

Planning & Development Department
Scanning Cover Sheet

Case No Z-0002-68

APN 139-21-701-009

Location S of Lake Mead btw Highland & Lexington

Applicant Engelstad Developers, Inc.

Subject

Reclassification of property legally described as the North half of the NW Quarter of the SE Quarter of Section 21, Township 20 South, Range 61 East, MDB&M, excepting the East 250' thereof, the South 100' of the West 220' and the North 225' of the West 215'.



PROPERTY OWNERS

PROTESTS

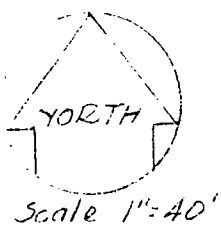
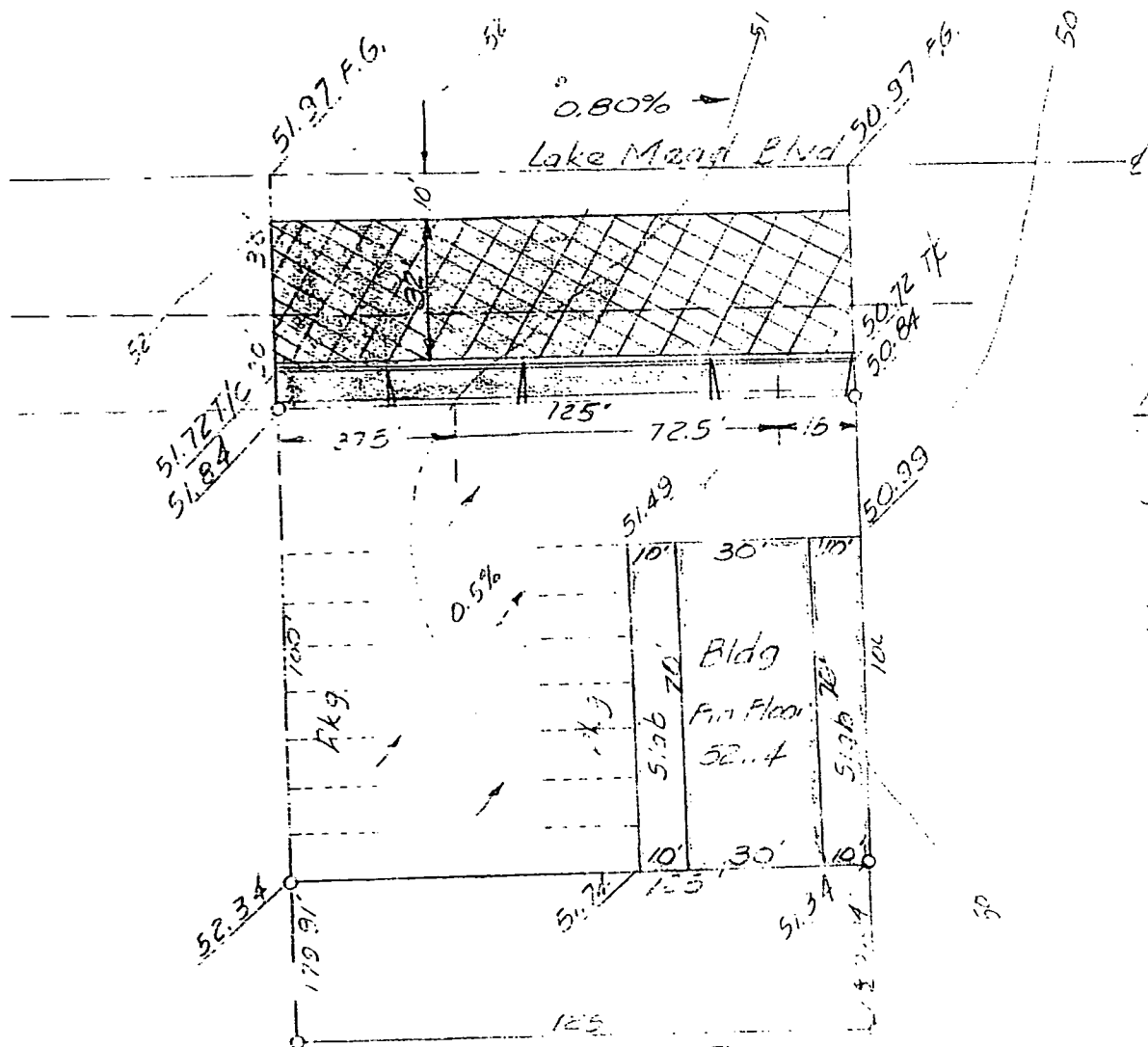
APPROVALS

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

FILE NO. Z-2-68

LEGAL DESCRIPTION

The West 125.00 ft of the East 375.00 ft of the South 100.00 ft of the North 150.00 ft of the NW 1/4 of the NW 1/4 of the SE 1/4 Sec 21 T 205 R 61 E MD B & M.

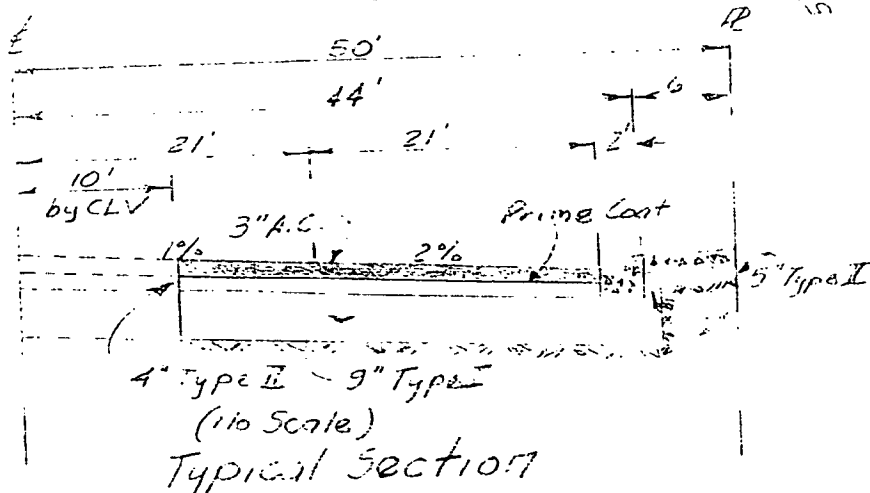


Subject To

1. All changes of plan approved by
2. Min to - 5' Pl. ...
3. ...
4. ...
5. ...
6. ...

Quantities

Curbs & gutter	125 LF	8. Pl. ...
Sidewalk	750 SF	9. ...
3" A.C.P.	470 SF	10. ...
Type II	5 CY	11. ...
Type I	170 CY	12. ...
Excavation	735 CY	13. ...
... ..	1 RA	...



Plot Plan
Stop & Go Market

Rev 11/2/65 Rev 12/15/67 Rev 12/14/67 R-M

Signature

2

7. Z-2-68 and
Z-22-67

PLOT PLAN
REVIEW

APPROVED

Request of IRWIN M. BROWN for a Plot Plan Review on property generally located on Highland between Lake Mead Boulevard and Jimmy Avenue, C-1 Zone.

MR. CLEMMER said this is a proposed freezer/cooler and liquor store addition to an existing restaurant. Staff would recommend approval, subject to the following conditions: 1) Standard Conditions 1 through 5; 2) Liquor store to be approved by the City Commission; 3) Compliance with the new parking regulations; and 4) Repair all streets which are not in good condition as a result of the construction work, as required by the Department of Public Services.

IRWIN BROWN, 2030 East Irwin Circle, appeared for the application. He is in agreement with staff's requirements.

MR. GUTHRIE made a Motion for APPROVAL of Z-2-68 and Z-22-67, Plot Plan Review, subject to the following conditions:

1. That the liquor store is approved only if approved by the License Department and the City Commission through the normal licensing process.
2. Compliance with the new parking regulations.
3. Repair all street improvements which are not in good condition as required by the Department of Public Services.
4. Conformance to the plot plan.
5. Landscaping and a permanent underground sprinkler system 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.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Jones, Mr. Guthrie, Mr. Kennedy,
Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

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

8. Z-6-72(1)

PLOT PLAN
REVIEW

APPROVED

Request of HELEN M. CLARK ON BEHALF OF SAMUEL R. AND DONNA D. NEWSOM for a Plot Plan Review on property generally located on the west side of Santa Rita Drive, approximately 110 feet north of Sahara Avenue, R-1 Zone (under Resolution of Intent to P-R).

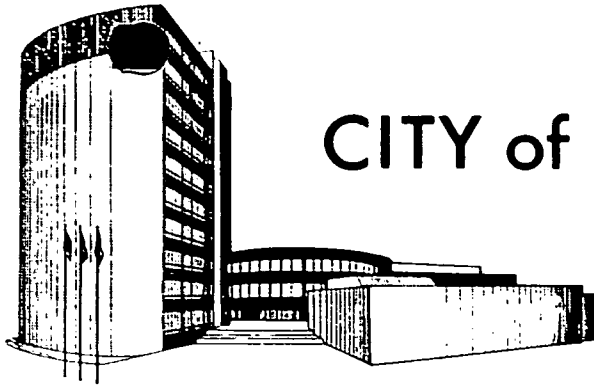
MR. CLEMMER said this is for a proposed office building which

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

July 14, 1981

Irwin M. Brown
2030 E. Irwin Circle
Las Vegas, Nevada 89109

RE: Z-2-68 & Z-22-67
Plot Plan Review

Dear Mr. Brown:

Your request for a plot plan review on property generally located between Lake Mead Boulevard and Jimmy Avenue, 1960 N. Highland, C-1 Zone, was considered by the City Planning Commission on July 9, 1981.

The Commission voted to APPROVE this item with the following conditions:

1. That the liquor store is approved only if approved by the License Department and the City Commission through the normal licensing process.
2. Compliance with the new parking regulations.
3. Repair all street improvements which are not in good condition as required by the Department of Public Services.
4. Conformance to the plot plan.
5. Landscaping and a permanent underground sprinkler system 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.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.



INTER-OFFICE MEMORANDUM

July 7, 1981

TO:

Community Planning and Development

FROM:

Public Services

SUBJECT:

Irwin M. Brown
Z-2-68 & Z-22-67

COPIES TO:

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

Your memorandum dated June 30, 1981 requested comments from this Department prior to July 6, 1981 concerning the request of Irwin M. Brown for a plot plan review of the proposed development on property generally located between Lake Mead Boulevard and Jimmy Avenue at 1960 North Highland Avenue in a land use zone designated C-1 (Limited Commercial).

This Department will have no objections to the proposed development as depicted subject to the following conditions:

- (1) At the time of development, all pavement, sidewalk, curb and gutter and other facilities located adjacent to the property line and for one-half width of the street that are not in good condition will have to be improved to current City of Las Vegas standards as required by the Department of Public Services.
- (2) At the time of development, obtain all permits and inspections required by the Department of Public Services.

[Handwritten signature]
~~Gary V. Holler, P.E.~~
 City Engineer

GWH:CDP:mjn

Attachments

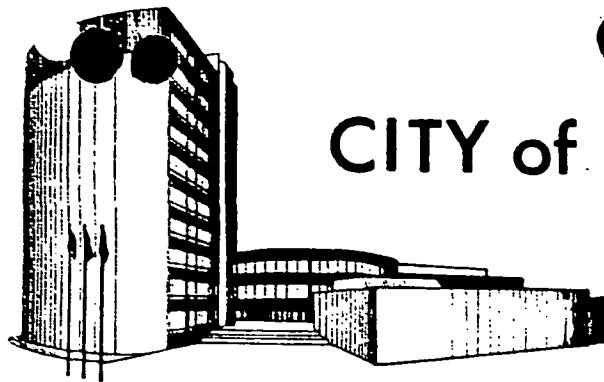
RECEIVED
JUL 8 1981
 PLANNING AND
 DEVELOPMENT

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

July 1, 1981

Irwin M. Brown
2030 E. Irwin Circle
Las Vegas NV 89109

RE: Z-2-68 & Z-22-67

Dear Applicant:

This is to advise that your request as referred to above will be considered by the City Planning Commission at their regular meeting on July 9, 1981.

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

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

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT

Harold P. Foster, Director

HPF:cm
attachment

INTER-OFFICE MEMORANDUM

Date

June 30, 1981

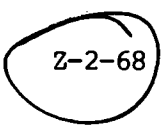
TO:

PUBLIC SERVICES DEPARTMENT
ADMINISTRATIVE DIVISION

FROM:


HAROLD P. FOSTER, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT:

 Z-2-68 & Z-22-67 - IRWIN M. BROWN

COPIES TO:

A request for a plot plan review has been received on the following described property:

Generally located between Lake Mead, Blvd. & Jimmy Avenue, 196 N. Highland, C-1 Zone

CITY PLANNING COMMISSION MEETING:

July 9, 1981

Your remarks regarding this application should be received prior to
July 6, 1981.

HPF:cmc
attachment (plot plan)

ORDINANCE NO. 934-136

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 3 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY AMENDING THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS, AND CHANGING THE ZONING DESIGNATION OF SAID MAP.

THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS DOES ORDAIN AS FOLLOWS:

SECTION 1. The Land Use Plan Map adopted by Title XI, Chapter 1, Section 3 of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby amended to read as follows:

FROM R-E to C-1 (Z-2-68)

The West 125.00 feet of the East 375.00 feet of the South 100.00 feet of the North 150.00 feet of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 21, Township 20 South, Range 51 East, M.D.B. & M.

SECTION 2. All ordinances, parts of ordinances, chapters, sections, subsections, paragraphs, sentences, clauses or phrases contained in the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED AND APPROVED this 4th day of September, 1968.

ATTEST:

/s/ Oran K. Gragson

ORAN K. GRAGSON, MAYOR

/s/ Aleta E. Watson

Assistant City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 21st day of August, 1968, and referred to the following committee composed of Commissioners Stewart and Howery for recommendation; thereafter the said committee reported favorably on said ordinance on the 4th day of September, 1968, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners Howery, Corey and Mayor Gragson

VOTING "NAY": None ABSENT: Commissioners Mirabelli & Stewart (Excused)

APPROVED:

ATTEST:

/s/ Oran K. Gragson

ORAN K. GRAGSON, MAYOR

/s/ Aleta E. Watson

Assistant City Clerk

August 15, 1968

City Attorney

Planning Department

Request for Ordinance
Preparation

Manager
Assessor
Req. for Ord.
Chrono
Boyd Miller
Z-2-68

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

Z-2-68 From R-E to C-1

The West 125.00 feet of the East 375.00 feet of the South 100.00 feet of the North 150.00 feet of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 21, Township 20 South, Range 61 East, HDB&H.

Robert C. Clemmer
Senior Planner

RCC:lm

INTER-OFFICE MEMORANDUM

8-14-68

TO:

ROBERT C. CLEMMER
Senior Planner

FROM:

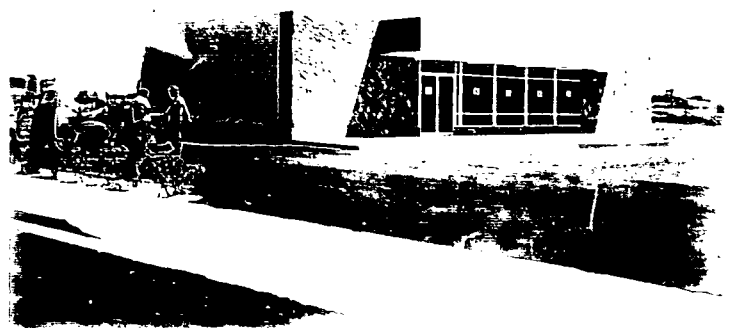
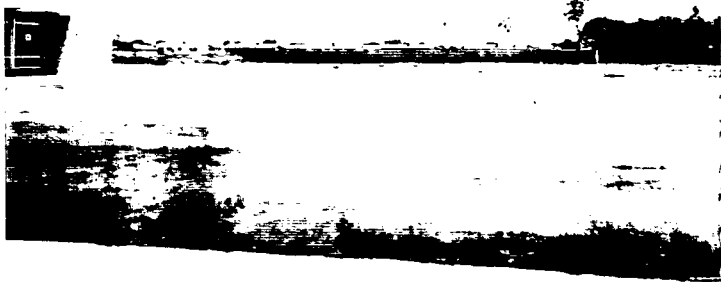
Johnna Bennett

SUBJECT:

FINAL FIELD INSPECTION

COPIES TO:

On 8-14-68 a field inspection was made
at 1401 W. Lake Mead; revealed that the
conditions of 7-2-68 have ~~not~~ been met.



DLB

PLANNING ASSISTANT

March 18, 1968

City Attorney

Planning Department

Request For Ordinance
Preparation

City Manager
Assessor's Office
Req. For Ord. Prep.
Chrono File
Boyd Miller
Z-22-67
Z-2-68 ✓

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

Z-22-67 From R-E to C-1

The South 100 feet of the West 220 feet of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 21, Township 20 South, Range 61 East, M.D.B. & M.

Z-2-68 From R-E to C-1

The South 5.0 feet of the North 230.0 feet of the West 220.0 feet of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 21, Township 20 South, Range 61 East, M.D.B. & M.

Robert C. Clemmer
Senior Planner

RCC:lm

Hamburger Haven
1960 North Highland
Las Vegas

NOTICE OF PUBLIC HEARING

February 8, 1968

January 24, 1968

Notice is hereby given that on February 8, 1968, at 7:30 P.M. in the Council Chambers of City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-2-68

ENGELSTAD DEVELOPERS, INC., FOR RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE NORTH HALF ($N\frac{1}{2}$) 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 SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDB&M, EXCEPTING THE EAST 250.0 FEET THEREOF, THE SOUTH 100.0 FEET OF THE WEST 220.0 FEET AND THE NORTH 225.0 FEET OF THE WEST 215.0 FEET THEREOF AND GENERALLY LOCATED ON THE SOUTH SIDE OF LAKE MEAD BOULEVARD BETWEEN HIGHLAND DRIVE AND LEXINGTON,

FROM: R-E (Residence Estates)

TO: C-1 (Limited Commercial)

PROPOSED USE: Grocery Store

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 City Planning Director written objections thereto or approval thereof.

In the event this item is acted upon by the City Planning Commission it will automatically be heard by the City Commission at their next regular meeting.


DON J. SAYLOR, AIP,
Director of Planning

D R A F T

NOTICE OF PUBLIC HEARING
February 8, 1968

D R A F T

Jan. 24, 1968

Notice is hereby given that on Feb. 8, 1968,
at 7:30 PM, in the Council Chambers of the City Hall, Las Vegas, Nevada, the City
Planning Commission/~~Board of Zoning Adjustment~~ will hear the application of:

Z-2-68

ENGELSTAD DEVELOPERS, INC., ~~XXXXXXXX~~
FOR RECLASSIFICATION OF PROPERTY LEGALLY ⁹¹
DESCRIBED AS THE NORTH HALF (N $\frac{1}{2}$) 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 SECTION 21, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, MDB&M, ~~XXXXXXXXXXXX~~
~~XXXXXXXX~~ EXCEPTING THE EAST 250.0 FEET
THEREOF, THE SOUTH 100.0 FEET OF THE
WEST 220.0 FEET AND THE NORTH 225.0 FEET
OF THE WEST 215.0 FEET THEREOF AND ¹¹GENERALLY
LOCATED ON THE SOUTH SIDE OF LAKE MEAD
BOULEVARD BETWEEN HIGHLAND DRIVE AND LEXINGTON,

11

FROM: R-E (Residence Estates)

TO: C-1 (Limited Commercial)

PROPOSED USE: *Grocery Store*

Dh-Ry

Any and all interested persons may appear before the
City Planning Commission/~~Board of Zoning Adjustment~~ either in person or by
representative, and object to or express approval of the proposed reclassification/
~~variance/use permit~~, or may prior to this hearing file with the City Planning
Director written objections thereto or approval thereof.

DJS:ds

DON J. SAYLOR
Director of Planning

ORDINANCE NO. 934-128

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 3 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY AMENDING THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS, AND CHANGING THE ZONING DESIGNATION OF SAID MAP.

THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS DOES ORDAIN AS FOLLOWS:

SECTION 1. The Land Use Plan Map adopted by Title XI, Chapter 1, Section 3 of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby amended to read as follows:

FROM R-1 to C-2 (Z-80-65)

That portion of the South 670.0 feet of the West 470.0 feet of the Northwest Quarter (NW 1/4) of Section 31, Township 20 South, Range 61 East, M. D. B. & M., lying North of the center line of Alta Drive.

FROM R-4 and R-1 to P-R (Z-8-67)

Lot 21, Block 1, Van Patten Tract #1 and Lots 22 and 23, Block 1, Van Patten Tract #2.

FROM R-E to C-1 (Z-22-67)

The South 100 feet of the West 220 feet of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 21, Township 20 South, Range 61 East, M. D. B. & M.

FROM R-E to C-1 (Z-2-68)

The South 5.0 feet of the North 230.0 feet of the West 220.0 feet of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 21, Township 20 South, Range 61 East, M. D. B. & M.

SECTION 2. All ordinances, parts of ordinances, chapters, sections, subsections, paragraphs, sentences, clauses or phrases contained in the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED AND APPROVED this 17th day of April, 1968.

/s/ Philip M. Mirabelli

~~XXXXXXXXXXXX~~
PHILIP M. MIRABELLI - MAYOR Pro Tem

ATTEST:

/s/ Aleta E. Watson
Assistant City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 3rd day of April, 1968, and referred to the following committee composed

ZONE CHANGE
Z-2-68

Approved subject
to conditions

ZONE CHANGE - Z-2-68 - APPLICATION OF ENGELSTAD
DEVELOPERS, INC.

Property generally located on the south side of Lake Mead
Boulevard between Highland and Lexington

FROM: R-E (Residence Estates)
TO: C-1 (Limited Commercial)

Director of Planning, Donald J. Saylor: This property is to be used for a Stop-and-Go or 7-11 Market. The Planning Commission has recommended approval subject to the several conditions as listed on the agenda. There was one protest by an adjoining property owner; however, it was pretty well resolved in that the developer will construct a wall along the south property line.

Mayor Gragson asked if there was anyone present in opposition - to which there was no response.

Commissioner Stewart moved that Z-2-68 be APPROVED by means of a Resolution of Intent, subject to the following conditions:

1. Being in accord with the plot plan amended to show a six foot block wall along the south property line.
2. Dedication of proper right-of-way as required by the Department of Public Works.
3. Conformance to requirements of Fire and Building Departments.
4. That the Resolution of Intent be restricted to a six months time limit.
5. Signing an agreement and posting a bond for the installation of offsite improvements.
6. Landscaping put in as specified by the Planning Director.

Motion seconded by Commissioner Howery and carried by the following vote: Commissioners Howery, Stewart and Mayor Gragson voting aye; noes, none.

ZONE CHANGE
Z-3-68

Approved subject
to conditions

ZONE CHANGE - Z-3-68 - APPLICATION OF DESURE, FAIR AND
DAVIS

Property generally located on the northeast corner of East Sahara
Avenue and Santa Rita Drive

FROM: P-R (Professional Office)
TO: C-1 (Limited Commercial)

Director of Planning, Donald J. Saylor: There have been other properties in the area changed to C-1 and it has been the policy of the Planning Commission to allow this type of use provided that it is extremely light commercial and they can provide adequate off-street parking, etc. They have recommended approval in accord with the conditions set forth on the agenda. There were no protests at the Planning Commission meeting.

Mayor Gragson asked if there was anyone present in opposition - to which there was no response.

RESOLUTION OF INTENT TO RECLASSIFY 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 that at a regular meeting of the Board of Commissioners, held on the 21st day of February, 1968, the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of the rezoning and the conditions attached thereto:

FROM R-E TO C-1 (Z-2-68)

The North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 21, Township 20 South, Range 61 East, M.D.B. & M., excepting the East 250.0 feet thereof, the South 100.00 feet of the West 220.0 feet and the North 225.0 feet of the West 215.0 feet thereof.

SUBJECT TO:

1. Being in accord with the plot plan amended to show a six foot (6') block wall along the south property line.
2. Dedication of proper right-of-way as required by the Department of Public Works.
3. Conformance to requirements of the Fire and Building Departments.
4. That this Resolution of Intent be restricted to a six months time limit.
5. Signing an agreement and posting a bond for the installation of offsite improvements.
6. Landscaping put in as specified by the Director of Planning.

PASSED, ADOPTED AND APPROVED this 21st day of February, 1968.

ORAN K. GRAGSON, Mayor

ATTEST:

EDWINA M. COLE, City Clerk

2. Z-2-68

Approved

Application of ENGELSTAD DEVELOPERS, INC., for reclassification of property legally described as the North Half ($N\frac{1}{2}$) 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 Section 21, Township 20 South, Range 61 East, MDB&M, excepting the East 250.0 Feet thereof, the South 100.0 Feet of the West 220.0 Feet and the North 225.0 Feet of the West 215.0 Feet thereof and generally located on the south side of Lake Mead Boulevard between Highland Drive and Lexington, from R-E to C-1.

Mr. Saylor stated that this particular piece of property is east of Highland and the same owner rezoned an adjacent piece recently to C-1 abutting Highland. The entire parcel is not included in the application because there are no firm development plans; however, the piece under consideration now is for a 7-11 market. Staff originally recommended denial as not being in accord with the Master Plan but in view of the fact that the zoning already has been changed to commercial on a portion staff finds no particular objection to the additional piece and therefore recommends approval subject to all the normal conditions plus landscaping and a six months time limit.

Chairman Tiberti declared the public hearing open.

RALPH ENGELSTAD, the applicant, was present. WILLIAM APFEL, 1920 Highland Drive, appeared and stated that he owned five acres immediately south and requested that some provision be made to protect the residential area and further felt that there were enough markets in the area and registered a protest unless a wall is erected along the south line. There was some discussion as to where the market would be located and the feasibility of requiring a fence along the southerly property line.

Chairman Tiberti declared the public hearing closed.

Mr. Johnston moved that the application of ENGELSTAD DEVELOPERS, INC. for reclassification of property generally located on the south side of Lake Mead Boulevard between Highland and Lexington, from R-E to C-1, be approved by means of a Resolution of Intent subject to the following conditions

1. Being in accord with the plot plan amended to show a six foot block wall along the southerly property line.
2. Dedication of proper rights-of-way as required by the Department of Public Works.
3. Conformance to requirements of Fire and Building Departments.

4. That this Resolution of Intent be restricted to a six months time limit.
5. Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
6. Landscaping put in as specified by the Planning Director.

Mr. Matteucci seconded the motion and it was carried by a unanimous vote.

3. Z-3-68
Approved

Application of DESURE, FAIR AND DAVIS REALTY COMPANY for reclassification of property legally described as Lot 1, Block 3, Paradise Village Tract No. 4, and generally located on the northeast corner of East Sahara Avenue and Santa Rita Drive, from P-R to C-1.

Mr. Saylor stated that this involves one of the lots on Sahara presently zoned for professional offices and they are now proposing to lease a part of the building for an office for a construction company. The plot plan indicates adequate parking and landscaping. Staff recommends approval subject to the normal conditions plus approval of the Traffic Engineer as to ingress/egress. There are no protests of record.

Chairman Tiberti declared the public hearing open. No-one appeared.

Chairman Tiberti declared the public hearing closed.

Mr. Ward moved that the application of DESURE, FAIR AND DAVIS REALTY for reclassification of property generally located on the northeast corner of East Sahara Avenue and Santa Rita Drive, from P-R to C-1, be approved subject to the following conditions:

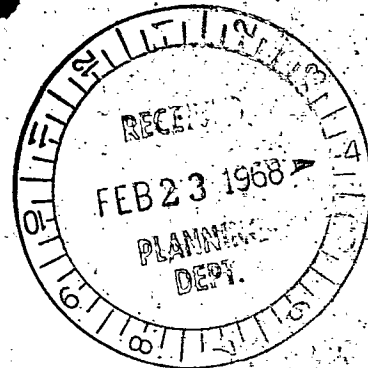
1. Being in accord with the plot plan.
2. Approval by the Traffic Engineer as to proper ingress/egress.
3. That the Resolution of Intent be restricted to a six months time limit.
4. Conformance to requirements of Fire and Building Departments.
5. Conformance to requirements of Public Works Department.

Mr. Matteucci seconded the motion and it was carried by a unanimous vote.

4. VAC-1-68
Approved

Petition of H. GREENE, ET AL, to vacate the following legally described portions of land on Bearden Drive:

PARCEL NO. 1 - Commencing at the Northwest Corner of the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 33, T20S,



February 22, 1968

Englestad Developers, Inc.
P. O. Box 4185 - Annex
Las Vegas, Nevada

Re: Z-2-68

Dear Sirs:

At the regular meeting of the Board of City Commissioners of the City of Las Vegas held February 21, 1968, your application for a change in zoning on property generally located on the south side of Lake Mead Boulevard between Highland and Lexington, from R-E to C-1, was approved by means of a Resolution of Intent, subject to the following conditions:

1. Being in accord with the plot plan amended to show a six-foot block wall along the south property line.
2. Dedication of proper right-of-way as required by the Department of Public Works.
3. Conformance to requirements of Fire and Building Departments.
4. That the Resolution of Intent be restricted to six months.
5. Signing an agreement and posting a bond for the installation of offsite improvements.
6. Landscaping put in as specified by the Planning Director.

Yours very truly,

(Mrs) Aleta E. Watson
Assistant City Clerk

cc: ✓ Planning Department
Public Works Department
Fire Department
Building Department

Planning Department
February 9, 1968

Engelstad Developers, Inc.
P. O. Box 4185 - Annex
Las Vegas, Nevada

Dear Sir:

At the regular meeting of the City Planning Commission held February 8, 1968, consideration was given to your request for reclassification of property generally located on the south side of Lake Mead Boulevard between Highland and Lexington, from R-E to C-1.

It was voted by the Planning Commission to refer this item to the Board of City Commissioners with the recommendation that it be approved by means of a Resolution of Intent subject to the following conditions:

1. Being in accord with the plot plan amended to show a six foot block wall along the south property line.
2. Dedication of proper rights-of-way as required by the Department of Public Works.
3. Conformance to requirements of Fire and Building Departments.
4. That this Resolution of Intent be restricted to a six months time limit.
5. Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
6. Landscaping put in as specified by the Planning Director.

This item will be heard by the Board of City Commissioners on February 21, 1968, at 1:30 P.M. in the Council Chambers of City Hall, Las Vegas, Nevada.

DON J. SAYLOR, AIP,
Director of Planning

DJS:da
2-2-68

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 of property hereinafter described, hereby presents his application requesting that certain property be reclassified from the RE Use District to a C-1 Use District, as established by Section 4, Chapter 1, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$50.00.

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

The North half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northwest quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 21, Township 20 South, Range 61 East, M.D.B. & M. excepting the East 250.00 feet thereof, further excepting the South 100.00 feet of the West 220.00 feet thereof, further excepting the North 225.00 feet of the West 215.00 feet thereof. #1016 and generally located on the south side of Lake Mead Blvd. between Highland Drive & Lexington St.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA) ss:
COUNTY OF CLARK)

I, ENGELSTAD DEVELOPERS, INC., a Nevada Corporation

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 are 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.

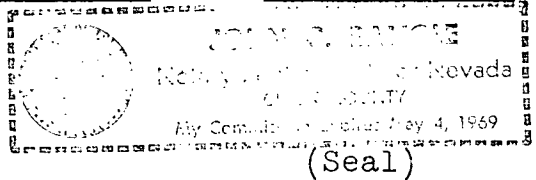
Signed: (In Ink) Mailing Address Phone No.:

[Signature]

P.O. Box 4185-Annex, Las Vegas, Nevada 642-5556

Subscribed and sworn to before me this _____ day of _____, 19____

[Signature]
Notary Public in and for said County and State



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 \$ 50⁵⁰ / ~~xx~~
Receipt No. : 606
Case No. : Z-2-68

Received by: [Signature]

Date: Jan 5 1968

P.C. meeting 2/8/68

1/15 / 2/8/68 P.C. MTG.

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION

1. Two (2) copies.
2. Minimum Size - 17 x 11 inches.
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of buildings, distances from buildings to property lines.
5. Address and street name of property.
6. Off-street parking lay-out showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.