

Planning & Development Department  
Scanning Cover Sheet

Case No Z-0002-74

APN 139-31-712-027

Location SWC of Alta & Valley View

Applicant Laketree, A Partnership

Subject

Reclassification of property legally described as being a portion of the NW 1/4 of the SE 1/4 of Section 31, Township 20 South, Range 61 East, MDB&M, more fully described as follows: the North 268' of the East 280' of the NW 1/4 of the SE 1/4 of Section 31, Township 20 South, Range 61 East, MDB&M.



PROPERTY OWNERS

PROTESTS

APPROVALS

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

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

NOTICE OF PUBLIC HEARING

February 14, 1974

January 30, 1974

Notice is hereby given that on February 14, 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-2-74      LAKETREE, A PARTNERSHIP, FOR RECLASSIFICATION OF PROPERTY  
LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHWEST  
QUARTER (NW $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 31,  
TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDB&M, MORE FULLY DES-  
CRIBED AS FOLLOWS: THE NORTH 268 FEET OF THE EAST 280 FEET  
OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER  
(SE $\frac{1}{4}$ ) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDB&M  
AND GENERALLY LOCATED ON THE SOUTHWEST CORNER OF ALTA  
DRIVE AND SOUTH VALLEY VIEW BOULEVARD.

FROM: C-1 (LIMITED COMMERCIAL)

TO: R-PD 8 (RESIDENTIAL PLANNED DEVELOPMENT,  
EIGHT UNITS PER GROSS ACRE)

PROPOSED USE: PARKING AREA

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

By:  DON J. SAYLOR, AIP, DIRECTOR

DJS:bjw

INTER-OFFICE MEMORANDUM

January 24, 1974

TO:

DON J SAYLOR, AIP  
DIRECTOR OF PLANNING

FROM:

*George Judd*  
GEORGE JUDD  
ASSISTANT FIRE MARSHAL

SUBJECT:

Z-2-74  
LAKETREE, A PARTNERSHIP

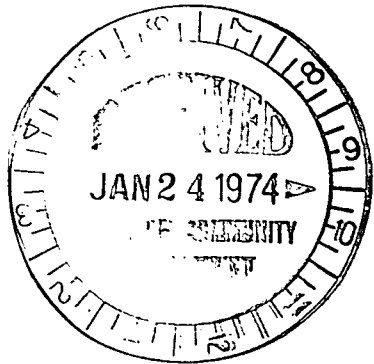
Southwest corner of Alta Drive and South  
Valley View Boulevard

"Parking Area"

COPIES TO:

To be readily accessible for fire fighting purposes.

GJ/vh  
Attachment



D R A F T

D R A F T

NOTICE OF PUBLIC HEARING

February 14, 1974

January 30, 1974

Notice is hereby given that on February 14, 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-2-74

LAKETREE, A PARTNERSHIP, FOR RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS BEING A ~~PORTION~~ PORTION OF THE NORTHWEST QUARTER (NW<sup>1</sup>/<sub>4</sub>) OF THE SOUTHEAST QUARTER (SE<sup>1</sup>/<sub>4</sub>) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDB&M, MORE FULLY DESCRIBED AS FOLLOWS: THE NORTH 268 FEET OF THE EAST 280 FEET OF THE NORTHWEST QUARTER (NW<sup>1</sup>/<sub>4</sub>) OF THE SOUTHEAST QUARTER (SE<sup>1</sup>/<sub>4</sub>) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDB&M, AND GENERALLY LOCATED ON THE SOUTHWEST CORNER OF ALTA DRIVE AND SOUTH VALLEY VIEW BOULEVARD.

*M* FROM: C-1 (LIMITED COMMERCIAL)

TO: R-PD 8 (RESIDENTIAL PLANNED DEVELOPMENT, EIGHT UNITS PER GROSS ACRE)

PROPOSED USE: *Parking Area*

*OK - [Signature]*

1.723Ac

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 1/22/74

Building Department  
Fire Department  
TO: Engineering Department

FROM: Planning Department

RE: File No E-2-74 Submitted by: LAINIERE, A PARTISANSHIP

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

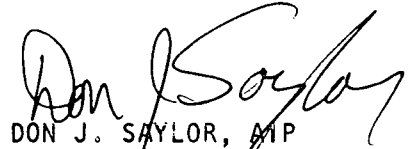
A portion of the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of Section 31, Township 20 South, Range 01 East, NDEEM, more fully described as follows: The NW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of Section 31, Township 20 South, Range 01 East, NDEEM, and generally located on the northwest corner of Alta Drive and South Valley View Boulevard, from E-1 to E-100.

Project No:                     

City Planning Commission Meeting: February 14, 1974

Your remarks regarding this application prior to February 4, 1974 will be greatly appreciated.

Plot Plan Attached:    Yes    
                                  No

  
DON J. SAYLOR, AIP  
Director of Planning  
Coordinator of Urban Renewal

DJS:bjw

Date: 1/22/74

ZONING APPLICATION REPORT

FILE NO.: Z-2-74

LEGAL DESCRIPTION: \_\_\_\_\_

OWNER AND ADDRESS: \_\_\_\_\_

Pt of NW 1/4, SE 1/4, 31, 20, E 1

Solitude - Partnerships

James Hibbitts

512 Stamford

DEVELOPER: McGee & Bailey

GENERAL LOCATION: SW corner

ARCHITECT: Law

Valley View & Alta

CONTRACTOR: "

EXISTING ZONING: C-1

REQUESTED ZONING: R-PD 8

EXISTING USE ON PROPERTY: Vacant

PROPOSED USE: Parking Area

PROPOSED DEVELOPMENT INFORMATION (WHERE APPLICABLE):

Building Height N/A

No. of Stories \_\_\_\_\_

No. of Units N/A No. of Acres or Size of Lot 200x200

Density (Residential): N/A net or gross (circle one) acres.

No. of Off-Street Parking Spaces Required: 0 No. Provided: 48

Landscaping Provided: Yes  No  If Yes, Adequate  Inadequate \_\_\_\_\_

Required Setbacks Provided: OK

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

Flood Control Channel Setbacks: Yes  No \_\_\_\_\_

Other Requirements: \_\_\_\_\_

EXISTING GENERALIZED LAND USE IN SURROUNDING AREA: \_\_\_\_\_

Primarily Vacant with subject showing tract to SW  
&

USE PROPOSED BY MASTER PLAN: Public (Water Boat) Dock

Low density Res. Balance

GENERAL COMMENTS: Parking Area must be paved with

1 1/2" A.C., 6' screening wall insufficient

with potential for higher than car & truck

camping storage. ~~Screened area~~

Blkgs. West for the West, however, high  
drain overflows should be considered on streets.

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 of property hereinafter described, hereby presents his application requesting that certain property be reclassified from the C-1 Use District to a R.P.D. 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 \$ 100.00.

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

Being a portion of the NW 1/4 of the SE 1/4 of Section 31, T20S, R61E, M.D.M.

(See Legal Description on Map)

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

COUNTY OF CLARK) ss:

I, James W. Hibbetts

being duly sworn, depose and say that I am (~~we are~~) the owner(s) of 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.

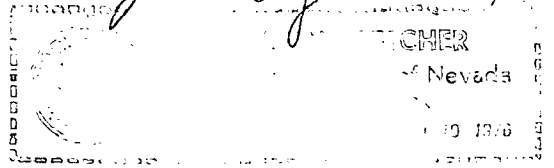
Signed: (In Ink) Mailing Address Phone No:

Laketree, A Partnership 512 Starfire Court 870-3626

By: James W. Hibbetts

Subscribed and sworn to before me this 15 day of January, 1974

Colleen Sletcher  
Notary Public in and for said County and State



(Seal)

SEE REVERSE SIDE for Plot Plan Specs. and further informational requirements.

FOR PLANNING DEPARTMENT USE ONLY

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

Filing Fee: \$ 100<sup>00</sup>  
Receipt No: 15 3308  
Case No: 2-2-74

Received by: [Signature]  
Date: 1/17/74

2-14-74 PC

LEGAL DESCRIPTION

Being a portion of the Northwest One Quarter (NW 1/4) of the Southeast One Quarter (SE 1/4) of Section 31, T20S, R61E, M.D.M. more fully described as follows:

Commencing at the Northeast (NE) corner of said Northwest One Quarter (NW 1/4) thence S 0° 44' 52" E, along the east line of said Northwest One Quarter (NW 1/4) a distance of 28.00 feet; thence departing from said east line N 89° 37' 39" W a distance of 98.85 feet; thence S 0° 22' 21" W a distance of 40.00 feet to a point on the southerly right of way line of Alta Drive, said point being the TRUE POINT OF BEGINNING, said point also being on a 20.00 foot radius curve concave to the southwest, the radial bearing to said point bears N 0° 22' 21" E; thence along said curve through a central angle of 88° 52' 47", an arc distance of 31.03 feet to a point on the westerly right of way line of Valley View Boulevard; thence S 0° 44' 52" E along said westerly right of way line a distance of 180.39 feet; thence departing from said westerly right of way line N 89° 37' 39" W a distance of 200.00 feet; thence N 0° 44' 52" W a distance of 200.00 feet to a point on said southerly right of way line of Alta Drive; thence S 89° 37' 39" E along said southerly right of way line a distance of 180.39 feet to the TRUE POINT OF BEGINNING. This parcel contains 0.9162 acres more or less.

*NORTH 268' OF THE EAST 280'  
OF THE NW 1/4 OF THE SE 1/4 SEC 31  
T20S R61E*

OWNER

Laketree, A Partnership  
512 Starfire Court  
Las Vegas, Nevada 89107

*located on the southwest corner  
of Alta Dr. and South Valley View  
Blvd. ~~extending south along~~*

DEVELOPER

McGah & Bailey  
P.O. Box 485  
Orinda, California 94563

*M-31-6*

ENGINEER

S E & A Consulting Engineers  
1707 West Charleston Boulevard  
Las Vegas, Nevada 89102

*11-31-9*

ZONING

Existing: C-1  
Proposed: RPD

PROPOSED IMPROVEMENTS

1. All utilities and improvements shall conform to City of Las Vegas Development Standards and P.U.D. Development requirements for non-dedicated facilities.
2. All construction shall be in accordance with the Uniform Standard Specification for Public Works Construction, Off-site Improvements, Clark County Area of Nevada, dated January, 1966.
3. Improvements - off-site shall be full standard improvements to Alta Drive and Valley View Blvd. On-site improvements shall be as shown on this plan.

N 5
DATE

JOB NO. 274169  
DESIGNED L.H.E.

ITEM	Commission Action	Department Action
<p><u>III. DEPARTMENT OF COMMUNITY DEVELOPMENT CONTINUED</u></p>		
<p>B. <u>TENTATIVE MAP - EAST CHARLESTON TOWNHOMES</u></p> <p>Property generally located on Johnson Avenue between Pecos and Shiloah Drive.        Owner/Subdivider: Ron Rudin        No. of Acres: 2.5 No. of Lots: 16        Zoning: Proposed R-PD 6</p> <p>Planning Commission recommends APPROVAL subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. Approval of the zoning application, Z-1-74.</li> <li>2. Satisfaction of the conditions of the zoning action.</li> <li>3. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve months of the approval of the tentative map, a new tentative map must be filed. If a final map is recorded within twelve months of the approval of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.</li> </ol>	<p>Approved as recommended by Planning Commission        L/M - unanimous</p>	<p>Clerk to notify        Dept. of C/D to proceed</p>
<p>C. <u>ZONE CHANGE - Z-2-74 - LAKETREE, A PARTNERSHIP</u></p> <p>Property generally located on the southwest corner of Alta Drive and South Valley View Boulevard.</p> <p>From: C-1 (Limited Commercial)        To: R-PD 8 (Residential Planned Development, 8 units per gross acre)        Proposed Use: Parking Area</p>	<p>Approved as recommended by Planning Commission        M/L - unanimous</p>	<p>Clerk to notify        Dept. of C/D to proceed</p>

DEPARTMENT OF  
 COMMUNITY  
 DEVELOPMENT  
 (continued)

contd....

ITEM \_\_\_\_\_ Commission Action Department Action

III. DEPARTMENT OF COMMUNITY DEVELOPMENT CONTINUED

C. ZONE CHANGE - Z-2-74 Continued

See Page 5

See Page 5

Planning Commission recommends APPROVAL subject to the following conditions:

1. Resolution of Intent.
2. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
3. Installation of landscaping around the fenced parking area to adequately screen the exposure of the vehicles above the proposed fence line.
4. All other landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
6. Conformance to code requirements and design standards of City departments.

0 Protest

D. TENTATIVE MAP - SUNDOWN #2 REVISED

Approved as recommended by Planning Commission  
 M/L - unanimous

Clerk to notify Dept. of C/D to proceed

Property generally located northwest of Fulton Place and Valley View Boulevard.  
 Owner/Subdivider: Laketree, A Partnership  
 No. of Acres: 15.68 No. of Lots: 114  
 Zoning: R-2 P.U.D.

Planning Commission recommends APPROVAL subject to the following conditions:

DEPARTMENT  
 OF COMMUNITY  
 DEVELOPMENT  
 (continued)

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 27th day of February, 1974, 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:

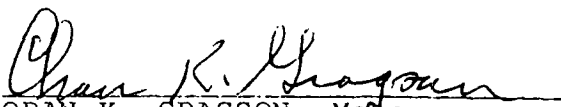
FROM C-1 to R-PD 8 (Z-2-74)

A portion of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 31, Township 20 South, Range 61 East, MDB & M, more fully described as follows: The North 268 feet of the East 280 feet of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 31, Township 20 South, Range 61 East, MDB&M.

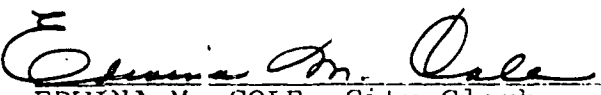
SUBJECT TO:

1. Resolution of Intent.
2. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
3. Installation of landscaping around the fenced parking area to adequately screen the exposure of the vehicles above the proposed fence line.
4. All other landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
6. Conformance to code requirements and design standards of City departments.

PASSED, ADOPTED AND APPROVED this 27th day of February, 1974.

  
ORAN K. GRAGSON, Mayor

ATTEST:

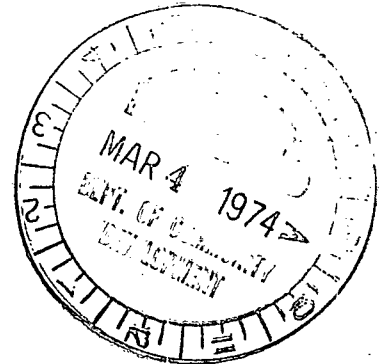
  
EDWINA M. COLE, City Clerk

March 1, 1974

Lakelree, A Partnership  
512 Starfire Court  
Las Vegas, Nevada

Attn: Mr. James W. Hibbetts

Re: Z-2-74



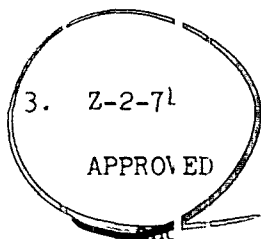
At the regular meeting of the Board of City Commissioners held February 27, 1974, your application for reclassification of property generally located on the southwest corner of Alta Drive and South Valley View Boulevard from C-1 to R-PD 8 was APPROVED as recommended by the Planning Commission, subject to the following conditions:

1. Resolution of Intent.
2. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
3. Installation of landscaping around the fenced parking area to adequately screen the exposure of the vehicles above the proposed fence line.
4. All other landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.

is not recorded on all or a portion of the area embraced by the tentative map within twelve months of approval of the tentative map, a new tentative map must be filed. If a final map is recorded within twelve months of approval of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.

The motion carried by unanimous vote.

This item will be heard by the City Commission on February 27, 1974.



4. Tentative Map  
Sundown #2 Revised

APPROVED

Application of LAKETREE, A PARTNERSHIP, for reclassification of property legally described as being a portion of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 31, Township 20 South, Range 61 East, MDB&M, more fully described as follows: The north 268 feet of the east 280 feet of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 31, Township 20 South, Range 61 East, MDB&M, and generally located on the southwest corner of Alta Drive and South Valley View Boulevard, from C-1 to R-PD 8.

Mr. Saylor indicated several years ago this was all Water District property. At the time right-of-way was obtained for those two streets, both of which are secondary majors, commercial zoning was allowed on the three corners. More recently, the southwest parcel was rezoned to allow a planned unit development of about eight units per acre, the Sundown Townhouse development. He stated at that time the original design did not incorporate the commercial corner. They are now requesting to incorporate that into the design and that is why they are asking for the zone change. He stated it would be used essentially for additional vehicular storage of recreation vehicles, etc. Staff recommended approval and felt it was a much better use than the potential commercial utilization of the property. He stated they are proposing a decorative block wall along the exterior line which would be in keeping with what they have and staff felt there should be some screening. The block wall would screen the view from the exterior; however, staff felt there should be some landscaped screening provided in deference to the interior. He stated the tentative map of Sundown Unit #2 Revised was also on the agenda and could be acted upon at the same time this application was acted upon.

Mrs. Coleman asked if the storage area was 15 acres.

Mr. Saylor indicated in order to incorporate it into the planned development, it had to be made part of the tentative map of the rest of the area which consisted of 15 acres. He stated this piece is only 200 feet by 200 feet.

Mr. Ward asked if this would be a regular parking lot.

Mr. Saylor indicated it is for additional parking for the planned unit development to accommodate extra recreational vehicles, etc.

Chairman Coleman declared the public hearing open.

MR. LARRY EVANS, SE&A, appeared representing Laketree. He indicated they agreed to the conditions of staff.

Chairman Coleman declared the public hearing closed.

MOTION

Mr. Jenkins moved the application Z-2-74 and Tentative Map of Sundown Unit #2 Revised be APPROVED subject to the following conditions:

Z-2-74

1. Resolution of Intent.
2. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
3. Installation of landscaping around the fenced parking area to adequately screen the exposure of the vehicles above the proposed fence line.
4. All other landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
6. Conformance to code requirements and design standards of City departments.

TENTATIVE MAP

1. Approval of the zoning application, Z-2-74.
2. Satisfaction of the requirements under the zoning action.
3. Street names to be provided as required by the Department of Community Development.
4. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve months of approval of the tentative map, a new tentative map must be filed. If a final map is recorded within twelve months of the approval of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.

The motion carried by the following vote:

"AYES": Tiberti, Ward, Jenkins, Busch, Coleman.

"NOES": None

These items will be heard by the City Commission on February 27, 1974.

5. Z-3-74

DENIEE

Application of ENVIRONMENTAL COMMUNITIES, INC. for reclassification of property legally described as the West Half ( $W\frac{1}{2}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ), and the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) excepting therefrom the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of Section 1, Township 20 South, Range 60 East, MDB&M, and generally located on Jones Boulevard on the west, Helen Avenue on the east, Dimick Avenue (extended) on the north and Alexander Avenue on the south, from C-2, R-E and R-T to R-T.

Mr. Saylor indicated there was a strip of C-2 zoning running along both sides of the Tonopah Highway 660' deep on each side of the highway. He stated it would be adjacent to the commercial on the east side. A

## INTEF - OFFICE MEMORANDUM

February 28, 1974

TO:

City Attorney

FROM:

DEPARTMENT OF COMMUNITY DEVELOPMENT  
DON J. SAYLOR, A.I.P., DIRECTOR

BY: ROBERT C. CLEMMER, SUPERVISOR OF ZONING

SUBJECT:

Request for Resolution of Intent  
PreparationCOPIES TO: Z-1-74, Z-2-74, Z-5-74  
City Manager  
Assessor  
Chrono  
Req. for R.O.I.  
Rick Williams

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

Z-1-74 From R-1 to R-PD 6

A portion of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 31, Township 20 South, Range 62 East, MDB&M, described as follows: Commencing at the Southwest corner of Section 31; thence N.89°49'20" East, 387.47 feet; thence N.00°56'34" West 352.03 feet to the true point of beginning; thence continuing N.00°56'34" West, 162.53 feet; thence N.89°45'02" East, 67.51 feet; thence S.00°56'34" East, 15.00 feet; thence N.89°45'02" East, 65.48 feet; thence N.00°53'00" West 165.01 feet; thence S.89°45'02" East 286.57 feet; thence S.00°53'40" East, 313.06 feet; thence S.89°49'20" West, 419.67 feet to the true point of beginning.

Subject to:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Waiver of the five-acre minimum site requirement.
3. Minor design changes as required by the Department of Community Development.
4. A 6' high masonry wall to be constructed along the south property line.
5. Conformance to code requirements and design standards of City departments, including conformance to the curb cut ordinance and paving on Johnson Avenue to provide an orderly transition to the existing pavement.
6. Landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.

Z-2-74 From C-1 to R-PD 8

A portion of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 31, Township 20 South, Range 61 East, MDB&M, more fully described as follows: The North 268 feet of the East 280 feet of the

Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 31, Township 20 South, Range 61 East, MDB&M.

Subject to:

1. Resolution of Intent.
2. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
3. Installation of landscaping around the fenced parking area to adequately screen the exposure of the vehicles above the proposed fence line.
4. All other landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
6. Conformance to code requirements and design standards of City departments.

Z-5-74 From R-E to C-2

Parcel I: That portion of the North Half (N $\frac{1}{2}$ ) of the South Half (S $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 28; Township 20 South, Range 61 East, MDB&M, described as follows: Commencing at a point of intersection of the east line of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 28 (Hereinafter called Line 1) with the south boundary line of West Bonanza Road, produced westerly as the same is now established (Hereinafter called Line 2); thence west along said Line 2 a distance of 1100 feet to the point of beginning; thence south along a line parallel to Line 1 a distance of 140 feet; thence west and parallel with Line 2, a distance of 300 feet; thence north and parallel to Line 1 a distance of 140 feet to said Line 2; thence east along said Line 2 a distance of 300 feet to the point of beginning.

From R-E to C-M

Parcel II: That portion of the North Half (N $\frac{1}{2}$ ) of the South Half (S $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 28, Township 20 South, Range 61 East, MDB&M, described as follows: Commencing at a point of intersection of the east line of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 28 (Hereinafter called Line 1) with the south boundary line of West Bonanza Road, produced westerly, as the same is now established (Hereinafter called

Line 2); thence west along said Line 2 a distance of 1100 feet to a point; thence south along a line parallel to said Line 1 a distance of 140 feet to the point of beginning; thence continuing south along the same parallel line a distance of 238 feet; thence west and parallel to Line 2 a distance of 300 feet; thence north and parallel to said Line 1 a distance of 238 feet; thence east and parallel to said Line 2 a distance of 300 feet to the point of beginning.

Subject to:

1. The application be amended to C-M zoning on the south 100 feet only, and the remainder to be C-2.
2. Resolution of Intent to be restricted to a twelve (12) month time limit.
3. Conformance to Plot Plan.
4. A landscaped planter along West Bonanza frontage shall be permitted in the future right-of-way until the street is widened. At such time, the planter shall be removed and installed adjacent to the new front property line at the expense of the property owner.
5. The existing residences shall be converted to nonresidential uses and when this portion of the property is to be redeveloped, the development plan shall first be approved by the Planning Commission.
6. Landscaping shall be provided as required by the Planning Commission, including a row of Arizona Cypress along the south property line or in the West Fremont right-of-way if permission is obtained from the State Highway Department. All landscaping shall be permanently maintained in a satisfactory manner and 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.
8. Conformance to code requirements and design standards of City departments.
9. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.

Laketee, A Partnership

-2-

March 1, 1974

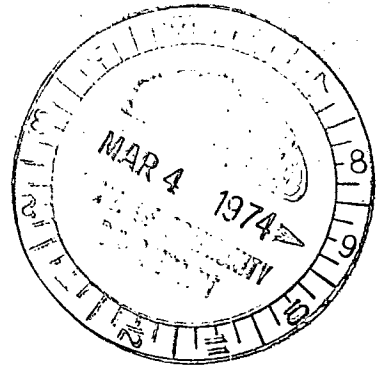
Re: Z-2-74

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

EDWINA M. COLE, CMC  
CITY CLERK

EMC:(mk)

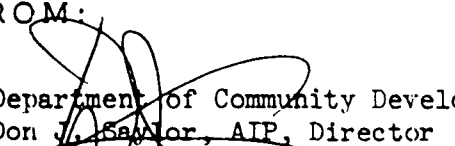
cc: ~~Dept. of Community Development~~  
Department of Public Works  
Department of Building & Safety  
Fire Department



## INTER-OFFICE MEMORANDUM

February 21, 1974

TO: Mayor Ora K. Gragson  
 Commissioner Paul Christensen  
 Commissioner George Franklin  
 Commissioner Ron Lurie  
 Commissioner Hal Morelli

FROM:   
 Department of Community Development  
 Don J. Saylor, AIP, Director

SUBJECT: Agenda Items - Community Development  
 February 27 City Commission Meeting

COPIES TO:  
 City Manager  
 City Attorney

1. Request of Ron Rudin for change in zoning from R-1 to R-PD 6 and Tentative Map of East Charleston Townhomes on property generally located on the south side of Johnson Avenue between Pecos Drive and Shiloah Drive, 500 feet east of Pecos Avenue extending south from Johnson 313 feet.

This involves an odd-shaped parcel of land located on the south side of Johnson Avenue between Pecos and Shiloah. A portion of the property to the south of this development has been zoned to allow the development of a mini-warehouse complex and there exists commercial zoning at the corner of Pecos and Charleston. There is also commercial property west of Pecos. Immediately to the east is a church and immediately to the north are single family homes, some fronting on Johnson across from the proposed development. The application is for a change to R-PD 6 which is approximately one more unit than would be permitted in an R-1 density. They propose 16 units on 2 1/2 acres with zero lot lines. The design consists of one side of a unit having a common wall with another unit. There would be no common area and no home owners' association. Some of the homes are proposed to be two-story. The Planning Commission recommended approval of the zone change and the tentative map, because of the C-M zoning abutting the property to the south and because there was only a slight increase in the density. The Commission also recommended approval to waive the five-acre minimum size for planned developments specified in the ordinance. There were three protests.

2. Request of Laketree, A Partnership, for change in zoning from C-1 to R-PD 8 and tentative map of Sundown #2 Revised for property generally located on the southwest corner of Alta Drive and South Valley View Boulevard.

This involves property located on Alta Drive and South Valley View Boulevard. Several years ago this was all Water District property; however, at the time the right-of-way was obtained for the two streets, both of which are secondary major, commercial zoning was allowed on the three corners. More recently, the southwest parcel was rezoned to allow a planned development of approximately 8 units per acre. At the time the property was rezoned, the commercial corner was excluded. They are now requesting to incorporate that into the design and use it essentially for recreational vehicle parking in conjunction with the planned development. The Planning Commission recommended approval and felt it was a logical expansion of the adjacent planned development. They stipulated the block wall along the exterior line should have some landscaped screening provided in deference to the interior. There were no protests.

contd....

February 15, 1974

Lalotree, A Partnership  
512 Sterling Court  
Las Vegas, NV

Attention: James W. Hibbetts

Gentlemen:

Subject: Z-2-74

Your request for reclassification of property generally located on the southeast corner of Alta Drive and South Valley View Boulevard, from C-1 to Z-PD 2 was considered by the City Planning Commission on February 14, 1974.

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.
2. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
3. Installation of landscaping around the fenced parking area to adequately screen the exposure of the vehicles above the proposed fence line.
4. All other landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
6. Conformance to code requirements and design standards of City departments

contd....

Lakewood, A Partnership  
Page 2  
February 15, 1974

This item will be heard by the Board of City Commissioners on February 27, 1974, at 7:00 P.M. in the Commission Chambers of the City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT

DOE W. SAYLOR, AIP, DIRECTOR

DJS:bjw

## INTER-OFFICE MEMORANDUM

February 7, 1974

## TO:

COMMUNITY DEVELOPMENT

## FROM:

DEPUTY DIRECTOR OF PUBLIC WORKS

## SUBJECT:

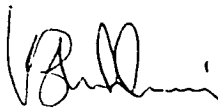
Rezoning 1-2-74  
Laketree, a partnership

## COPIES TO:

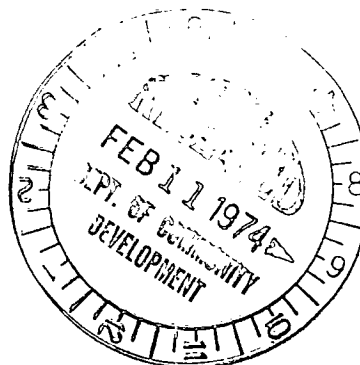
Don Nelson

Your memorandum of January 22, 1974 requested comments on the request for rezoning by Laketree of a portion of property located at the southwest corner of Alta and Valley View Blvd.

It would be required that the property owner install street improvements on both the Alta and Valley View frontages. The construction of the block wall at the intersection of Alta and Valley View would have to meet the ordinance in regard to sight requirements.

  
V. B. UEHLING

VBU/lm



INTER-OFFICE MEMORANDUM

JANUARY 30, 1974

TO: COMMUNITY DEVELOPMENT

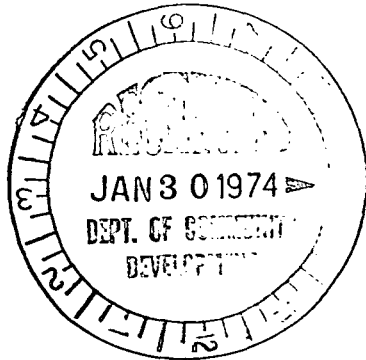
FROM: SR. BUILDING INSPECTOR  
DEPARTMENT BUILDING & SAFETY

SUBJECT: Z-2-74

COPIES TO:

The Department of Building & Safety has no objection to Z-2-74.

*E. S. Stubbs*  
E. S. STUBBS



INTEROFFICE COMMUNICATION

Date 1/22/74

~~Building Department~~  
Fire Department

TO: Engineering Department

FROM: Planning Department

RE: File No. Z-2-74 Submitted by: LAKETREE, A PARTNERSHIP

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

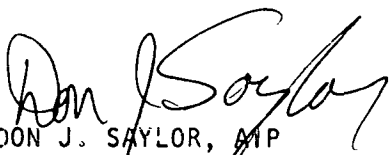
A portion of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 31, Township 20 South, Range 61 East, MDB&M, more fully described as follows: The north 268 feet of the east 280 feet of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 31, Township 20 South, Range 61 East, MDB&M, and generally located on the southwest corner of Alta Drive and South Valley View Boulevard, from C-1 to R-PD 8.

Proposed Use: Parking Area

City Planning Commission Meeting: February 14, 1974

Your remarks regarding this application prior to February 4, 1974 will be greatly appreciated.

Plot Plan Attached: Yes   
No

  
DON J. SAYLOR, M.P.  
Director of Planning  
Coordinator of Urban Renewal

DJS:bjw

## INTEF - OFFICE MEMORANDUM

February 13, 1974

TO:  
SAYLOR

FROM:  
FOSTER

## SUBJECT:

STAFF COMMENTS - PLANNED DEVELOPMENT  
LAKETREE, A PARTNERSHIP  
Z-2-74

## COPIES TO:

1. The request is to rezone a parcel of land from C-1 to R-PD 8. The property will be used for a recreation and vehicle storage area and will be incorporated into the tentative map of Sundown #2, revised.
2. It is recommended screen planting be provided around the entire property to limit the exposure of the proposed parked vehicles within because it is on a slight slope.
3. A 6' block wall shall be extended along the east and north sides of the property.

HPF:bjw