

**Planning & Development Department  
Scanning Cover Sheet**

Case No            Z-0048-90

APN                139-29-704-026

Location           2222 W BONANZA ROAD

Applicant           GEORGE & ROSEANNE WILKINSON

Subject

REZONING REQUEST FROM R-E & R-1 TO C-1  
FOR PROPOSED RETAIL SALES.





PROPERTY OWNERS

PROTESTS:

APPROVALS:

1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
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16.	_____	_____
17.	_____	_____
18.	_____	_____
19.	_____	_____
20.	_____	_____

FILE NO.: 2-48-90

# NOTICE OF PUBLIC HEARING

## REZONING REQUEST

Z-48-90

**MEETING:** CITY PLANNING COMMISSION  
**DATE:** MAY 10, 1990  
**TIME:** 7:00 p.m.  
**LOCATION:** Council Chambers, City Hall  
400 East Stewart Avenue, Las Vegas, Nevada

**CHANGE FROM:** R-E (RESIDENCE ESTATES) AND  
R-1 (SINGLE FAMILY RESIDENCE)

**TO:** C-1 (LIMITED COMMERCIAL)

**PROPOSED USE:** RETAIL SALES

**APPLICANT:** GEORGE AND ROSEANNE WILKINSON

**PROPERTY LOCATION:** 2222 WEST BONANZA ROAD

**PROPERTY DESCRIPTION:** A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ )  
OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 29,  
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.

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 this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

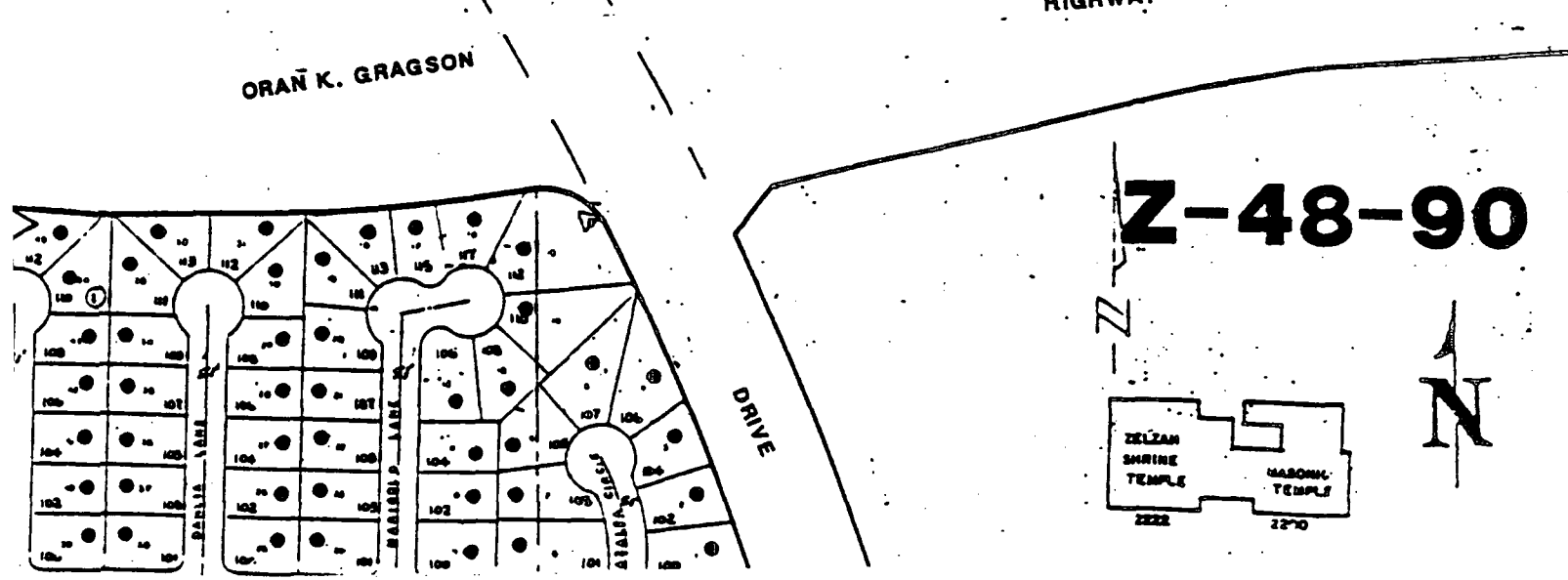
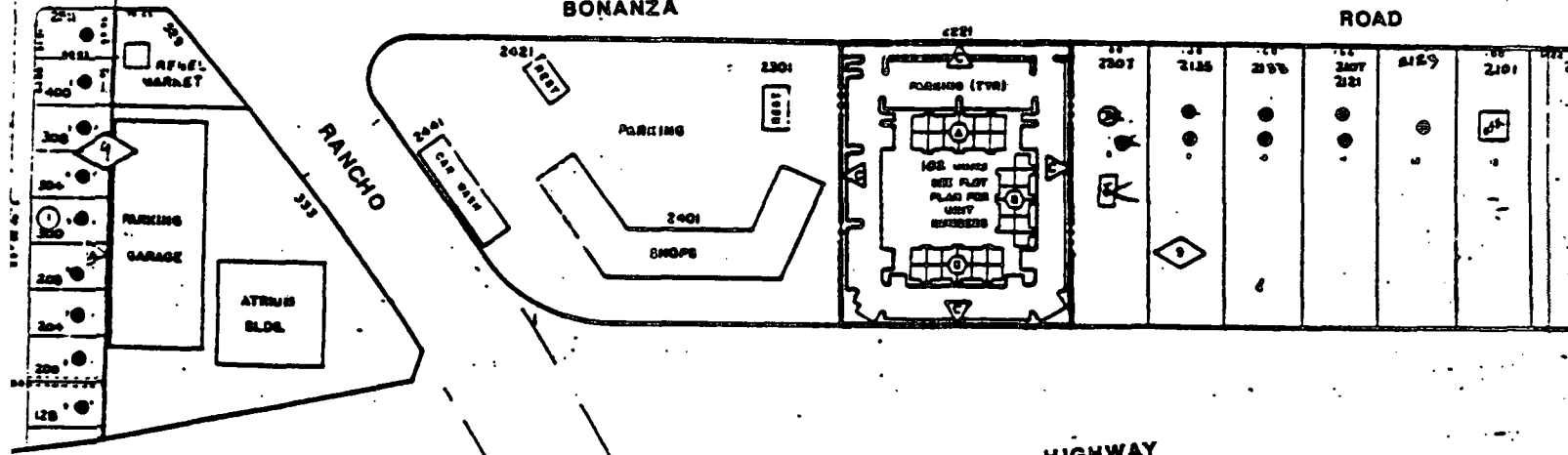
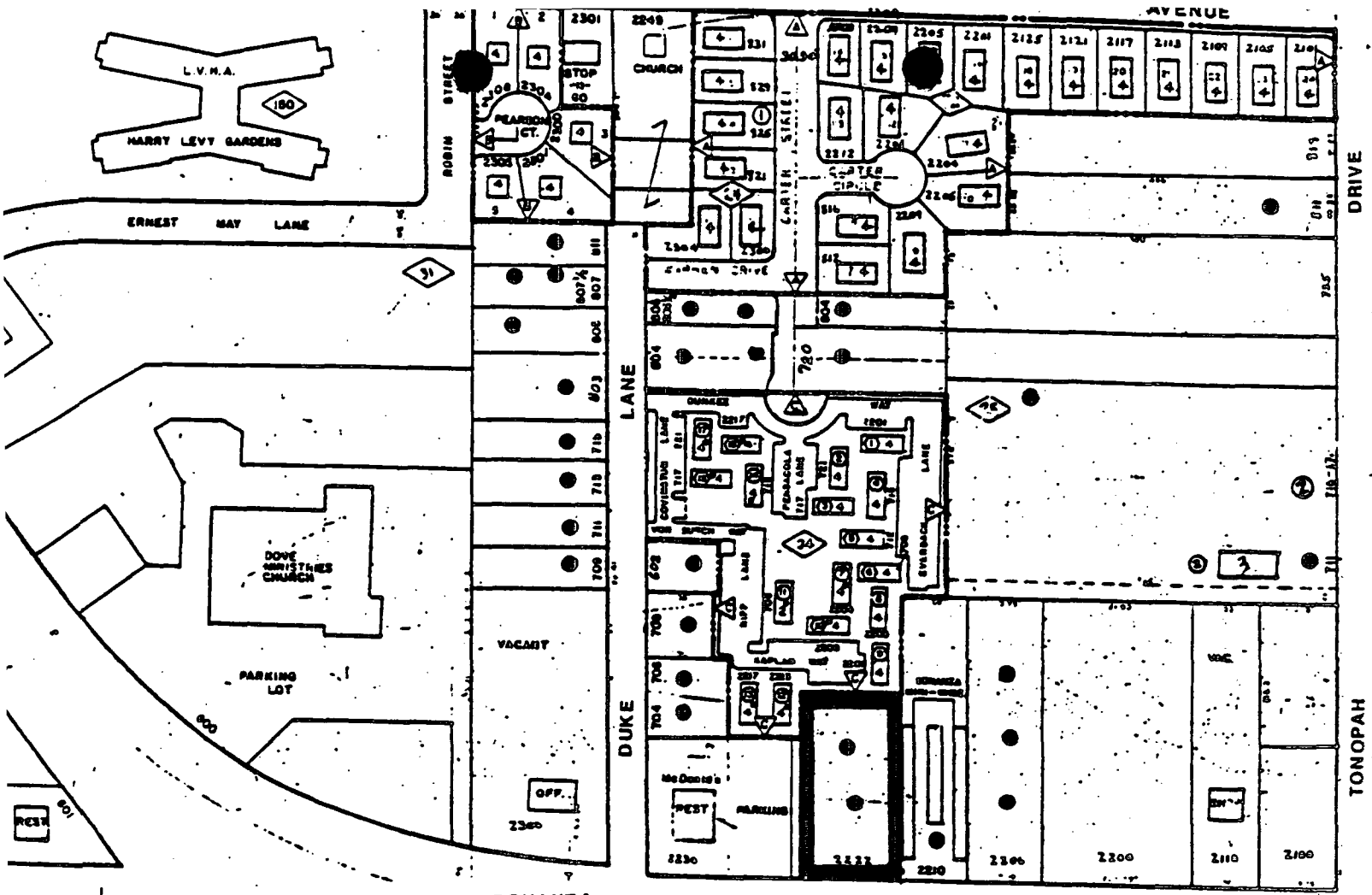


DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Norman R. Standerfer".

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE



CLARK COUNTY ASSESSOR'S OFFICE  
TAX ROLL EXTRACTION REQUEST

511-50

Date 18 APR 90  
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUD

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext. \_\_\_\_\_

I. D. Code 2-48-90 Date to Be Completed \_\_\_\_\_

Remarks \_\_\_\_\_

Information Needed:

1. Labels  XXX No. of Sets  1

2. Print Format: No Print (A)

106  
LABELS ]

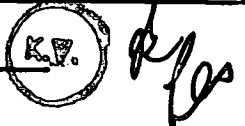
Name, Address, Legal Description (G) \_\_\_\_\_

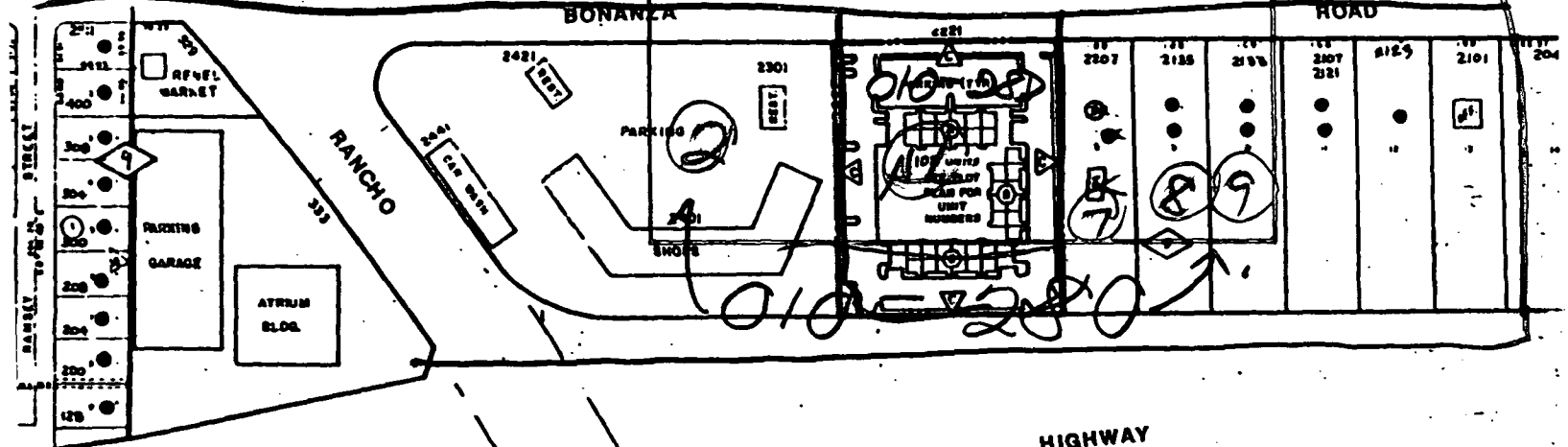
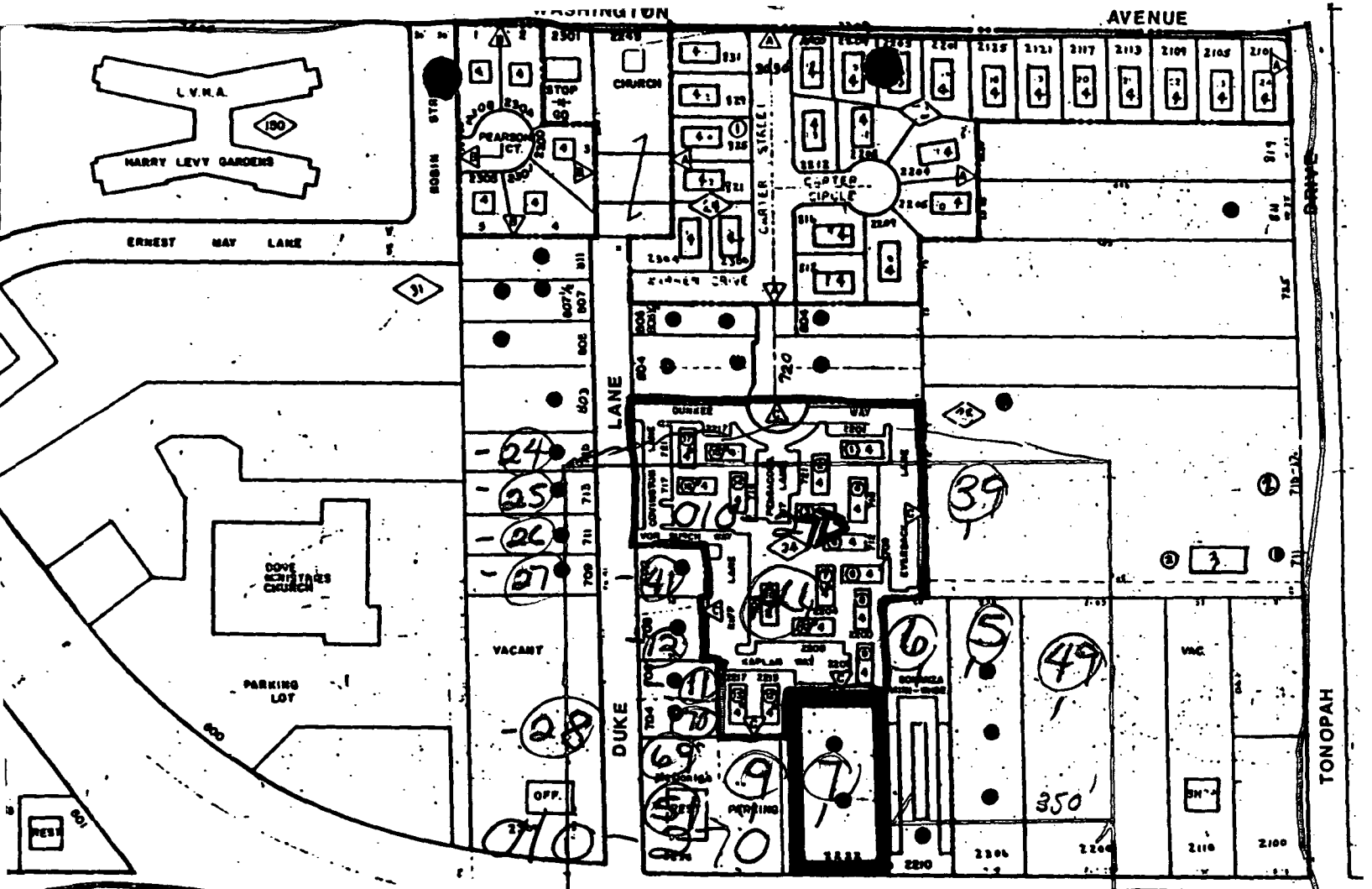
3. Selection by Tax District (List Tax Districts Needed):


4. Selection by Partial Parcel Number; Parcel Bk (3 char.) Page (5 char.),  
Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr	
3	2	1	3	3	2	1	3	3	2	1	3	3	2	1	3
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		0072				0051									
		009				0069									
		011				0070									
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		039				0092									

Assessor Approval \_\_\_\_\_ Billing No. \_\_\_\_\_



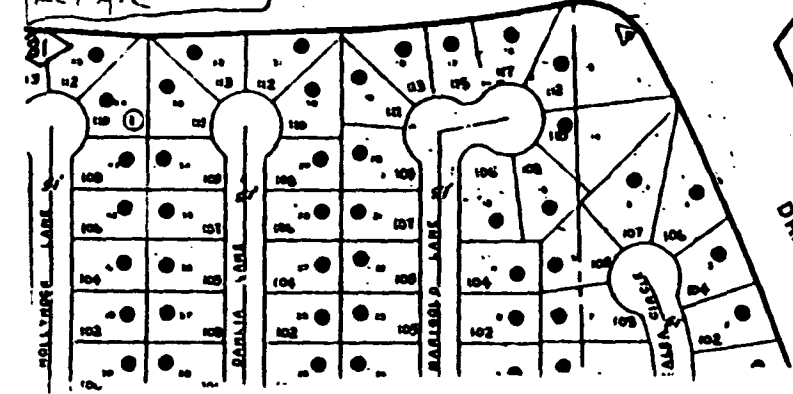


010-270-007  
 M-29-6  
 R-E & R-1 B C-1  
 RETAIL

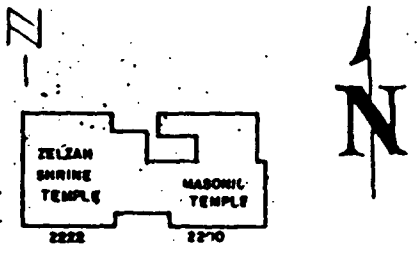
ORAN K. GRAGSON

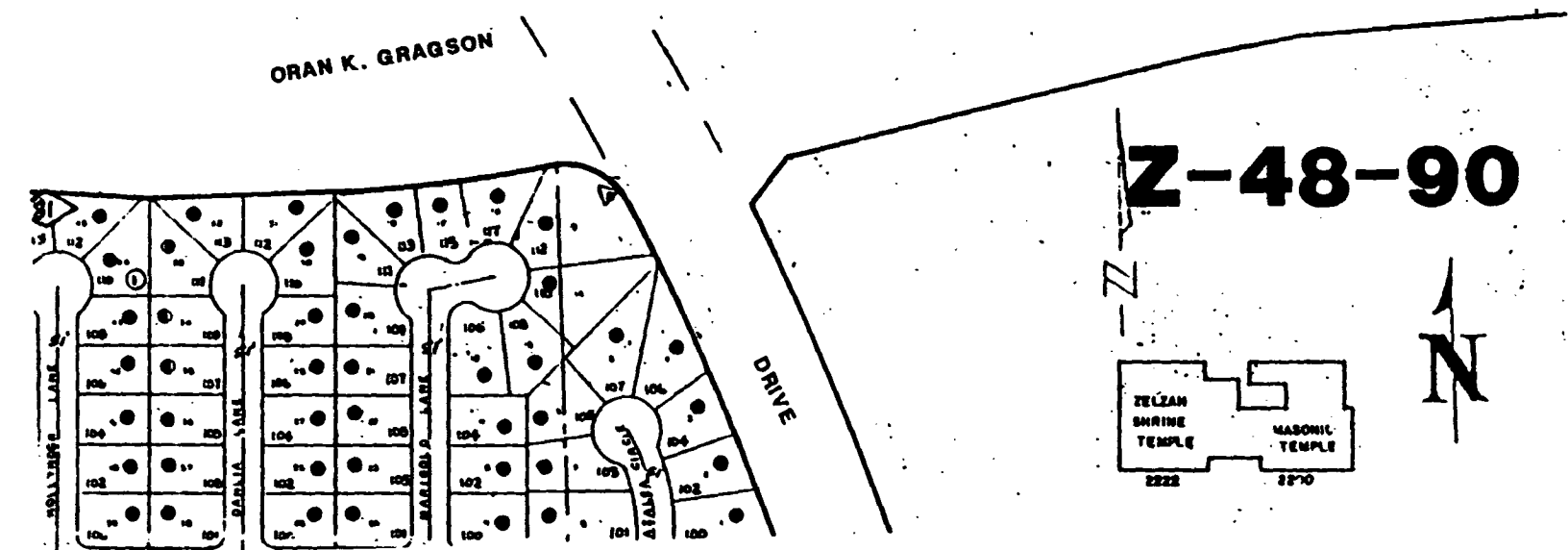
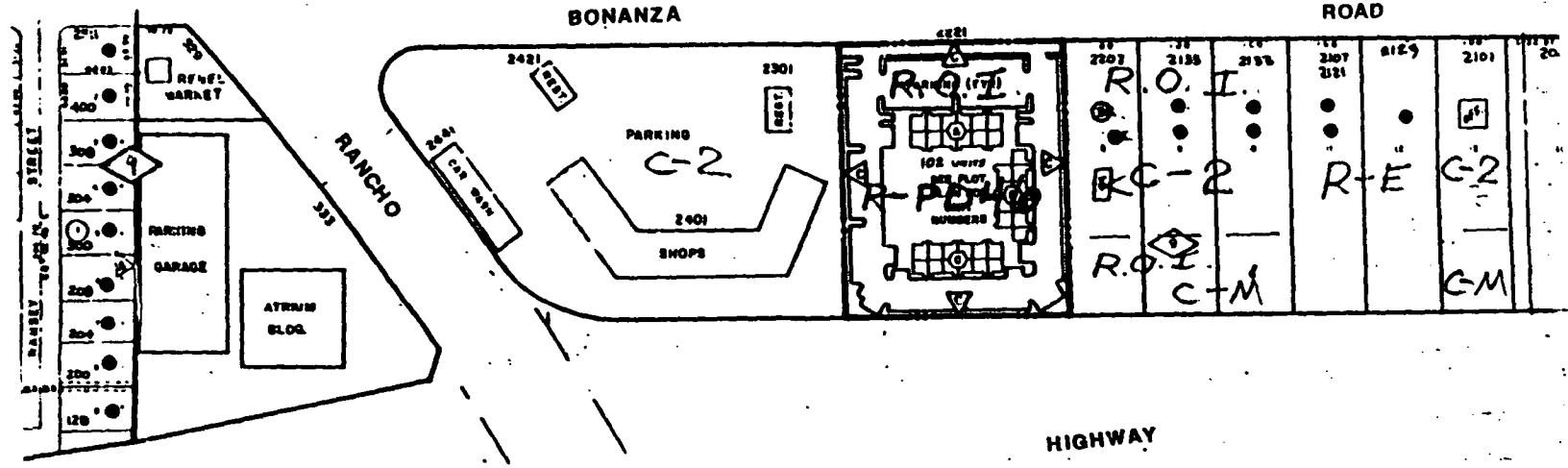
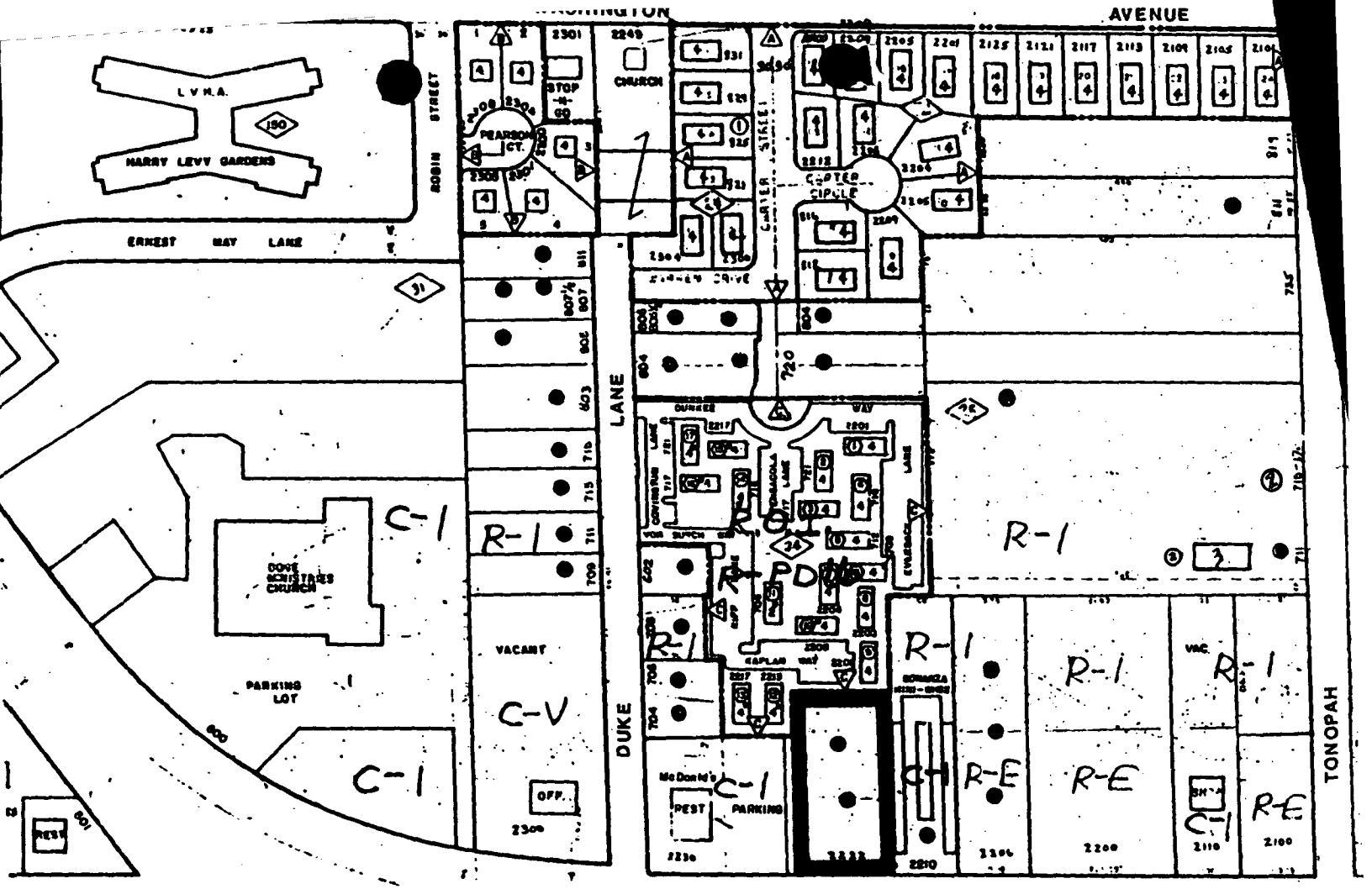
HIGHWAY

**Z-48-90**

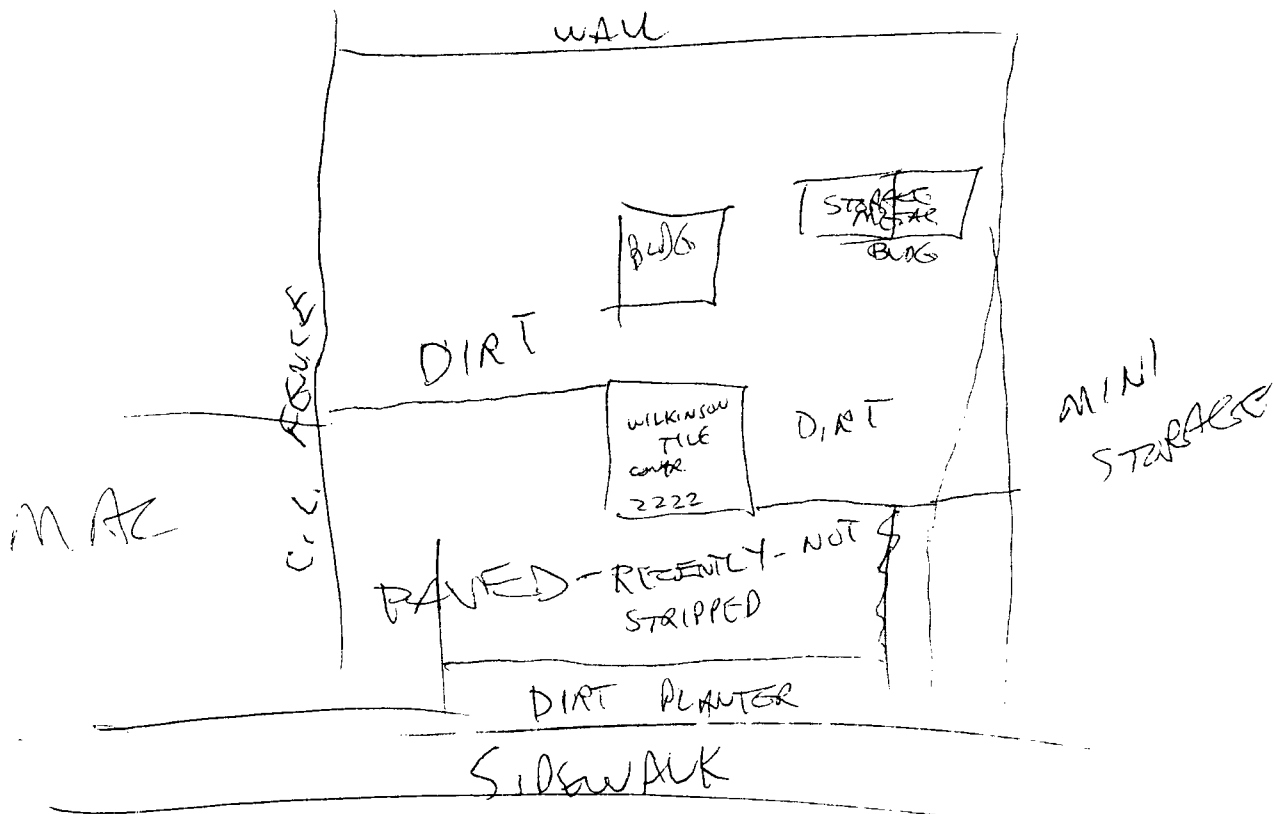


DRIVE





DRIVE



IN AC

C.C. FENCE

WALL

DIRT

BUGS

STARTS HERE  
BUGS

WILKINSON  
TILE  
COMP.  
2222

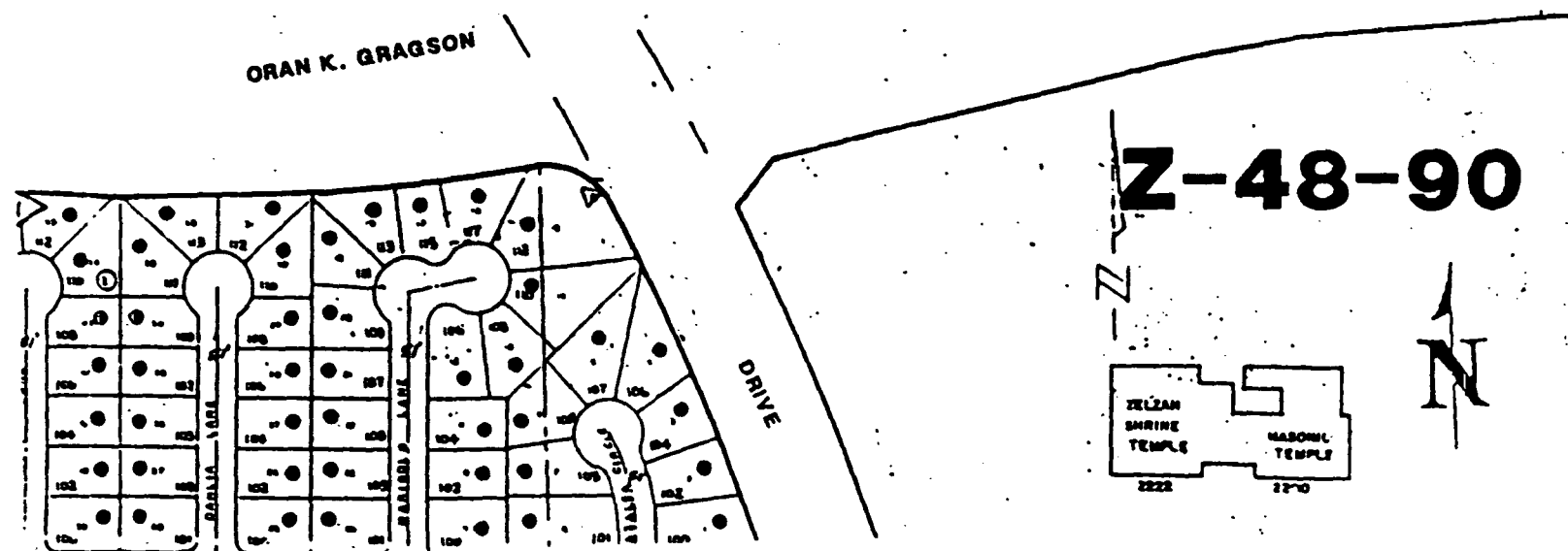
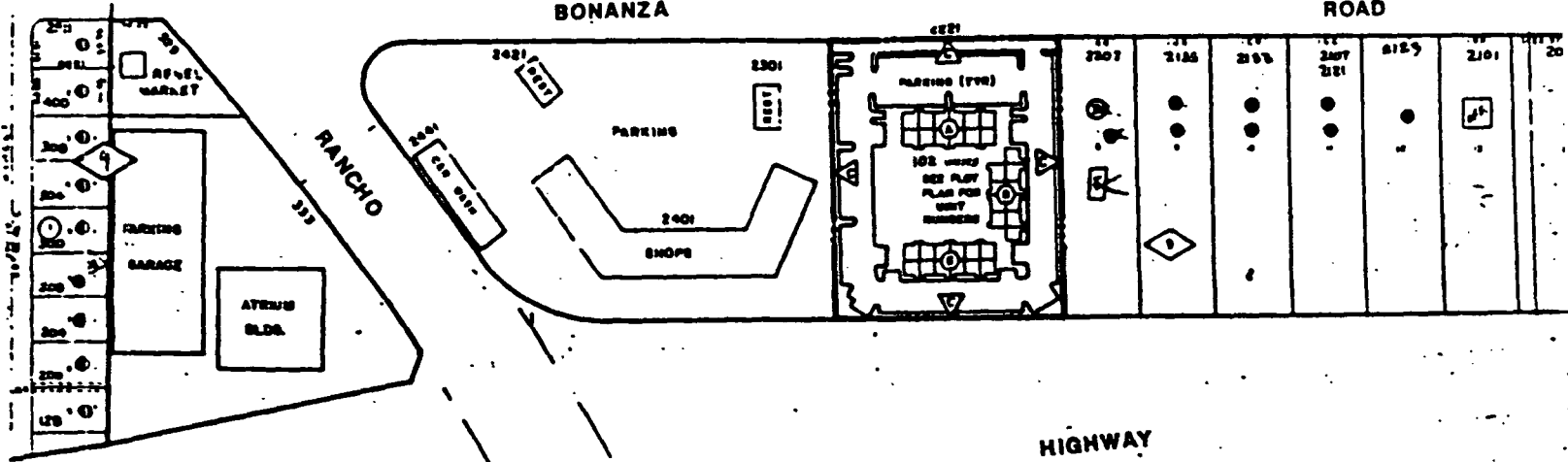
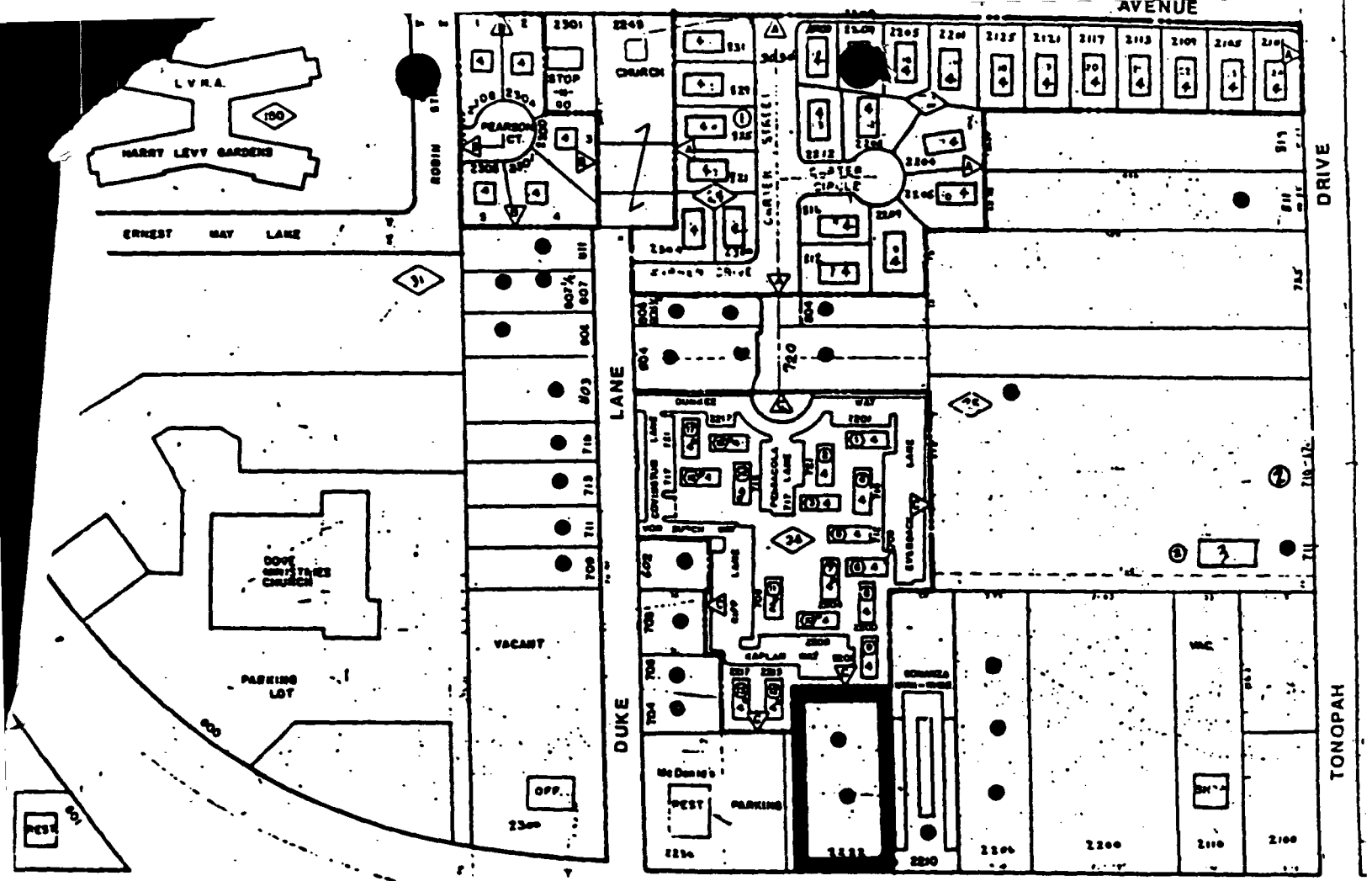
DIRT

MINI  
STORAGE

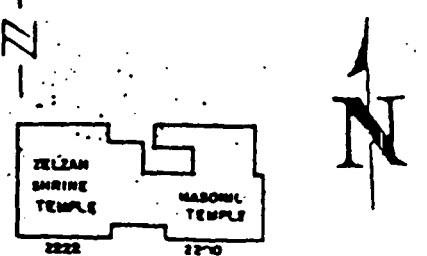
PAVED - RECENTLY - NOT  
STRIPPED

DIRT PLANTER

SIDEWALK



**Z-48-90**



## INTER-OFFICE MEMORANDUM

June 26, 1996

<b>TO:</b> <b>Val Steed</b> <b>Chief Civil Deputy City Attorney</b>	<b>FROM:</b> <b>Theresa A. O'Donnell, Manager</b> <b>Planning and Development</b> <b>Department</b> <b>Current Planning Division</b>
<b>SUBJECT:</b>  <b>Request for Ordinance</b>	<b>COPIES TO:</b>  <b>Clark County Assessor</b> <b>John Herbert</b> <b>Hillevi Davis</b> <b>File</b>

Please prepare an Ordinance to rezone the following:

Z-48-90 From R-E (Residence Estates) and R-1 (Single Family Residence) to C-1 (Limited Commercial)

Legally described as:

A portion of the South Half (S $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 29, Township 20 South, Range 61 East, M. D. B. & M., more particularly described as follows:

The South 282.62 feet of the following described property:  
**COMMENCING** at a point on the North boundary of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 29, Township 20 South, Range 61 East, M. D. B. & M. from which the Quarter ( $\frac{1}{4}$ ) Section corner between Section 28 and 29, said Township and Range bears South 88° 27' East 671 feet distant; **THENCE** South 0° 25' East, to a point on the North boundary line, produced as the same is now established, the **POINT OF BEGINNING**; **THENCE** North 88° 44' West 150 feet; **THENCE** North 0° 25' West 432.62 feet; **THENCE** South 88° 44' East and parallel to the North boundary line 150 feet; **THENCE** South 0° 25' East and parallel to said East boundary line of said Section 29, a distance of 432.62 feet to the **POINT OF BEGINNING**. Excepting therefrom any portion lying within the boundary of Bonanza Road.

TAO:JH:rlr

RESOLUTION OF INTENT TO RECLASSIFY  
REAL PROPERTY

WHEREAS, LVMC 19.92.120 provides for an intention of rezoning in the public interest; and

WHEREAS, the City Council of the City of Las Vegas, Nevada, 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 certain 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 City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the date hereinafter subscribed, 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 hereto.

Z-48-90 R-E and R-1 to C-1

Legally described as:

A portion of the South Half ( $S\frac{1}{2}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of Section 29, Township 20 South, Range 61 East, M. D. B. & M., more particularly described as follows:

The South 282.62 feet of the following described property: COMMENCING at a point on the North boundary of the Southeast Quarter ( $SE\frac{1}{4}$ ) of Section 29, Township 20 South, Range 61 East, M. D. B. & M. from which the Quarter ( $\frac{1}{4}$ ) Section corner between section 28 and 29, said Township and Range bears South  $88^{\circ}27'$  East 671 feet distant; THENCE South  $0^{\circ}25'$  East, to a point on the North boundary line, produced as the same is now established, the POINT OF BEGINNING; THENCE North  $88^{\circ}44'$  West 150 feet; THENCE North  $0^{\circ}25'$  West 432.62'; THENCE South  $88^{\circ}44'$  East and parallel to the North boundary line 150 feet; THENCE South  $0^{\circ}25'$  East and parallel to said East boundary line of said Section 29, a distance of 432.62 feet to the POINT OF BEGINNING. Excepting therefrom any portion lying within the boundary of Bonanza Road.

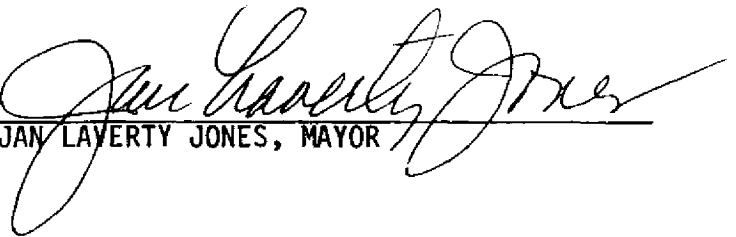
Subject to the following conditions:

1. Provide a minimum 10 foot wide landscape planter along Bonanza Road as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 40 feet on center with boulders, shrubs and ground cover in the planter along Bonanza Road as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Dedicate an additional rectangular shaped parcel for Bonanza Road public right-of-way having a five foot width on the west edge and seven foot width on the east edge of this site as required by the Department of Public Works.
4. Construct sidewalk on Bonanza Road as required by the Department of Public Works.
5. Landscape and maintain the unimproved portion of the Bonanza Road public right-of-way and obtain an Encroachment Agreement for all landscaping within the public right-of-way as required by the Department of Public Works.
6. Any new driveways or modifications to existing driveways on

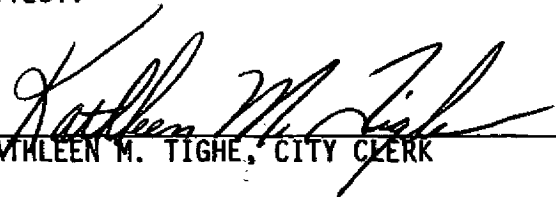
Bonanza Road shall be constructed in accordance with the current City of Las Vegas Driveway Standards as required by the Department of Public Works.

7. Submit a revised plot plan showing the parking layout and access drives prior to issuance of any permits as required by the Department of Public Works.
8. Conformance to the plot plan as amended by the above conditions.
9. Conformance to the building elevations.
10. Resolution of Intent with a twelve month time limit.
11. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
12. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
14. Satisfaction of City Code requirements and design standards of all City departments.
15. Approval of the parking and driveway plans by the Traffic Engineer.
16. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
17. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
18. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PASSED, ADOPTED AND APPROVED this 6th day of June, 1990.

  
JAN LAVERTY JONES, MAYOR

ATTEST:

  
KATHLEEN M. TIGHE, CITY CLERK

February 25, 1992  
DATE PREPARED

MAYOR  
JAN LAVERTY JONES

COUNCILMEN  
BOB NOLEN  
ARNIE ADAMSEN  
SCOTT HIGGINSON  
FRANK HAWKINS JR.

CITY MANAGER  
WILLIAM J. NOONAN



# CITY of LAS VEGAS

August 26, 1991

George and Roseanne Wilkinson  
5104 Auburn Avenue  
Las Vegas, Nevada 89108

RE: Z-48-90 - EXTENSION OF TIME

Dear Mr. and Mrs. Wilkinson:

The City Council at a regular meeting held August 7, 1991 APPROVED the request for an Extension of Time on property located at 2222 W. Bonanza Road, R-E and R-1 Zones (under Resolution of Intent to C-1), subject to:

1. This Extension of Time will expire on June 6, 1992.
2. Conformance to all Ordinance Amendments enacted subsequent to the original approval.

Sincerely,

KATHLEEN M. TIGHE  
City Clerk

KMT:cmp

cc: Dept. of Community Planning & Development  
Dept. of Public Works  
Dept. of Fire Services  
Dept. of Building & Safety  
Land Development Services

APR 26 1991  
CITY CLERK



CITY COUNCIL MINUTES

MEETING OF  
AUGUST 7, 1991

**AGENDA**

*City of Las Vegas*

CITY COUNCIL  
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT  
(CONTINUED)

A. EXTENSION OF TIME

1452

7. Z-48-90 - George and Roseanne  
Wilkinson

Request for an Extension of Time on property located at 2222 W. Bonanza Road, R-E and R-1 Zones (under Resolution of Intent to C-1).

Planning Commission unanimously recommended (6-0 vote) APPROVAL, subject to:

1. This Extension of Time will expire on June 6, 1992.
2. Conformance to all Ordinance Amendments enacted subsequent to the original approval.

Staff Recommendation: APPROVAL

ADAMSEN - APPROVED as recommended subject to the conditions  
UNANIMOUS

Clerk to Notify and Planning to Proceed

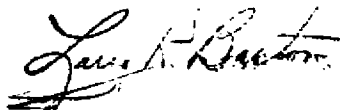
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COUNCILMAN HAWKINS asked the applicant what kind of business would be at this location.

MR. WILKINSON stated it is a contracting business and they are in the process of getting the sidewalks in and paving. They need a little more time to finish up.

There was no further discussion.

APPROVED AGENDA



AGENDA DOCUMENTATION

TO:  
The City Council

FROM: NORMAN H. TANDERFER, DIRECTOR  
DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT

SUBJECT: ITEM X.A.7. - EXTENSION OF TIME - Z-48-90 - George and Roseanne Wilkinson

PURPOSE/BACKGROUND

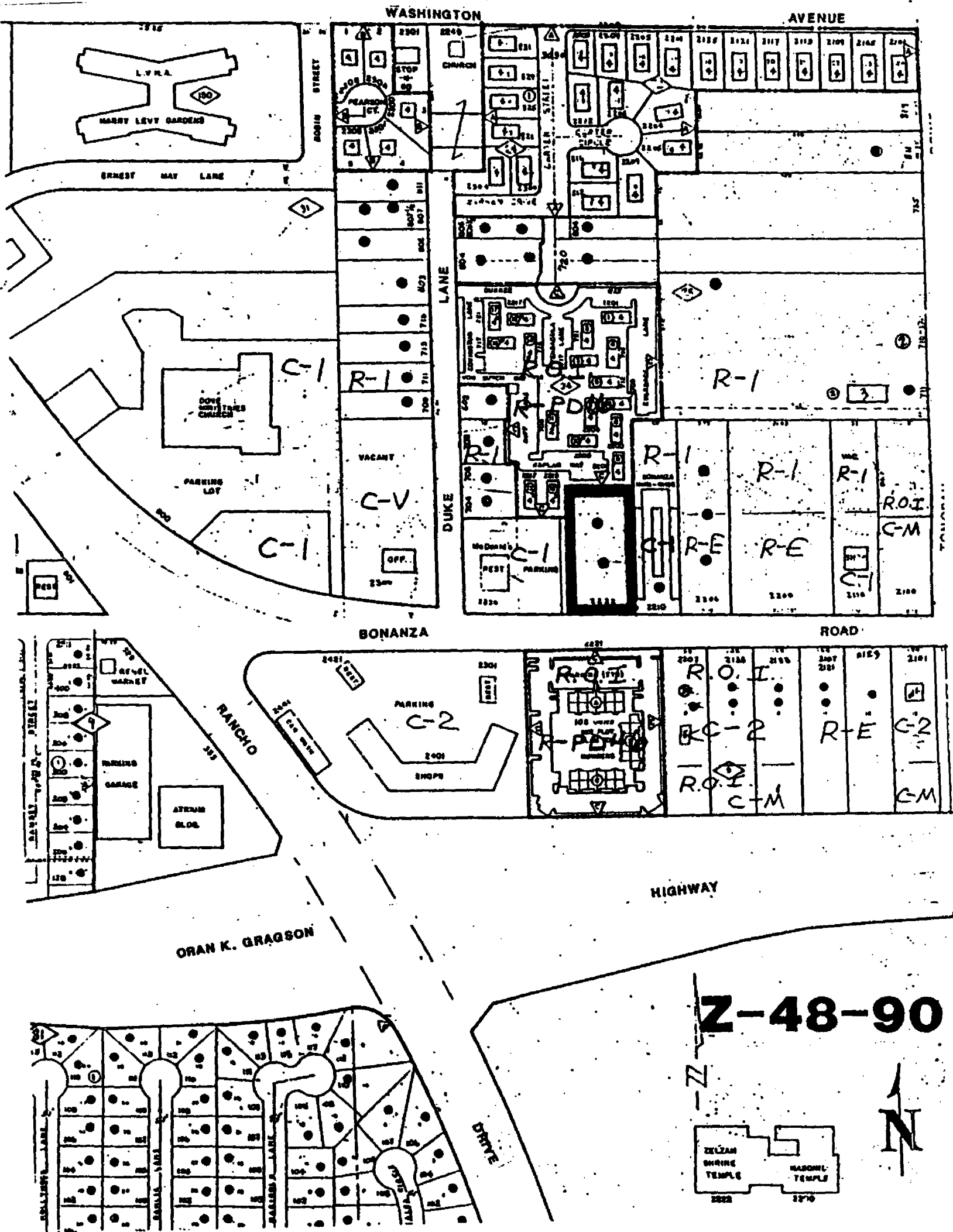
This is the applicant's first request for an Extension of Time on property zoned to allow a retail business. Financial constraints have delayed the completion of the conditions of approval for this reclassification. The approved C-1 zoning remains appropriate and staff recommended approval of the application.

Planning Commission Recommendation: APPROVAL (6-0 vote)

Staff Recommendation: APPROVAL

SEE ATTACHED LOCATION MAP

CITY COUNCIL MINUTES  
MEETING OF  
AUGUST 7, 1991



MAYOR  
JAN LAVERTY JONES

COUNCILMEN  
BOB NOLEN  
ARNIE ADAMSEN  
SCOTT HIGGINSON  
FRANK HAWKINS JR.

CITY MANAGER  
WILLIAM J. NOONAN



# CITY of LAS VEGAS

July 16, 1991

George and Roseanne Wilkinson  
5104 Auburn Avenue  
Las Vegas, Nevada 89108

RE: Z-48-90 - EXTENSION OF TIME

Dear Mr. and Mrs. Wilkinson:

Your request for an Extension of Time on property located at 2222 W. Bonanza Road, R-E and R-1 Zones (under Resolution of Intent to C-1), was considered by the Planning Commission on July 11, 1991.

The Planning Commission unanimously voted to recommend APPROVAL, subject to the following:

1. This Extension of Time will expire on June 6, 1992.
2. Conformance to all Ordinance Amendments enacted subsequent to the original approval.

This item will be considered by the City Council on August 7, 1991, at 2:00 P.M. in Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative to be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
NORMAN R. STANDERFER, DIRECTOR

A handwritten signature in black ink, appearing to read "R.S.G.", written over a horizontal line.

ROBERT S. GENZER, PRINCIPAL PLANNER  
CURRENT PLANNING DIVISION

RSG:erh



**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

20. EXTENSION OF TIME - Z-48-90

Applicant: GEORGE AND ROSEANNE WILKINSON  
Location: 2222 West Bonanza Road  
Zone: R-E and R-1 (under Resolution of Intent to C-1)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. This Extension of Time will expire on June 6, 1992.
2. Conformance to all Ordinance Amendments enacted subsequent to the original approval.

PROTESTS: N/A

SECOND MOTION:

Dixon -  
APPROVED, subject to staff's conditions.  
Unanimous  
(Black excused)

FIRST MOTION:

Hudgens -  
TABLED UNTIL END OF MEETING BECAUSE NO ONE APPEARED TO REPRESENT THE APPLICATION.  
Unanimous  
(Black excused)

MR. GENZER stated this is the applicant's first request for an Extension of Time for a retail business. The applicant has been unable to complete all the requirements of the rezoning due to financial constraints. The C-1 zoning remains appropriate. Staff recommended approval, subject to the conditions.

GEORGE WILKINSON, 5104 Auburn Avenue, appeared and represented the application. He concurred with staff's conditions. He has constructed a new sidewalk and paved an area for parking. They have not done the landscaping.

MR. GENZER felt that if the applicant has pulled permits and is working on this application, he would not need an extension.

To be heard by the City Council on 8/7/91.

(7:22-7:22)  
(10:20-10:21)

MAYOR  
JAN LAVERTY JONES

COUNCILMEN  
BOB NOLEN  
ARNIE ADAMSEN  
SCOTT HIGGINSON  
FRANK HAWKINS JR.

CITY MANAGER  
WILLIAM J. NOONAN



# CITY of LAS VEGAS

July 1, 1991

George and Roseanne Wilkinson  
5104 Auburn Avenue  
Las Vegas, Nevada 89108

RE: Z-48-90 - EXTENSION OF TIME

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on July 11, 1991. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of Staff's recommendations and any conditions related to your application may be obtained on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 229-6301.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure



**CITY OF LAS VEGAS  
INTER - OFFICE MEMORANDUM**

**DATE**

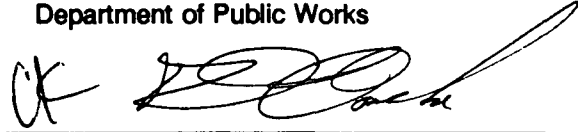
June 27, 1991

**TO:**

Norman R. Standerfer, Director  
Department of Community Planning & Development

**FROM:**

Richard D. Goecke, Director  
Department of Public Works

OK 

**SUBJECT:**

Extension of Time  
Z-48-90  
George & Roseanne Wilkinson

**COPIES TO:**

John McNellis, Engineering Planning  
Nancy Miller, Right-of-Way  
Chuck Turk, Land Development  
Rita Lumos, Survey (FM, PM, & A's only)  
Gordon Derr, Traffic Engineering (TIA's only)

1. We have no objection to the request for an extension of time on Z-48-90 as long as all previous conditions of approval are ultimately complied with.

PLANNING AND  
DEVELOPMENT  
JUN 28 1991

6/4/91

INTER-OFFICE MEMORANDUM

<b>TO:</b> BUILDING AND SAFETY - MIKE TRAASDAHL ELECTRICAL SERVICES - GEORGE FERRIS FIRE SERVICES - CHIEF JUDD PUBLIC WORKS - ED BYRGE LAND DEVELOPMENT - CHUCK TURK DOWNTOWN REDEV. - BRAD PERCELL	<b>FROM:</b> NORMAN R. STANDERFER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
<b>SUBJECT:</b> <u>EXTENSION OF TIME</u> Applicant: <u>GEORGE &amp; ROSANNE WILKINSON</u> Number: <u>Z-48-90</u>	<b>COPIES TO:</b>

A request has been received on the following described property:

2222 W. BONANZA ROAD

Parcel No.: 010-270-007

Zone: R-E & R-1 (ROI C-1)

Proposed Use: RETAIL SALES

CITY PLANNING COMMISSION MEETING:

7/11/91

Your remarks regarding this project should be received two weeks prior to the meeting.

DEPARTMENT OF  
BUILDING & SAFETY  
BY MIKE TRAASDAHL

NRS:erh

Attachment: (Plot Plan)

JUN 18 1991

NO COMMENT  
 CONDITIONS AS NOTED

# MEMO

DATE 6-7-91

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-48-90 (EXTENSION OF TIME)

NO OBJECTIONS     SUBJECT TO CONDITIONS LISTED     DENIAL

COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS' ORDINANCE #3318 AND THE NEVADA STATE FIRE MARSHAL'S REGULATIONS.

FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CULDESACS, AND RADIUS.

ADDITIONAL CONDITIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Richard A. Brown  
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

INTER-OFFICE MEMORANDUM

Date

6/4/91

TO: BUILDING AND SAFETY - MIKE TRAASDAHL ✓  
 ELECTRICAL SERVICES - GEORGE FERRIS ✓  
 FIRE SERVICES - CHIEF JUDD ✓  
 PUBLIC WORKS - ED BYRGE ✓  
 LAND DEVELOPMENT - CHUCK TURK ✓  
 DOWNTOWN REDEV. - BRAD PERCELL ✓

FROM: NORMAN R. STANDERFER, DIRECTOR  
 DEPARTMENT OF COMMUNITY PLANNING  
 AND DEVELOPMENT

SUBJECT: EXTENSION OF TIME  
 Applicant: GEORGE & ROSANNE WILKINSON  
 Number: Z-48-90

COPIES TO:

A request has been received on the following described property:

2222 W. BONANZA ROAD

Parcel No.: 010-270-007

Zone: R-E & R-1 (ROI C-1)

Proposed Use: RETAIL SALES

CITY PLANNING COMMISSION MEETING:

7/11/91

Your remarks regarding this application should be received two weeks prior to the meeting.

NRS:erh

Attachment: (Plot Plan)

\*\*\* FOR DEPARTMENT USE ONLY \*\*\*

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME GEORGE & ROSEANNE WILKINSON  
 REP'S NAME \_\_\_\_\_  
 ADDRESS 5104 AUBORN AVENUE  
LAS VEGAS NV. 89108  
 PHONE 648-2535

AGENT: NAME \_\_\_\_\_  
 REP'S NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 PHONE \_\_\_\_\_

APPLICATION TYPE:

- REZONING       PLOT PLAN REVIEW       VARIANCE       USE PERMIT  
 QTA       OTHER EXTENSION OF TIME  
 PUBLIC HEARING: IF YES, LEGAL \_\_\_\_\_

ZONING: EXISTING R-E-R-1 (ROI C-1) PROPOSED SAME

LAND USE: EXISTING TWO SFD'S  
 PROPOSED RETAIL SALES

PAST ACTIONS: CASE NO. V-10-55 ACTION APP'D DATE 4/6/55  
 CASE NO. / ACTION \_\_\_\_\_ DATE \_\_\_\_\_  
 CASE NO. / ACTION \_\_\_\_\_ DATE \_\_\_\_\_

DISTRICT MAP NO. M-29-6 ASSESSOR'S PARCEL NO. 010-270-007

GENERAL LOCATION: 2222 W. BONANZA ROAD

FLOOD ZONE "A": YES \_\_\_\_\_ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES \_\_\_\_\_ NO X

SPECIAL NOTICE REQUIRED?: YES \_\_\_\_\_ NO X

IF YES: \_\_\_\_\_

CHECKED BY: Andy DATE 6/4/91

GENERAL RECEIPT NO. 119717 CASE NO. Z-48-90

PC DATE: 7/11/91 BZA DATE: \_\_\_\_\_

**WILKINSON**  
**CERAMIC TILE**  
**& MARBLE, Inc.**

2222 West Bonanza Road • Las Vegas, Nevada 89106 • 702/647-0171

June 4, 1991

City of Las Vegas  
Planning Department

Attn: Andy Reed

RE: Z-48-90  
Zone Change

Dear Sir,

We are asking for a time extension for the improvements on our reclassification of property located at 2222 West Bonanza. The main reason is money.

The new sidewalk cost - \$3,775.00 (completed - permit #5311).

The planter is in progress at this time.

The paving will follow at a cost of approxiametly \$7,000.00.

Being a small business - it all takes time and you have to crawl before you can walk.

Thanking you in advance,

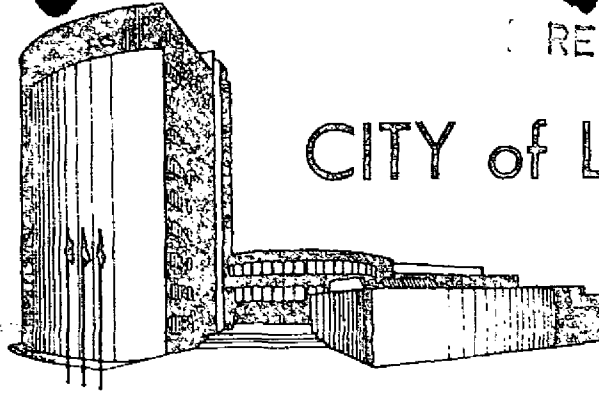
  
George Wilkinson, President

GR # 119717  
PC 7/11/91  
REC'D 6/4/91

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON

CITY MANAGER  
ASHLEY HALL



RECEIVED JUL 10 1990

# CITY of LAS VEGAS

July 6, 1990

*386-6301  
Planning Dept  
386-6301  
L...  
or Jean...  
Andy Reed*

George and Roseanne Wilkinson  
5104 Auburn Avenue  
Las Vegas, Nevada 89108

RE: Z-48-90 - ZONE CHANGE

Dear Mr. and Mrs. Wilkinson:

The City Council at a regular meeting held June 6, 1990 APPROVED the request for reclassification of property located at 2222 W. Bonanza Road, From: R-E (Residence Estates) R-1 (Single Family Residence), To: C-1 (Limited Commercial), Proposed Use: Retail Sales, subject to:

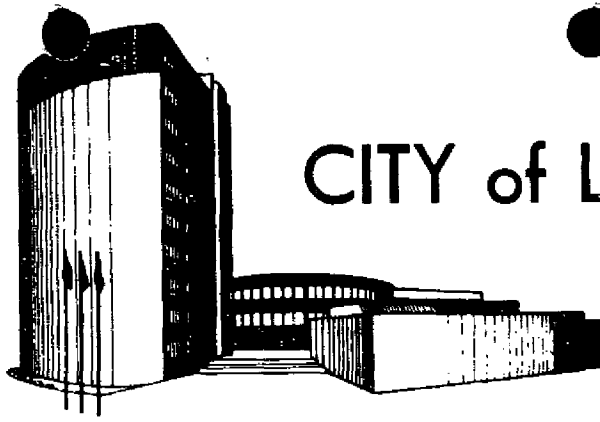
1. Provide a minimum 10 foot wide landscape planter along Bonanza Road as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 40 feet on center with boulders, shrubs and ground cover in the planter along Bonanza Road as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Dedicate an additional rectangular shaped parcel for Bonanza Road public right-of-way having a five foot width on the west edge and seven foot width on the east edge of this site as required by the Department of Public Works.
4. Construct sidewalk on Bonanza Road as required by the Department of Public Works.



MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

July 6, 1990

George and Roseanne Wilkinson  
5104 Auburn Avenue  
Las Vegas, Nevada 89108

RE: Z-48-90 - ZONE CHANGE

Dear Mr. and Mrs. Wilkinson:

The City Council at a regular meeting held June 6, 1990 APPROVED the request for reclassification of property located at 2222 W. Bonanza Road, From: R-E (Residence Estates) R-1 (Single Family Residence), To: C-1 (Limited Commercial), Proposed Use: Retail Sales, subject to:

1. Provide a minimum 10 foot wide landscape planter along Bonanza Road as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 40 feet on center with boulders, shrubs and ground cover in the planter along Bonanza Road as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Dedicate an additional rectangular shaped parcel for Bonanza Road public right-of-way having a five foot width on the west edge and seven foot width on the east edge of this site as required by the Department of Public Works.
4. Construct sidewalk on Bonanza Road as required by the Department of Public Works.



George and Roseanne Wilkinson

July 6, 1990

RE: Z-48-90 - ZONE CHANGE

Page 2.

5. Landscape and maintain the unimproved portion of the Bonanza Road public right-of-way and obtain an Encroachment Agreement for all landscaping within the public right-of-way as required by the Department of Public Works.
6. Any new driveways or modifications to existing driveways on Bonanza Road shall be constructed in accordance with the current City of Las Vegas Driveway Standards as required by the Department of Public Works.
7. Submit a revised plot plan showing the parking layout and access drives prior to issuance of any permits as required by the Department of Public Works.
8. Conformance to the plot plan as amended by the above conditions.
9. Conformance to the building elevations.
10. Resolution of Intent with a twelve month time limit.
11. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
12. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
14. Satisfaction of City Code requirements and design standards of all City departments.
15. Approval of the parking and driveway plans by the Traffic Engineer.
16. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.

George and Roseanne Wilkinson  
July 6, 1990  
RE: Z-48-90 - ZONE CHANGE  
Page 3.

17. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
18. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,



KATHLEEN M. TIGHE  
City Clerk

KMT:cmp

cc: Dept. of Community Planning & Development  
Dept. of Public Works  
Dept. of Fire Services  
Dept. of Building & Safety  
Land Development Services

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT.  
(CONTINUED)

H. ZONE CHANGE - PUBLIC HEARING

3. Z-48-90 - George and Roseanne  
Wilkinson

Request for reclassification of property located at 2222 W. Bonanza Road.

From: R-E (Residence Estates)  
R-1 (Single Family Residence)

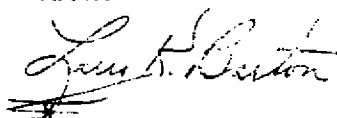
To: C-1 (Limited Commercial)

Proposed Use: RETAIL SALES

Planning Commission unanimously (6-0 vote) recommended APPROVAL, subject to:

1. Provide a minimum 10 foot wide landscape planter along Bonanza Road as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 40 feet on center with boulders, shrubs and ground cover in the planter along Bonanza Road as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Dedicate an additional rectangular shaped parcel for Bonanza Road public right-of-way having a five foot width on the west edge and seven foot width on the east edge of this site as required by the Department of Public Works.
4. Construct sidewalk on Bonanza Road as required by the Department of Public Works.
5. Landscape and maintain the unimproved portion of the Bonanza Road public right-of-way and obtain an Encroachment Agreement for all landscaping within the public right-of-way as required by the Department of Public Works.

APPROVED AGENDA ITEM



**MILLER - APPROVED** as recommended subject to the conditions.  
**UNANIMOUS**

Clerk to Notify and Planning to Proceed.

\*\*\*\*\*

GEORGE WILKINSON appeared and said he would make the necessary dedication required in condition #3, but asked if he would have to put the sidewalks in again if it is widened.

MAYOR LURIE said if RTC widens it, RTC would have to pay that cost.

No one appeared in opposition.

1614  
to  
1616

**AGENDA***City of Las Vegas*CITY COUNCIL  
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE  
PHONE 386-6011

Page 73

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT.  
(CONTINUED)H. ZONE CHANGE - PUBLIC HEARING3. Z-48-90 - George and Roseanne  
Wilkinson (continued)

6. Any new driveways or modifications to existing driveways on Bonanza Road shall be constructed in accordance with the current City of Las Vegas Driveway Standards as required by the Department of Public Works.

7. Submit a revised plot plan showing the parking layout and access drives prior to issuance of any permits as required by the Department of Public Works.

8. Conformance to the plot plan as amended by the above conditions.

9. Conformance to the building elevations.

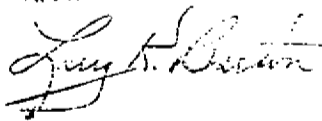
10. Standard conditions 1, 3-9 and 11.

Staff Recommendation: APPROVAL

PROTESTS: 0

APPROVED - See page 72.

APPROVED AGENDA ITEM



TO:  
The City Council

FROM: NORMAN R. STANDERFER, DIRECTOR  
DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT

SUBJECT: Item X.H.3. - Z-48-90 - George and Roseanne Wilkinson

PURPOSE/BACKGROUND

This is a request to reclassify a one acre parcel from R-E and R-1 to C-1 for a retail sales business. Exteriors are stucco with wood shingle roofs.

There is approved R-PD16 to the north and to the east is a mini-storage project in a C-1 zone. To the west is a fast food restaurant in a C-1 zone. There is an apartment complex to the south in an R-PD46 zone.

Landscaping is proposed along Bonanza Road. A six foot high block wall is indicated on the north property line as well as a portion of the west and east property lines. Access is from Bonanza Road. There are 29 parking spaces proposed where 10 are required.

General Plan Conformance: Yes. Conforms with the service commercial/office land use proposed in the General Plan.

Planning Commission Recommendation: APPROVAL (6-0 vote)

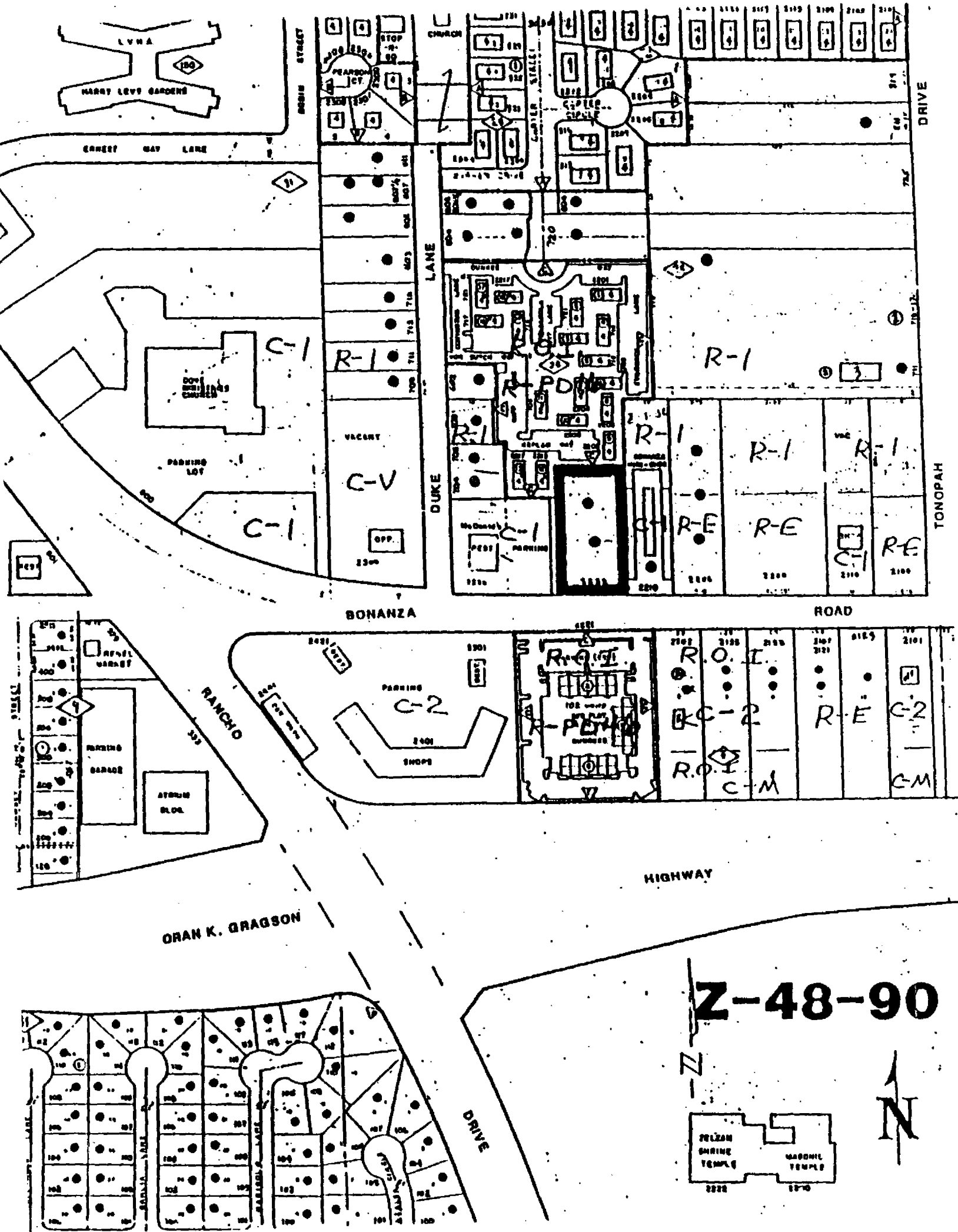
Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP

CITY COUNCIL MINUTES  
MEETING OF  
JUNE 6, 1990

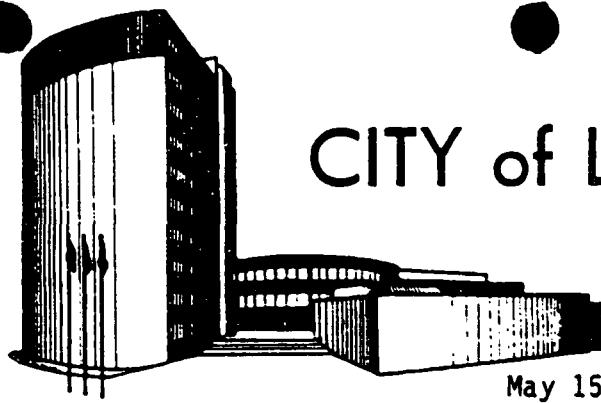
LOCATION MAP - ITEM X.H.3. - Z-48-90 - George and Roseanne Wilkinson



MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

May 15, 1990

George and Roseanne Wilkinson  
5104 Auburn Avenue  
Las Vegas, Nevada 89108

RE: Z-48-90 - ZONING RECLASSIFICATION

Dear Mr. and Mrs. Wilkinson:

Your request for reclassification of property located at 2222 W. Bonanza Road, from R-E and R-1 Zones to C-1 Zone, was considered by the Planning Commission on May 10, 1990.

The Planning Commission unanimously voted to recommend APPROVAL, subject to the following:

1. Provide a minimum 10 foot wide landscape planter along Bonanza Road as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 40 feet on center with boulders, shrubs and ground cover in the planter along Bonanza Road as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Dedicate an additional rectangular shaped parcel for Bonanza Road public right-of-way having a 5 foot width on the west edge and 7 foot width on the east edge of this site as required by the Department of Public Works.
4. Construct sidewalk on Bonanza Road as required by the Department of Public Works.
5. Landscape and maintain the unimproved portion of the Bonanza Road public right-of-way and obtain an Encroachment Agreement for all landscaping within the public right-of-way as required by the Department of Public Works.

- Continued -



TO: George and Roseanne Wilkinson  
RE: Z-48-90 - Zoning Reclassification

May 15, 1990  
Page Two

6. Any new driveways or modifications to existing driveways on Bonanza Road shall be constructed in accordance with the current City of Las Vegas Driveway Standards as required by the Department of Public Works.
7. Submit a revised plot plan showing the parking layout and access drives prior to issuance of any permits as required by the Department of Public Works.
8. Conformance to the plot plan as amended by the above conditions.
9. Conformance to the building elevations.
10. Resolution of Intent with a twelve month time limit.
11. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
12. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy, whichever occurs first.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
14. Satisfaction of City Code requirements and design standards of all City departments.
15. Approval of the parking and driveway plans by the Traffic Engineer.
16. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
17. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
18. Provision of fire hydrants and water flow as required by the Department of Fire Services.

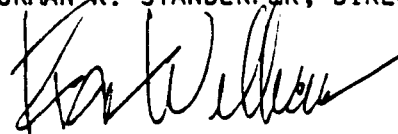
TO: George and Roseanne Wilkinson  
RE: Z-48-90 - Zoning Reclassification

May 15, 1990  
Page Three

This item will be considered by the City Council on June 6, 1990, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
NORMAN R. STANDERFER, DIRECTOR

A handwritten signature in black ink, appearing to read "Richard L. Williams", written over the typed name below.

RICHARD L. WILLIAMS, CHIEF  
CURRENT PLANNING DIVISION

RLW:erh

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

20. Z-48-90

Applicant: GEORGE AND ROSEANNE WILKINSON  
Application: Zoning Reclassification  
From: R-E and R-1  
To: C-1  
Location: 2222 West Bonanza Road  
Proposed Use: Retail Sales

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Provide a minimum 10 foot wide landscape planter along Bonanza Road as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 40 feet on center with boulders, shrubs and ground cover in the planter along Bonanza Road as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Dedicate an additional rectangular shaped parcel for Bonanza Road public right-of-way having a 5 foot width on the west edge and 7 foot width on the east edge of this site as required by the Department of Public Works.
4. Construct sidewalk on Bonanza Road as required by the Department of Public Works.
5. Landscape and maintain the unimproved portion of the Bonanza Road public right-of-way and obtain an Encroachment Agreement for all landscaping within the public right-of-way as required by the Department of Public Works.
6. Any new driveways or modifications to existing driveways on Bonanza Road shall be constructed in accordance with the current City of Las Vegas Driveway Standards as required by the Department of Public Works.
7. Submit a revised plot plan showing the parking layout and access drives prior to issuance of any permits as required by the Department of Public Works.
8. Conformance to the plot plan as amended by the above conditions.
9. Conformance to the building elevations.
10. Standard Conditions 1, 3 - 9 and 11.

PROTESTS: 0

Moffitt - APPROVED, subject to staff's conditions. Unanimous (Black excused)

MR. WILLIAMS stated this request is to convert three existing on-site structures to a retail tile business. They have access to Bonanza Road. Staff would like landscaping along the street frontage. This is in conformance with the General Plan. Staff recommended approval, subject to the conditions.

GEORGE WILKINSON, 5104 Auburn Avenue, appeared and represented the application. He concurred with staff's conditions.

No one appeared in opposition.

To be heard by the City Council on 6/6/90.

(7:36-7:40)

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
STEVE MILLER  
ARNIE ADAMSEN  
SCOTT HIGGINSON

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

April 30, 1990

George and Roseanne Wilkinson  
5104 Auburn Avenue  
Las Vegas, Nevada 89108

RE: Z-48-90 - ZONING RECLASSIFICATION

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on May 10, 1990. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of Staff's recommendations and any conditions related to your application may be obtained on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 386-6301.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure



CITY OF LAS VEGAS  
INTER - OFFICE MEMORANDUM

DATE

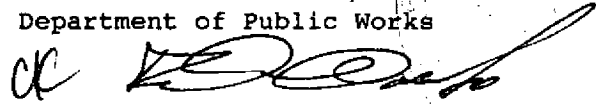
May 4, 1990

**TO:**

Norman R. Standerfer, Director  
Department of Community Planning & Development

**FROM:**

Richard D. Goecke, Director  
Department of Public Works



**SUBJECT:**

Z-48-90  
George & Roseanne Wilkinson

**COPIES TO:**

Charles Kajkowski, Engineering Planning  
John McNellis, Engineering Planning  
Chuck Turk, Land Development  
Nancy Miller, Right-of-Way  
Rita Lumos, Survey (FM, PM, & A's only)

1. Dedicate an additional rectangular-shaped parcel for Bonanza Road public right-of-way having a 5' width on the west edge and 7' width on the east edge of this site.
2. Construct sidewalk on West Bonanza Road.
3. Landscape and maintain the unimproved portion of the Bonanza Road public right-of-way and obtain an Encroachment Agreement for all landscaping within the public right-of-way.
4. Resubmit a plan showing the parking layout and access drives prior to issuance of any permits.
5. Any new driveways or modifications to existing driveways on Bonanza Road shall be constructed in accordance with the current City of Las Vegas Driveway Standards.

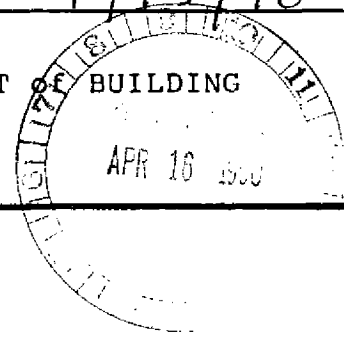
INTER-OFFICE MEMORANDUM

4/13/90

DEPARTMENT of COMMUNITY  
PLANNING and DEVELOPMENT

FROM:

DEPARTMENT of BUILDING  
SAFETY



SUBJECT:

2- 48-90 ZONE RECLASS.  
GEO. WILKINSON ZONE: RET C1  
PARCEL NO. 010.270.007

COPIES TO:

RETAIL SHOPS

In answer to your memorandum, Dated 4/3/90  
on the above Zone Request at, Loc. 2222 W. BONAVILLE RD.

This department ~~has~~ has no objections, provided that all  
required permits and inspections are obtained through Building  
Safety.

1. IT MEETS 1988 HBC
2. CHAPTER (S) R PROTECTION
3. CHAPTER (F) DIV 2 1/2 RETAIL SALES

THC

Thom

# NOTICE OF PUBLIC HEARING

## REZONING REQUEST

Z-48-90

**MEETING:** CITY PLANNING COMMISSION  
**DATE:** MAY 10, 1990  
**TIME:** 7:00 p.m.  
**LOCATION:** Council Chambers, City Hall  
400 East Stewart Avenue, Las Vegas, Nevada

**CHANGE FROM:** R-E (RESIDENCE ESTATES) AND  
R-1 (SINGLE FAMILY RESIDENCE)

**TO:** C-1 (LIMITED COMMERCIAL)

**PROPOSED USE:** RETAIL SALES

**APPLICANT:** GEORGE AND ROSEANNE WILKINSON

**PROPERTY LOCATION:** 2222 WEST BONANZA ROAD

**PROPERTY DESCRIPTION:** A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ )  
OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 29,  
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.

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 this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.



DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Norman R. Standerfer".

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

# NOTICE OF PUBLIC HEARING

## REZONING REQUEST

Z-48-90

**MEETING:** CITY PLANNING COMMISSION  
**DATE:** MAY 10, 1990  
**TIME:** 7:00 p.m.  
**LOCATION:** Council Chambers, City Hall  
400 East Stewart Avenue, Las Vegas, Nevada

**CHANGE FROM:** R-E (RESIDENCE ESTATES) AND  
R-1 (SINGLE FAMILY RESIDENCE)

**TO:** C-1 (LIMITED COMMERCIAL)

**PROPOSED USE:** RETAIL SALES

**APPLICANT:** GEORGE AND ROSEANNE WILKINSON

**PROPERTY LOCATION:** 2222 WEST BONANZA ROAD

**PROPERTY DESCRIPTION:** A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ )  
OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 29,  
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.

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 this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.



DEPARTMENT OF COMMUNITY  
PLANNING AND DEVELOPMENT

*Norman R. Standerfer*  
NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

25

No SIZE: < 1 AC.

CHECKED: Initial & date

GENZER

*Ca 4/23*

WILLIAMS

*[Signature] 4/24*

STANDERFER

THIS FILE MUST BE RETURNED TO ELDA RAE BY APRIL 25.

MAIL NOTICE ON APRIL 27.

## INTER-OFFICE MEMORANDUM

<b>TO:</b> BUILDING AND SAFETY - TOM COOLEY ELECTRICAL SERVICES - GEORGE FERRIS FIRE SERVICES - RICK LAZENBY PUBLIC WORKS - ED BYRGE LAND DEVELOPMENT - CHUCK TURK DOWNTOWN REDEV. - BRAD PERCELL	<b>FROM:</b> HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
<b>SUBJECT:</b> ZONING RECLASSIFICATION - Z-48-90  APPLICANT: <u>GEORGE + ROSEANNE WILKINSON</u>  FROM: <u>R-E + R-1</u> TO: <u>C-1</u>	<b>COPIES TO:</b>

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

NORTH SIDE OF BONANZA RD. ; BETWEEN  
 DIKE LN. AND TENOPAH DR.  
 2222 WEST BONANZA RD.

Parcel No.: 010-270-007

Proposed Use: RETAIL

CITY PLANNING COMMISSION MEETING: 5/10/90

Your remarks regarding this application should be received two weeks prior to the meeting.

HPF:erh

Attachment: (Plot Plan)

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME GEORGE + ROSEANNE WILKINSON

REP'S NAME \_\_\_\_\_

ADDRESS 5104 AUBORN AVE.

LAS VEGAS, NEV. 89108

PHONE 648-2535

AGENT: NAME \_\_\_\_\_

REP'S NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

APPLICATION TYPE:

REZONING     PLOT PLAN REVIEW     VARIANCE     USE PERMIT

QTA     OTHER \_\_\_\_\_

PUBLIC HEARING: IF YES, LEGAL A FOR NE 1/4, SE 1/4 OF SEC. 29  
T203 R61E, MDB+M

ZONING: EXISTING R-E + R-1 PROPOSED C-1

LAND USE: EXISTING SFD'S (2)

PROPOSED RETAIL

PAST ACTIONS: CASE NO. \_\_\_\_\_ ACTION \_\_\_\_\_ DATE \_\_\_\_\_

CASE NO. \_\_\_\_\_ ACTION \_\_\_\_\_ DATE \_\_\_\_\_

CASE NO. \_\_\_\_\_ ACTION \_\_\_\_\_ DATE \_\_\_\_\_

DISTRICT MAP NO. M-29-6 ASSESSOR'S PARCEL NO. 010-270-007

GENERAL LOCATION: NORTH SIDE OF BONANZA RD.; BETWEEN

DIKE LANE AND TENORAH DR.

2222 W. BONANZA RD.

FLOOD ZONE "A": YES \_\_\_\_\_ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES \_\_\_\_\_ NO X

SPECIAL NOTICE REQUIRED?: YES \_\_\_\_\_ NO X

IF YES: \_\_\_\_\_

CHECKED BY: BEN DATE 4/3/90

GENERAL RECEIPT NO. 084729

CASE NO. 2-48-90

PC DATE: 5/10/90

DZA DATE: \_\_\_\_\_

3/200.12  
Jan Jan 11

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this application requesting that certain property be reclassified from the RE + R-1 Use District to a C1 Use District, as established by Chapter 19.06, Title 19, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 200.00.

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

SEE ATTACHED

Assessor's Parcel Number: 010-270-007

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

STATE OF NEVADA)

SS:

COUNTY OF CLARK)

(I, We), George and Roseanne Wilkinson,  
(please print or type)

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

(1) George Wilkinson 5104 Auburn Ave  
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

648-2535 Las Vegas Nev 89108  
PHONE NUMBER CITY STATE ZIP

(2) Roseanne K. Wilkinson 5104 Auburn Ave  
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

648-2535 Las Vegas, NV. 89108  
PHONE NUMBER CITY STATE ZIP

Subscribed and sworn to before me this 11th day of December, 1989.

Heide M. Tomsik  
Notary Public in and for said County and State

4/16/90  
My Commission Expires

(seal)



\*\*\*FOR 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 Chapter 19.92, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 200.00

Received by: Ben

Receipt No.: 084729

Date: 4/3/90

Case No.: 2-48-90

Meeting Date: 5/10/90

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That SIEGFRIED GERLACH and JANE C.C. GERLACH  
husband and wife

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,  
Sell and Convey to GEORGE WILKINSON and ROSEANNE WILKINSON,  
husband and wife as Joint Tenants

all that real property situated in the \_\_\_\_\_ County of Clark  
State of Nevada, bounded and described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE  
MADE A PART HEREOF.

- SUBJECT TO:
- 1) Taxes for the fiscal year of 1986-87.
  - 2) Covenants, Conditions, Restrictions, Rights, Rights of Way and Easements.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness OUR hand at this 29th day of December, 1986

STATE OF NEVADA  
COUNTY OF CLARK

SS.

Siegfried Gerlach  
SIEGFRIED GERLACH  
Jane C. C. Gerlach  
JANE C.C. GERLACH

On December 29, 1986  
Before me, a Notary Public, personally appeared

Siegfried Gerlach and  
Jane C. C. Gerlach

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he (she or they) executed it.

Signature \_\_\_\_\_  
(Notarial Seal)

NOTARY PUBLIC  
STATE OF NEVADA  
CLARK COUNTY  
CANDICE A. HARTY  
My Appointment Expires Aug. 29, 1993

ESCROW NO: 86-12-0752 CH

MAIL TAX STATEMENTS TO: George & Roseanne Wilkinson, 5104 Auburn Avenue, Las Vegas, Nevada 89108

CLARK COUNTY NEVADA  
JOAN L. SWIFT, RECORDER  
RECORDED AT REQUEST OF  
NEVADA TITLE CO.

Dec 31 3 53 PM '86

FILE \_\_\_\_\_ DEPUTY \_\_\_\_\_  
OFFICIAL RECORDS  
BOOK \_\_\_\_\_ INSTRUMENT 01630

861231

EXHIBIT "A"

A portion of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.B. & M., more particularly described as follows:

The South 282.62 feet of the following described property: Commencing at a point on the North boundary of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 61 East, M.D.B. & M. from which the Quarter (1/4) Section corner between section 28 and 29, said Township and Range bears South 88° 27' East 671 feet distant; thence South 0° 25' East and parallel to the east boundary line of said section 29, to a point on the North boundary line, produced as the same is now established, the point of beginning; thence North 88° 44' West along the North boundary line 150 feet; thence North 0° 25' thence South 88° 44' East and parallel to the North boundary line 150 feet; thence South 0° 25' East and parallel to said East boundary line of said Section 29, a distance of 432.62 feet to the point of beginning. Excepting therefrom any portion lying within the boundary of Bonanza Road.

CLARK COUNTY NEVADA  
JOAN L. SWIFT, RECORDER  
RECORDED AT REQUEST OF  
NEVADA TITLE CO.

Dec 31 3 53 PM '86

FILE *[Signature]* DEPUTY *[Signature]*  
OFFICIAL RECORDS  
BOOK INSTRUMENT

861231

01630

*[Handwritten signature]*

N<sup>2</sup> SE<sup>4</sup> SEC. 29 T.20S. R.61E.

010-270

NOTICE: This plat is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.

