She stated the lot was 70' in the front and 110' in the back and there was certainly more parking than the people who had the child care center had.

Mrs. Coleman indicated there was a real estate sign on the property indicating the property had been sold.

Mrs. Butler indicated the property was recently sold but their application was in and they still would like the rezoning. She indicated it was in escrow, but it was not contingent upon the zoning.

MR. GEORGE GARNER, 527 Shadow Lane, appeared and indicated he was in favor of the application. He stated the area had been going more or less commercial. He stated he applied for a variance six or seven years ago and it was denied. He stated they went to the City Commission and Mayor Gragson said as long as he was mayor, the area would never be commercial. He indicated you can slow progress, but you would never stop it.

An unidentified gentleman asked who had purchased the property.

Mr. Butler indicated a gentleman from Waukegan, Illinois by the name of Cane. He stated it was partially contingent upon the zoning. He stated they asked them to go ahead and appear on their behalf. He stated they did know he had asked for rezoning when they purchased it.

Chairman Busch declared the public hearing closed.

Mr. Tiberti moved Z-3-75 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. Dedication of a 10' corner radius at Shadow and Kenyon and installation of a 5' wide concrete sidewalk along Shadow and Kenyon and signing an Assessment District Agreement for future street lighting as required by the Department of Public Works.
4. Limited to one office use only.

5. 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 sprinkler system 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.
7. Conformance to code requirements and design standards of City departments.

The motion carried by the following vote:

"AYES": Tiberti, Cutler, Busch.

"NOES": Coleman

This item will be heard by the City Commission on April 16, 1975.

2. Z-4-75

APPROVED

Application of ESTATE OF ARTHUR L. GIFFORD, BY ROBERT L. GIFFORD, ADMINISTRATOR, for reclassification of property legally described as Lots 1, 2, 3, and 4 of Block 4 of Wardie Addition and located on the south-east corner of South Sixth Street and Clark Avenue at 501 South Sixth Street, from R-4 to C-1.

Proposed Use: Offices and Retail

Mr. Saylor pointed out the location and land use pattern in the area. He stated there was an application for a "beeper" business on Sixth Street which was approved because they were going to use the existing building. He stated they then tore the building down and the approval to change the zoning to allow the construction of the commercial building was denied. He indicated at the present time, the area remains R-4. He stated the area of concern is the R-4 area along the east side of South Sixth across from the C-1. He stated immediately east of the R-4 zoning is single family development and conceivably what happens on the east side of Sixth may have ramifications in the interior which can be preserved for quite a few years still as a standard residential area.

Mr. Tiberti asked if there were mostly C-1 on the west side of Sixth Street.

Mr. Saylor indicated it was C-1 from Bridger to the first street north of Charleston.

Mrs. Coleman indicated there was an antique store to the south of the property under consideration.

Mr. Saylor indicated it was not zoned C-1. He stated the use of the property was offices and retail. He stated they proposed to keep the property essentially the way it was now with the entire yard remaining landscaped with the exception of the access from the alley where there would be parking. He stated it was somewhat enigmatic if they knew they could perpetuate the pattern of allowing restricted types of C-1 uses only in the existing residential structure, but he thought if they approved C-1, it would only be a matter of time before some of the properties would be approved to allow construction of a commercial building. He stated staff was inclined to try to maintain the pattern of professional offices and recommended the application be amended to P-R and be approved in accord with the usual conditions. He stated there were three letters of approval and one in opposition.

## INTER-OFFICE MEMORANDUM

April 3, 1975

TO: MAYOR ORAN K. GRAGSON  
 COMMISSIONER PAUL CHRISTENSEN  
 COMMISSIONER GEORGE FRANKLIN  
 COMMISSIONER RON LURIE  
 COMMISSIONER HAL MORELLI

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

## SUBJECT:

COMMUNITY DEVELOPMENT ITEMS  
 April 16, City Commission Agenda

## COPIES TO:

CITY ATTORNEY  
 CITY MANAGER

- 2-3-75 - Application of ROBERT L. BUTLER for change in zoning on property generally located on the southeast corner of Shadow Lane and Kenyon Place at 515 Shadow Lane, from R-1 to P-R.

The property involved in this request is located southeast of the property which was recently approved P-R for Grant Parry whose property is at the corner of Shadow Lane and Alta Drive. The immediate area contains several residences fronting on Shadow Lane with the County Morgue approved at the south end of the block. Further south is the County Health Complex, Valley Hospital, and other professional office uses. There are single family residences to the east of this property. The Planning Commission recommended approval on the basis of the pattern having been established by the approval of the Grant Parry application and conditioned the approval that it be restricted to one office use only because of the amount of parking to be provided on the site. There were no protests.

- 2-4-75 - Application of ESTATE OF ARTHUR L. GIFFORD, BY ROBERT L. GIFFORD, ADMINISTRATOR, for change in zoning on property located on the southeast corner of South Sixth Street and Clark Avenue at 501 South Sixth Street, from R-4 to C-1.

The general zoning pattern in this area consists of C-1 zoning along the west side of South Sixth Street and R-4 zoning on the east side. The land uses on the property in the R-4 zone consist of single family residences, and, in some instances, an additional unit or two on the property. This same pattern exists on the west side of the street in the C-1 area, but several of the properties have been converted to commercial uses. The area to the east is essentially zoned R-1 except there are two lots zoned R-3 across the alley. In the 1960's, a lot several blocks to the south at Bonneville was zoned commercial, but never developed and the time limit expired. Further south at Gass, commercial zoning was approved provided the existing residence be retained on the property and remodeled for a "Beeper" signal device business. The owner of that property subsequently

contd.,...

April 3, 1975

removed the existing building and requested a new two-story building be approved on the property which was denied by both the Planning Commission and the City Commission. Consequently, the previous approvals for commercial zoning on the east side of South Sixth Street have expired and the R-4 zoning presently exists on these properties. On the next block to the north of this request, a pattern of professional office zoning has been developing. In that the proposed uses, which consist of law offices and interior designers consulting business, could be accommodated in a P-R zone, the Planning Commission recommended the application be amended to P-R. The applicant agreed to the amendment. There was one protest.

3. Z-5-75 - Application of CLAIR BRYNER for change in zoning on property generally located on the south side of Alta Drive between Tonopah Drive and Rose Street at 2007 Alta Drive, from R-1 to P-R.

The property is entirely surrounded by single family residences on this segment of Alta Drive. There have been several new homes constructed in the immediately vicinity of this property. Several hundred feet to the east is the Grant Parry property which was approved recently for P-R zoning. The proposal is to convert the existing building to offices with the specific use or uses unknown at this time. The Planning Commission felt the approval of the P-R zoning at Shadow Lane and Alta Drive was a result of the land uses on Shadow Lane and that it did not imply that a pattern of P-R zoning should expand in an east/west direction along Alta Drive. The Planning Commission recommended denial of the application on the basis they felt there was no justification for the establishment of a professional office zoning pattern on this segment of Alta Drive. There were seven protests to this proposal who were from home owners in the immediate area. They indicated traffic would increase and there was no demand factor for additional office zoning. They also felt if P-R zoning was approved on the property, it would have a devaluating effect on their properties.

DJS;HPF:bjw

March 26, 1975

Mr. Robert L. Butler  
5055 Auburn Avenue  
Las Vegas, NV 89108

Dear Mr. Butler:

Subject: 3-3-75

Your request for reclassification of property generally located on the southeast corner of Shadow Lane and Kenyon Place at 515 Shadow Lane, from R-1 to P-R, was considered by the City Planning Commission on March 25, 1975.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of APPROVAL 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. Dedication of a 10' corner radius at Shadow and Kenyon and installation of a 5' wide concrete sidewalk along Shadow and Kenyon and signing an Assessment District Agreement for future street lighting as required by the Department of Public Works.
4. Limited to one office use only.
5. 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 sprinkler system 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.
7. Conformance to code requirements and design standards of City departments.

contd....

Mr. Robert L. Butler

Page 2

March 26, 1975

This item will be heard by the Board of City Commissioners on April 16, 1975 at 9:00 A.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

INS:bjw

## INTER-OFFICE MEMORANDUM

March 17, 1975

## TO:

Community Development

## FROM:

Deputy Director of Public Works

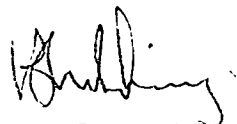
## SUBJECT:

Z-3-75

## COPIES TO:

Your memorandum of March 6, 1975 requested comments from the Engineering Department on the application for reclassification of property located at 515 Shadow Lane.

It will be required that the applicant dedicate a 10' corner radius at Shadow and Kenyon and install a 5' wide concrete sidewalk along Shadow and Kenyon and sign an Assessment District Agreement for future street lighting.



V. B. Uehling

VBU/DEN/s

INTEROFFICE COMMUNICATION

Date March 6, 1975

TO: Engineering Department

FROM: Community Development

RE: File No. z-3-75 Submitted by: ROBERT L. BUTLER

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

The north 70 feet of the south 137 feet of the west 130 feet of the South Half (S $\frac{1}{2}$ ) of the North Half (N $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 33, T20S, R61E, MDB&M, except the west 30 feet thereof.

Generally located on the southeast corner of Shadow Lane and Kansas Place at 515 Shadow Lane, from R-1 to P-R.

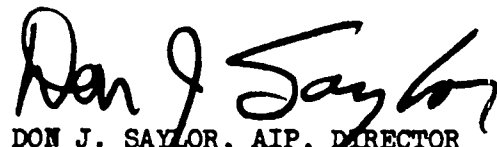
Proposed Use: Office

City Planning Commission Meeting: 3/25/75

Your remarks regarding this application prior to 3/15/75

will be greatly appreciated.

Plot Plan Attached: Yes  No

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

DJS:bjw

NOTICE OF PUBLIC HEARING

March 25, 1975

March 10, 1975

Notice is hereby given that on March 25, 1975, 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-3-75      ROBERT L. BUTLER FOR RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE NORTH 70 FEET OF THE SOUTH 137 FEET OF THE WEST 130 FEET OF THE SOUTH HALF (S½) OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDB&M, EXCEPT THE WEST 30 FEET THEREOF.

GENERALLY LOCATED ON THE SOUTHEAST CORNER  
OF SHADOW LANE AND KENYON PLACE AT 515  
SHADOW LANE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICE

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

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GENERALLY LOCATED ON THE SOUTHEAST CORNER OF SHADOW LANE AND KENYON PLACE AT 515 SHADOW LANE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)  
TO: P-R (PROFESSIONAL OFFICES & PARKING)  
PROPOSED USE: *Offices*

*Kick* *OK* *[Signature]*  
*0.2094*

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

Z-3-75

EXISTING LANDSCAPING IN FRONT YARD AREA SHOULD BE MAINTAINED AS SHOWN IN PHOTO. A SPRINKLER SYSTEM SHALL BE INSTALLED IF NONE EXISTS.

4 PARKING SPACES ARE REQUIRED FOR THE 1620<sup>sq</sup> BLDG SHOWN 5 SPACES ARE SHOWN. PARKING AREA TO THE REAR SHOWS 20' FROM PARKING WITH 21.5' FOR BACKING-OUT.

BLOCK WALL AS SHOWN MEETS REQUIREMENT BASED ON THE THE ASSUMPTION THERE WILL BE CONTINUED ZR REZONINGS ALONG SHADOW TO THE NORTH AND SOUTH.

CURB CUT ON KENYON TO CONFORM TO P/W REQUIREMENTS.

WITH ONLY 1600<sup>sq</sup> CONSIDERATION SHOULD BE GIVEN TO LIMITING THIS LOCATION TO 1 OFFICE.

OK

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 R1 Use District to a RK 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.

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

N 70 feet of the south 137 feet of the west 130 feet of the ~~of~~ South 1/2 of the north 1/2 of the nw 1/4 of the NE 1/4 of the of the sw 1/4 of section 33 Township 20s Range 61 east.

~~except the west 30 feet thereof.~~

*Located on the south east corner of Shadow Lane and Henry Place at 515 Shadow Lane*

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

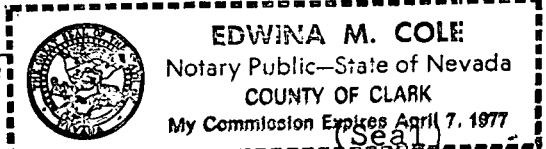
(I, We) ROBERT L. BUTLER being duly sworn, depose and say that (I am, we are) the owner(s) of record of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my,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

SIGNATURE OF OWNER(S) OF RECORD: Robert L. Butler MAILING ADDRESS: 5055 AUBURN AVE LV. TELEPHONE NUMBER: 648-5928

Subscribed and sworn to before me this 28<sup>th</sup> day of February, 1977.

*Edwina M. Cole*

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

Received by: *Richard Williams*

Receipt No.: 198905

Case No. 2-8-78

Date: 2-28-78

11-33-3  
11-33-5

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.

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

APPLICATION FOR RECLASSIFICATION OF PROPERTY

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mobn  
except the west 30 feet thereof

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(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

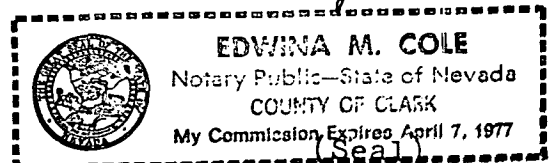
COUNTY OF CLARK)

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SIGNATURE OF OWNER(S) OF RECORD: Robert L. Butler MAILING ADDRESS: 5055 AUBURN AVE, LV. TELEPHONE NUMBER: 648-5928

Subscribed and sworn to before me this 28<sup>th</sup> day of February, 1971.

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Notary Public in and for said County and State



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\*\*\*FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY\*\*\*

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Filing Fee \$ \_\_\_\_\_ Received by: \_\_\_\_\_  
Receipt No.: \_\_\_\_\_  
Case No. \_\_\_\_\_ Date: \_\_\_\_\_

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