Planning & Development Department
Scanning Cover Sheet

Case No Z-0098-73

APN 140-32-601-004

Location W of Nellis btw Bonanza & Stewart

Applicant John Robarts, et al

Subject

Reclassification of property legally described as that portion of the South 200' of the North 1/2 of the SE 1/4 of the NE 1/4 of Section 32, Township 20 South, Range 62 East, MDB&M, lying East of the East right-of-way line Las Vegas Wash Drainage Channel.

123456

P R O P E R T Y O W N E R S

PROTESTS	APPROVALS
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FILE NO. _____

RESOLUTION OF INTENT EXPIRATION:

Ref. No.: #617

Application No.: Z-98-73

From R-E to C-2

City Commission Approved: 12/26/73

Expiration Date: 12/26/74

ORD. REQ. 7-22-74

NOTICE OF PUBLIC HEARING

December 13, 1973

November 28, 1973

Notice is hereby given that on December 13, 1973, 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-98-73 JOHN ROBARTS ET AL FOR RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THAT PORTION OF THE SOUTH 200 FEET OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, MDB&M, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE LAS VEGAS WASH DRAINAGE CHANNEL AND LOCATED ON THE WEST SIDE OF NELLIS BOULEVARD BETWEEN EAST BONANZA ROAD AND EAST STEWART AVENUE 700 FEET NORTH OF STEWART AVENUE.

FROM: R-E (RESIDENCE ESTATES)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: PLANT NURSERY

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

D R A F T D R A F T

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FROM: R-E (RESIDENEE ESTATES)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: PLANT NURSERY

OK-RE

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 November 20, 1973

TO: Engineering Department

FROM: Planning Department

RE: File No. Z-98-73 Submitted by: JOHN ROBARTS ET AL

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

SEE ATTACHED LEGAL

City Planning Commission Meeting: December 13, 1973

Your remarks regarding this application prior to December 3, 1973 will be greatly appreciated.

Plot Plan Attached: Yes XXX

No

Don J. Saylor

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

DJS:bjw

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 R.E. Use District to a C-2 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:

The South 200 feet of the N 1/2, of the SE 1/4, [redacted], of the NE 1/4, of Section 32, Township 20 South, Range 62 East. M.D.M., that lies East of the East line of that certain drainage right-of-way deeded to the City of Las Vegas by documents #324487 and #324488 and recorded September 13, 1973 Clark County Nevada records.

Location The West Side of Nellis Blvd Between E Bonanza Road and East Stewart ave 700 feet North of Stewart ave

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

STATE OF NEVADA)
ss:
COUNTY OF CLARK)

(I, We,) John Robarts, Ann Robarts, J. W. Allen and Steve Allen 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. (SIGN IN INK)

Signed:	Mailing Address:	Phone Number:
John Robarts	~~615 North 9th~~ Street	384-3480
Ann Robarts	Las Vegas, Nevada 89101	
J. W. Allen	Steve Allen	

Subscribed and sworn to before me this 14th day of November, 1973.

Notary Public in and for said County and State

JOY C. FLEMING
NOTARY PUBLIC STATE OF NEVADA
COUNTY OF CLARK
My Commission Expires May 7, 1974

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

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.

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, turnaround 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.

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.

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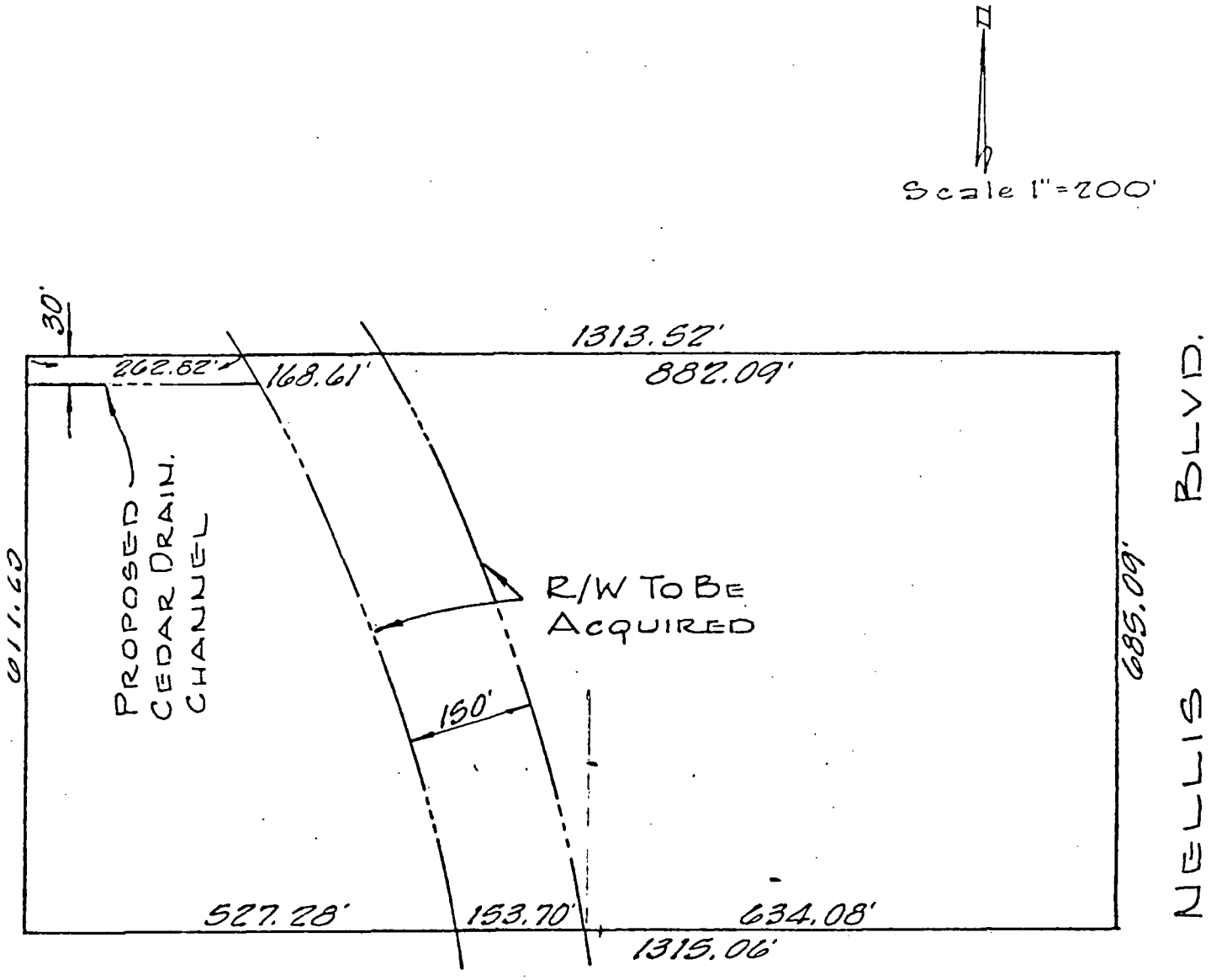
NOTE: all off premise signs and signs projecting into the right-of-way must be shown on a plot plan and subsequently approved.

JOHN ROBARTS
PARCEL NO. 6-33-03



TOTAL LAND = 20.549 AC.
R/W ACQUIRED = 2.682 AC.
REMAINDER E. = 11.634 AC.
REMAINDER W. = 6.233 AC.

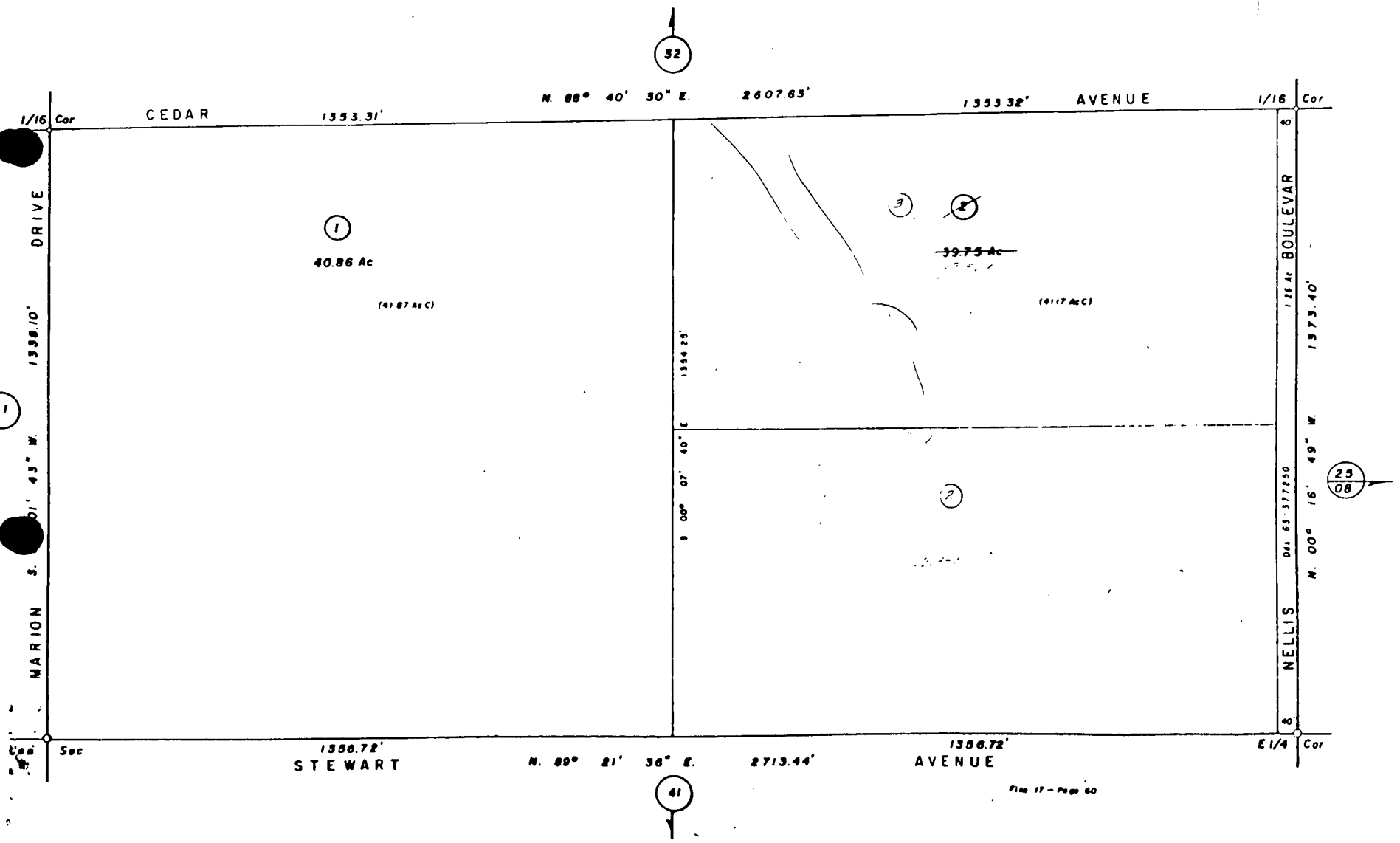
N ½ - SE ¼

PLOT PLAN

C.C.A.O. J.N. (633) 200 CITY OF LAS VEGAS

6-33

S2 NE4 SEC. 32 T. 20 S. R. 62 E.



CCAO MS Rev 10-20-70

LVC - 200

Date: November 9, 1973

ZONING APPLICATION REPORT

FILE NO.: 2-98-73

OWNER AND ADDRESS: John Robarts, Ann Robarts, J. W. Allen, Steve Allen, 715 North 9th Street, Las Vegas, Nevada 89101

DEVELOPER: E. MAC DIARMID

ARCHITECT: SAME

CONTRACTOR: E. MAC DIARMID CONST.

LEGAL DESCRIPTION: South 200 feet of N 1/2, SE 1/4, [redacted], NE 1/4, of Section 32, Township 20 South, Range 62 East, M.D.M., that lies East of the East line of that certain drainage right-of-way deeded to the City of Las Vegas by documents #324487 and #324488 and recorded September 13, 1973 Clark County Nevada records.

GENERAL LOCATION: West Side of Nellis Blvd - 650' N. of Stewart Avenue ~~Alignment~~

EXISTING ZONING: RE

REQUESTED ZONING: ~~C-2~~ C-2 MD

EXISTING USE ON PROPERTY: Vacant

PROPOSED USE: Nursery (Plant)

PROPOSED DEVELOPMENT INFORMATION (WHERE APPLICABLE):

Building Height 10' No. of Stories 1

No. of Units N/A No. of Acres or Size of Lot 3 acres

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

No. of Off-Street Parking Spaces Required: None No. Provided: 20

Landscaping Provided: Yes X No ____ If Yes, Adequate ~~X~~ Inadequate X

Required Setbacks Provided: 30' PROPERTY LINE

Required Dedication and/or Setback for Major Street Plan: No - M.P. Requires 10' Nellis Existing 40' (NONE REFLECTED ON PLAN)

Flood Control Channel Setbacks: Yes ~~No~~ R/W acquired per Public Works Setbacks OK in any case

Other Requirements:

EXISTING GENERALIZED LAND USE IN SURROUNDING AREA: Commercial to North, Vacant to South, Apts + Commercial to East, Vacant to West

USE PROPOSED BY MASTER PLAN: General Commercial

GENERAL COMMENTS: 10' additional width for Nellis with shift Blvd. Westerly. Landscaping is deficient along street frontage & look at chain link fence. Should channel be fenced? Should channel be dedicated? There should be no residential remainder between C-2 & channel. Parcel Map Required. Dimensions on plan do not reflect legal description dimensions ~~[illegible]~~

LAS VEGAS, NEVADA

NOVEMBER 16, 1973

Title Insurance and Trust Company
309 South Third Street
Las Vegas, Nevada 89109

RE: Escrow #LV-147496-N
Roberts-Allen/MacDiarmid

Attention: Mrs. Norma Wadsworth

This is to advise you that the legal description in the above captioned Escrow should read as follows:

> The South 200 feet of the North one-half (1/2) of the Southeast Quarter (1/4), of the Northeast Quarter (1/4), of Section 32, Township 20 South, Range 62 East. M.D.M., that lies East of the East line of that certain drainage right-of-way deeded to the City of Las Vegas by documents #324487 and #324488 and recorded September 13, 1973 Clark County Nevada records.

All other terms and conditions remain the same.

Sellers:

John Roberts

Ann Roberts

J. W. Allen

Steve Allen

Buyer:

Ervin L. MacDiarmid

PM-25-74 Continued

2. Conformance to requirements of state statutes relative to parcel maps.

The motion carried by unanimous vote.

11. Proposed Street Dedication

APPROVED

Submitted by WILLIAM N. HINDE for partial dedication of Malner Lane, generally located north of Gowan Road, south of Gilmore, west of Decatur, and east of Thom Boulevard.

STAFF REPORT: The request involves a landlocked parcel of land located in the northwest part of the City. Dedication is proposed on the east side of Mr. Hinde's property and will continue south across two other owners' properties who have agreed to dedicate and will extend south to Gowan Road. The property owner wishes to construct a single family residence on the property and cannot obtain the permit until there is a dedicated street existing to his property. There is a slight off-set at the south end of Mr. Hinde's property and it is recommended additional dedication be provided to allow the proper transition for this off-set. Also, staff recommended the street dedication conform to the requirements of the Department of Public Works.

Mr. Ward moved the Proposed Street Dedication be APPROVED subject to the following condition:

1. Additional right-of-way be provided as required by the Department of Public Works at the off-set to provide an orderly transition in the street.

The motion carried by unanimous vote.

12. Z-98-73
Plot Plan Review
RATIFICATION
APPROVED

Concerning property generally located on the west side of Nellis Boulevard between East Bonanza Road and East Stewart Avenue 700 feet north of Stewart Avenue, C-2 Zone.

STAFF REPORT: This is a ratification of a telephone vote conducted several weeks ago of the members approving a minor amendment to a plot plan. The amendment was to allow the construction of a shed for the storage of commercial fertilizers.

Mr. Ward moved Ratification be given to APPROVAL of the plot plan review on Z-98-73. The motion carried by unanimous vote.

13. Z-13-73
Plot Plan Review

APPROVED

Submitted by DANIEL, MANN, JOHNSON AND MENDENHALL concerning property generally located on the north side of West Charleston Boulevard between Campbell Drive and Shetland Road, 500 feet east of Campbell Drive, C-D Zone.

STAFF REPORT: The request involves an amendment to the plot plan to allow the construction of covered parking along the rear portion of the property. An office complex is presently under construction on the property and the developer feels that covered parking is needed on the rear portion. The parking covers will be constructed adjacent to the rear fence and will be approximately 7' high at the fence line increasing to approximately 8' at the entrance to the parking area. The C-D zone requires buildings to be set back a minimum of 25' from the front and rear property lines and that the maximum buildable area shall not be more than 30 percent of the net area. The buildings on the property meet these requirements and there is no indication in the ordinance that the setbacks nor the buildable area requirement pertains to detached accessory structures. Consequently, staff feels the proposed covered parking structure is a logical addition and will enhance the property and is in conformance to the requirements of the ordinance. Staff recommends approval subject to being in conformance with the revised plot plan.

Mr. Ward moved the plot plan review on Z-13-73 be APPROVED subject to the following condition:

ROBERT C. CLEMMER
SENIOR PLANNER

FINAL FIELD INSPECTION

On 4-17-74 a field inspection was made at 333 N. Nellis

revealed that the conditions of Z-98-73 ~~have~~/have not been met.

Landscaping and Sprinkle System Not installed

PLANNING ASSISTANT

Ordinance Needed
See ~~attached~~ Legal
Description on R.O.I.
FROM RE TO C-2

ROBERT C. CLEMMER
SENIOR PLANNER

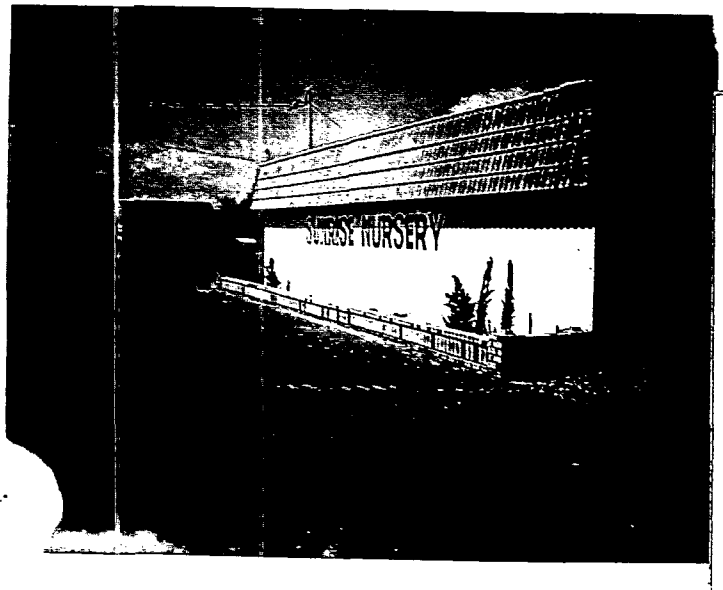
FINAL FIELD INSPECTION

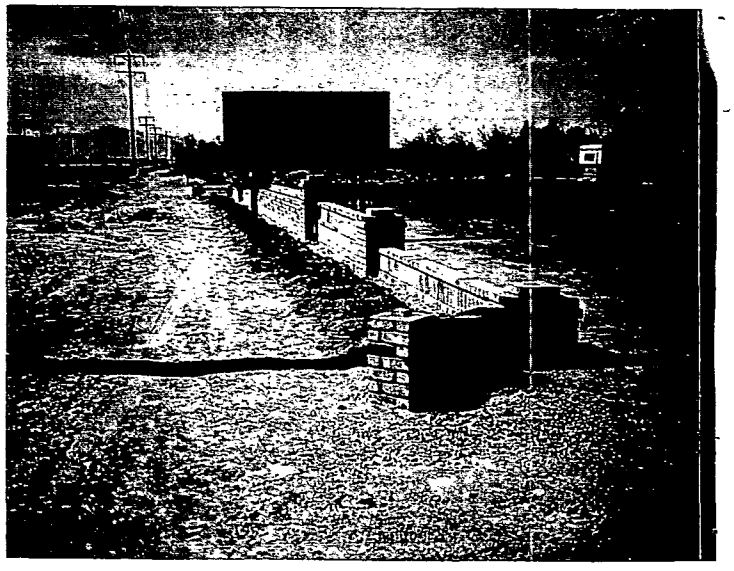
On 7-17-74 a field inspection

was made at 333 N. Nellis

revealed that the conditions of 2-18-73 have/~~have not~~

been met. See Photos





CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: July 22, 1974

TO: CITY ATTORNEY

FROM: DEPARTMENT OF COMMUNITY DEVELOPMENT
Robert C. Clemmer, Supervisor of Zoning

SUBJECT: REQUEST FOR ORDINANCE PREPARATION

COPIES TO:
City Manager
Assessor
Req. for Ord. Prep.
Chrono
Rick Williams

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

Z-30-73 From R-3 to C-1 (Parcel I)

Commencing at the Southwest corner of Section 4, Township 21 South, Range 61 East, MDB&M; thence N.1°09'25" East 333.42 feet to the true point of beginning; thence S.88°50'35" East 190.00 feet; thence S.1°09'25" East 240.54 feet; thence N.65°22'40" East 247.48 feet; thence N.42°14'23" East 1124.21 feet; thence N.88°50'33" West 1151.62 feet; thence S.1°09'25" West 914.47 feet to the true point of beginning. Except the N.501.16 feet. Excepting the West 410 feet.

From PR to C-1 (Parcel II)

The South 245.86 feet of the North 501.16 feet of the West 488.00 feet of the following described parcel: Commencing at the Southwest corner of Section 4, Township 21 South, Range 61 East, MDB&M; thence N.1°09'25" East 333.42 feet to the true point of beginning; thence S.88°50'35" East 190.00 feet; thence S.1°09'25" East 240.54 feet; thence N.65°22'40" East 247.48 feet; thence N.42°14'23" East 1124.21 feet; thence N.88°50'33" West 1151.62 feet; thence S.1°09'25" West 914.47 feet to the true point of beginning, excepting the West 410 feet.

CL 1

Z-30-74 (continued)

From R-1 to PR (Parcel III)

The North 19.8 feet of the following parcel:
Commencing at the Southwest corner of Section 4, Township 21 South, Range 61 East, MDB&M; thence N.1°09'25" East 333.42 feet to the true point of beginning; thence S.88°50'35" East 190.00 feet; thence S.1°09'25" East 240.54 feet; thence N.65°22'40" East 247.48 feet; thence N.42°14'23" East 1124.21 feet; thence N. 88°50'33" West 1151.62 feet; thence S.1°09'25" West 914.47 feet to the true point of beginning.

Z-6-66

From R-1 to C-1

The West 117.5 feet of Government Lot 54 in the Southeast Quarter (SE$\frac{1}{4}$) of the Southwest Quarter (SW$\frac{1}{4}$) of Section 36, Township 20 South, Range 60 East, MDB&M.

Z-15-74

From R-1 to PR

Lots 21 and 22, of Block Twelve (12) of Wardie Addition.

Z-42-73

From R-3 to PR

Lots 29 and 30 in Block Four (4) of resubdivision of lots 10, 11, 12, and 13 in Block Four (4) of Stewart Addition.

Z-66-64

From C-1 to M

The East 50' of Lot Six of Block 3 of East Park Industrial Subdivision No. 1.

Z-82-73

From R-4 to PR

Lot 2 of Block A of Beverly Green Tract No. 2.

Z-12-73

From R-1 to PR

Lot 14 of Block 20 of Huntridge Tract No. 4.

✓Z-98-73

From RE to C-2

That portion of the South 200 feet of the North ($N\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section 32, Township 20 South, Range 62 East, MDB&M, Lying East of the East right-of-way line of the Las Vegas Wash Drainage Channel.

RCC:ld

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE July 18, 1974

TO: DIRECTOR OF LICENSE AND REVENUE

FROM: DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBJECT: LICENSE APPLICATION NO. L01-13048

NAME OF BUSINESS SUNRISE NURSERY

TYPE OF BUSINESS plant nursery

ADDRESS 333 N. Nellis ZONE R-E Z-98-73

	YES	NO
THIS IS A CHANGE OF NAME		X
THIS IS A CHANGE OF OWNERSHIP		X
THIS IS A CHANGE OF LOCATION		X

APPLICATION IS	Approved	Denied	and forwarded to	Bldg.	License
	X			X	

Comments:

jp
Logged by

J. Herbert
Approved/Denied by

July 12, 1974

Mr. John Roberts, et al
71[illegible] North 9th Street
Las Vegas, NV 89101

Dear Mr. Roberts:

Subject: Z-98-73

The Planning Commission, at their regular meeting on July 11, 1974, rescinded their approval of your request for a plot plan review to allow the construction of a storage shed for commercial fertilizers on property generally located on the west side of Nellis Boulevard between East Bonanza Road and East Stewart Avenue, C-2 Zone.

Sincerely,

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

Harold P. Foster
Deputy Director

DJS:HPF:bjw

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE April 26, 1974

TO: DIRECTOR OF LICENSE AND REVENUE

FROM: DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBJECT: LICENSE APPLICATION NO. L01-13248

NAME OF BUSINESS SUNRISE NURSERY

TYPE OF BUSINESS plant nursery

ADDRESS 333 N. Nellis ZONE R-E Z-98-73

	YES	NO
THIS IS A CHANGE OF NAME		X
THIS IS A CHANGE OF OWNERSHIP		X
THIS IS A CHANGE OF LOCATION		X

APPLICATION IS	Approved	Denied	and forwarded to	Bldg.	License
		X			X

Comments:

Denied: Landscaping and sprinkler system not installed.

jp
Logged by

J. Herbert
Approved/Denied by

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 26th day of December, 1973, 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-E to C-2 (Z-98-73)

That portion of the South 200 feet of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 32, Township 20 South, Range 62 East, MDB&M, lying east of the east right-of-way line of the Las Vegas Wash Drainage Channel.

SUBJECT TO:

1. Conformance to the plot plan.

2. Resolution of Intent be restricted to a twelve (12) month time limit.

3. 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.

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

5. Landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping shall be cause for revocation of a business license.

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

PASSED, ADOPTED AND APPROVED this 26th day of December, 1973.

Oran K. Gragson
ORAN K. GRAGSON, Mayor

ATTEST:

Edwina M. Cole
EDWINA M. COLE, City Clerk

Z-97-73
Continued

5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.

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

Z-98-73
Approved

ZONE CHANGE - JOHN ROBARTS, ET AL

Mr. Saylor: The next item on the agenda is the application of Robarts, et al, for a change in zoning from R-E to C-2 for property located along the west side of Nellis - about 700 feet north of Stewart. This is Nellis (wall map), Bonanza, Charleston further south. This shows the Las Vegas Drainage Channel which comes down through here. The General Plan recognizes this and does propose in fact industrial along this area between the Drainage Channel and and Nellis and then commercial on the rest of it. The east side of Nellis is all zoned commercial in the County and developed that way with part heavy commercial uses. This is for a proposed plant nursery. The Planning Commission has recommended approval of the application in keeping with the policy and pattern that has been established. There were no protests.

Mayor Gragson: Is there anyone present who wants to be heard in protest? Hearing none, I'll entertain a motion for approval.

Commissioner Morelli moved that Z-98-73, a request for a change in zoning from R-E to C-2 by John Robarts, Et Al., be approved subject to the following conditions:

1. Conformance to the plot plan.

2. Resolution of Intent be restricted to a twelve (12) month time limit.

3. 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.

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

5. Landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping shall be cause for revocation of a business license.

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

Z-98-73
Continued

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

Z-99-73
Approved

ZONE CHANGE - SOL T. AND MARLENE DE LEE

Mr. Saylor: The next item is the application of Sol T. De Lee for a change in zoning from R-E to C-1 for property located on the south side of West Charleston a short distance west of Pahor. This is West Charleston (wall map) - the hospital area - Westlund - Pahor - where Rancho Road comes in - this is the parcel in question. Some 600 fee deep and about 110 - 130 feet wide. The proposed utilization is a one storey 99 bed convalescent home to be developed as shown on the plot plan - this being Charleston - landscaping - parking - then the building - some 80 feet between the rear of the building and the rear of the properties that front on Edgewood - there will be a driveway in there and landscaping. We have a letter from the property owner immediately to the east indicating they have no objection - they plan to live on the property they own for quite some time in the future. They did request a block wall. We discussed it with the property owner immediately to the south - they have no objection as long as it is developed in accord with the plans that have been submitted. At the Planning Commission meeting the representative of the Scotch Eighty group also appeared and indicated that they had no objection to the proposed development as long as it was consumated as represented. The Planning Commission has recommended approval subject to the several conditions set forth on the agenda.

Mayor Gragson: Is there anyone present in opposition who wants to be heard? Hearing none, I will entertain a motion.

Commissioner Franklin: If the Scotch Eighty doesn't protest this, I've got to move for approval subject to the conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.

2. Conformance to the plot plan as amended.

3. A 6' block wall to be constructed along the east, west and south property lines, except that the front 50' on the east and west sides may be 4' high with the top two feet 50 percent open.

4. Limited to one story only.

5. 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.

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

7. Landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping shall be cause for revocation of a business license.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

December 28, 1973

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 Preparation

COPIES TO: Z-98-73, Z-99-73,
City Manager
Assessor
Chrono
Req. for R.O.I. Prep.
Rick Williams

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

Z-98-73 From R-E to C-2

That portion of the South 200 feet of the North Half (N½) of the Southeast Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 32, Township 20 South, Range 62 East, MDB&M, Lying east of the east right-of-way line of the Las Vegas Wash Drainage Channel.

Subject to:

1. Conformance to the plot plan.

2. Resolution of Intent be restricted to a twelve (12) month time limit.

3. 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.

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

5. Landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping shall be cause for revocation of a business license.

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

Z-99-73 From R-E to C-1

Parcel 1: That portion of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 4, Township 21 South, Range 61 East, MDB&M, described as follows: Beginning at the Northwest corner of the Northwest Quarter (NW¼) of said Section 4; thence south along the west line of Said Section 4 a distance of 40 feet to a point on the South line of Charleston Boulevard; thence east along the south line

contd...

CL 1

of Charleston Boulevard a distance of 984.50 feet to the true point of beginning; thence south at right angles to said south line of Charleston Boulevard a distance of 620 feet; thence easterly a distance of 66.25 feet; thence northerly a distance of 218.5 feet; thence east and parallel with the south line of said Charleston Boulevard a distance of 4 feet to a point; thence continuing northerly a distance of 301.5 feet to a point on the south line of said Charleston Boulevard; thence west along the south line of said Charleston Boulevard a distance of 70.25 feet to the true point of beginning. Parcel II: That portion of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 4, Township 21 South, Range 61 East, MDB&M, described as follows: Beginning at the Northwest corner of the Northwest Quarter (NW¼) of said Section 4; thence south along the west line of said Section 4 a distance of 40 feet to a point on the south line of Charleston Boulevard; thence east along the south line of said Charleston Boulevard a distance of 914.25 feet to the true point of beginning; thence south at right angles to Charleston Boulevard a distance of 620 feet; thence easterly a distance of 70.25 feet; thence northerly a distance of 620 feet to a point on the south line of Charleston Boulevard; thence west along the south line of Charleston Boulevard a distance of 70.25 feet to the true point of beginning.

Subject to:

1. Resolution of Intent be restricted to a twelve (12) month time limit.

2. Conformance to the plot plan as amended.

3. A 6' block wall to be constructed along the east,west and south property lines, except that the front 50' on the east and west sides may be 4' high with the top two feet 50 percent open.

4. Limited to one story only.

5. 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.

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

7. Landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping shall be cause for revocation of a business license.

8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.

RCC:pdp

December 28, 1973

Mr. John Robarts, et al
715 North 9th Street
Las Vegas, Nevada 89101

Re: Z-98-73

At the regular meeting of the Board of City Commissioners held December 26, 1973, your application for reclassification of property generally located on the west side of Nellis Boulevard between East Bonanza Road and East Stewart Avenue, 700 feet north of Stewart Avenue, from R-E to C-2 was APPROVED as recommended by the Planning Commission, subject to the following conditions:

1. Conformance to the plot plan.

2. Resolution of Intent be restricted to a twelve (12) months time limit.

3. 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.

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

5. Landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required

Re: Z-98-73

landscaping shall be cause for revocation of a business license.

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

EDWINA M. COLE, CMC
CITY CLERK

By _____
Linda A. McIntosh
Assistant City Clerk

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

Mr. Saylor indicated the property on the corner was recently zoned C-1 to allow a convenience market. Further south along Lamb on the east side there are two other pieces which have been zoned commercial. The larger parcel to the east is all zoned for mobile home park development. On the west side of Lamb the frontage along Lamb is zoned commercial and a mobile home park is being developed to the west. The parcel to the south was proposed for a mobile home park, but was not developed. He indicated this proposal was to extend the shopping facilities in conjunction with the convenience market to provide other shops and stores. He stated in keeping with the pattern that had been established along Lamb, staff recommended approval subject to the usual conditions. There were no letters of protest and one letter of approval.

Vice-Chairman Coleman declared the public hearing open.

MR. RICH HOUGHTON, representing the applicant, appeared. He indicated he would be the developer.

Mrs. Coleman stated the trailer park was directly behind this proposal. She asked if there were a wall along there to separate the properties.

Mr. Houghton indicated there was a wall behind the commercial area. He stated part of the planting was already in. The trailer park has planted in front of the wall. He indicated there would also be planting in front of the building.

Vice-Chairman Coleman declared the public hearing closed.

Mr. Tiberti moved the application Z-97-73 be APPROVED subject to the following conditions:

1. Conformance to the plot plan.

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

4. Landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping shall be cause for revocation of a business license.

5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.

The motion carried by the following vote:

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

This item will be heard by the City Commission on December 26, 1973.

3. Z-98-73

APPROVED

Application of JOHN ROBARTS ET AL for reclassification of property legally described as that portion of the south 200 feet of the North Half (N½) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section 32, Township 20 South, Range 62 East, MDB&M, lying east of the east right-of-way line of the Las Vegas Wash Drainage Channel and located on the west side of Nellis Boulevard between East Bonanza Road and East Stewart Avenue 700 feet north of Stewart Avenue, from R-E to C-2.

Mr. Saylor indicated Nellis Boulevard runs along the eastern boundary of the proposed site. The drainage channel is located to the west and Charleston Boulevard is to the south. The General Plan does recommend heavy commercial along Nellis Boulevard and industrial in part between the drainage channel and Nellis. The proposed use is for a plant nursery. Along the east side of Nellis which is in the county, it is developed commercially with various types of commercial uses. Consequently, staff found the application was in accord with the recommendation of the General Plan and in accord with the existing land use pattern. He indicated the plot plan left something to be desired. Staff had amended it to show landscaping along the frontage except at the two driveways. Staff felt a nursery should have that type of landscaping. They are proposing two buildings on the property which are relatively well designed. There was no record of any protest. He indicated the rear of the property did back up to the drainage channel.

Vice-Chairman Coleman declared the public hearing open, and there being no comments, declared the public hearing closed.

Mr. Tiberti moved the application Z-98-73 be APPROVED subject to the following conditions:

1. Conformance to the plot plan.

2. Resolution of Intent be restricted to a twelve (12) month time limit.

3. 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.

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

5. Landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping shall be cause for revocation of a business license.

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

The motion carried by the following vote:

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

This item will be heard by the City Commission on December 26, 1973.

4. Z-99-73

APPROVED

Application of SOL T. AND MARLENE DE LEE for reclassification of property legally described as Parcel I: That portion of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 4, Township 21 South, Range 61 East, MDB&M, described as follows: Beginning at the northwest corner of the Northwest Quarter (NW¼) of said Section 4; thence South along the west line of said Section 4 a distance of 40 feet to a point on the south line of Charleston Boulevard; thence east along the south line of Charleston Boulevard a distance of 984.50 feet to the true point of beginning; thence south at right angles to said south line of Charleston Boulevard a distance of 620 feet; thence easterly a distance of 66.25 feet; thence northerly a distance of 318.5 feet; thence east and parallel with the south line of said Charleston Boulevard a distance of 4 feet to a point;

There was a protest from several of the property owners who back up to the east line of the proposed development and other ranch estate property owners in the general area. The protests were to the two-story houses, the 30' rear yard, the increase in density, and the alleged detrimental affect on property values because the proposed homes were to be of lesser value than many of the homes in the immediate vicinity. A total of 17 protests were lodged. The Planning Commission recommends denial.

3. Z-97-73 - Application of E. F. MUELLER for reclassification of property generally located on the east side of North Lamb Boulevard between East Washington Avenue and East Harris Avenue 300 feet south of Washington Avenue, from R-T to C-1.

This involves property located at the southeast corner of Lamb and Washington. The property on the corner was recently zoned C-1 to allow a convenience market. This application proposes to extend the shopping facilities in conjunction with the convenience market to provide small shops and stores. Further south along Lamb on the east side, two other pieces have been zoned commercial. To the east it is zoned for mobile home park development. On the west side of Lamb the frontage along Lamb is zoned commercial and a mobile home park is being developed to the west. The parcel to the south was proposed for mobile home park development, but has not been constructed. The Planning Commission recommended approval in keeping with the pattern that had been established along Lamb. There were no protests.

4. Z-98-73 - Application of JOHN ROBARTS ET AL for reclassification of property generally located on the west side of Nellis Boulevard between East Bonanza Road and East Stewart Avenue 700 feet north of Stewart Avenue, from R-E to C-2.

Nellis Boulevard runs along the eastern boundary of the proposed site. The drainage channel is located to the west. The General Plan recommends heavy commercial along Nellis Boulevard and industrial in part between the drainage channel and Nellis. The proposed use of the property is a plant nursery. The east side of Nellis, which is in the County, is developed commercially. The plot plan proposes two buildings on the property. The Planning Commission recommends approval in keeping with the recommendations of the General Plan and the existing land use pattern. The Planning Commission felt, however, more landscaping should be provided along the frontage, and interjected that condition in their approval. There were no protests.

5. Z-99-73 - Application of SOL T. AND MARLENE DE LEE for reclassification of property generally located on the south side of West Charleston Boulevard between Rancho Daive and Pahor Drive 300 feet west of Pahor Drive extending south from Charleston Boulevard 620 feet, from R-E to C-1.

This involves property located on the south side of West Charleston approximately 60' west of Pahor. The parcels in this area generally run about 600' in depth from Charleston and back up to the rear property line of the properties which front on Edgewood. I believe most of you are acquainted with the history of this property and Sol T. DeLee's previous applications. The property is presently zoned R-E. The General Plan recommends commercial. The proposed

contd....

December 14, 1973

John Roberts, et al
715 North 9th Street
Las Vegas, Nevada 89101

R [illegible]-73

Dear Mr. Roberts:

Your request for reclassification of property generally located on the west side of Nellis Boulevard between East Bonanza Road and East Stewart Avenue, 700 feet north of Stewart Avenue, from R-E to C-2, was considered by the City Planning Commission on December 13, 1973. The Commission voted to refer this item to the Board of City Commissioners with a recommendation of APPROVAL subject to the following conditions:

1. Conformance to the plot plan.

2. Resolution of Intent be restricted to a twelve (12) month time limit.

3. 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.

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

5. Landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping shall be cause for revocation of a business license.

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

This item will be heard by the Board of City Commissioners on December 26, 1973, at 7:00 P.M. in the Commission Chambers of the City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT

By: DON J. SAYLOR, AIP, DIRECTOR

DJS:bjw

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

December 5, 1973

TO:	FROM:
Community Development	Deputy Director of Public Works
SUBJECT:	COPIES TO:
Z-98-73	

Your memorandum of November 20, 1973 requested comments from the Engineering Department on the application for reclassification of property located on the west side of Nellis Blvd. between Bonanza and Stewart.

It will be required that the applicant install curb and gutter, sidewalk, street lighting and pavement to meet and lap along the Nellis frontage. A 10' dedication will be required along Nellis.

V. B. Uehling

VBU/DEN/s

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