

ORDINANCE NO. 934-226

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

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

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

FROM R-1 to R-3 Planned Unit Development (Z-19-71)

Legally described as all of Charleston Heights Unit 50-E-2.

FROM R-1 to C-2 (Z-30-74)

Legally described as being a portion of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 60 East, MDB&M, described as follows: commencing at the Southeast corner of the Northeast Quarter (NE 1/4) of said Section 36; thence South 89°31'54" West 1326.79 feet; thence North 00°19'21" West 660.00 feet to the True Point of Beginning; thence continuing North 00°19'21" West 668.78 feet; thence North 89°31'54" East 570.53 feet; thence South 00°19'21" East 668.78 feet; thence South 89°31'54" West 570.53 feet to the True Point of Beginning.

SUBJECT TO:

1. Access should be obtained from the southeast corner of this site to the existing new car agency facility.
2. No access to Brush Street.
3. A 6' block wall be constructed along the west and south sides of the approved C-2 zoned portion. Construction of the wall shall be required on only the developed portion of the property.
4. Dedication of right-of-way and installation of off-site improvements for half street installation on Michael Way frontage as required by Public Works Department.
5. Conformance to Code requirements and design standards of City departments.
6. Conformance to the Plot Plan as amended to reflect the above conditions.
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.
9. If any other use of the property involving buildings is proposed, Plot Plan approval will be necessary.

FROM R-4 to C-1 (Z-33-74)

Legally described as Lots 15 and 16, Block 14, Boulder Addition.

SUBJECT TO:

1. Conformance to the Plot Plan.
2. Installation of sidewalk along Third Street and Colorado and an Assessment District Agreement be signed for future street lighting along Third Street and Colorado and for alley paving in the alley 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.

FROM R-4 to C-2 (Z-24-73)

Property legally described as Irregular Lot "E", Buck's Subdivision and Lots 1 and 2, Block 5, Pioneer Heights Addition.

FROM R-4 to M (Z-38-74)

Legally described as Lots 1 and 2 in Block 27, Original Las Vegas Townsite.

SUBJECT TO:

1. Conformance to Code requirements and design standards of City Departments.
2. Concrete sidewalk be installed along adjacent street frontages at the time the property develops and the new owners sign an Assessment District Agreement for street lighting and alley paving.

FROM R-E to R-3 (Z-42-74)

FROM C-2 to R-3

Legally described as that portion of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 19, Township 20 South, Range 61 East, MDB&M, described as follows: Commencing at the Northwest corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 19; thence S. 89°49'36" East, 30.01 feet; thence S. 01°34'13" West 2.00 feet to the True Point of Beginning; thence continuing S. 01°34'13" West 161.45 feet; thence S. 89°52'20" East 137.55 feet; thence N. 01°33'23" East 161.34 feet; thence N. 89°49'36" West 137.50 feet to the True Point of Beginning.

SUBJECT TO:

1. Conformance to the Plot Plan as amended to reflect a 10' rear yard setback as approved under the Administrative Variance AV-16-74.

2. Conformance to Code requirements and design standards of City departments.

3. An assessment district agreement be signed for street improvements along Willow Trail as required by Department of Public Works.

FROM R-4 to C-2 (Z-100-64)

Property legally described as Lots 17, 18, 19, 20, 21, and 22, Block 22, Clarks Las Vegas Townsite.

FROM R-1 to PR (Z-71-73)

Properly legally described as Lot 37 of Block 5 of Washington Addition No. 2.

FROM C-1 to M (Z-66-64)

Property legally described as the West 50' of Lot 5, Block 3, East Park Industrial Unit No. 2.

FROM R-E to C-1 (Z-62-73)

Property legally described as that portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 4, Township 21 South, Range 61 East, MDB&M, described as follows: Commencing at the Northwest corner of said Section 4; thence S. 1°00'45" West, 40.00 feet; thence due East 520.25 feet to the True Point of Beginning; thence due East 140.50 feet; thence due South 420.00 feet; thence due West 140.50 feet; thence due North 420.00 feet to the True Point of Beginning.

FROM R-4 to C-1 (Z-64-73)

Property legally described as the East 820 feet of the North 660 feet of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 1, Township 21 South, Range 60 East, MDBM.

FROM R-4 to PR (Z-104-73)

Property legally described as Lots 15 and 16, Block 5, of Wardie Addition.

FROM R-1 to C-1 (Z-78-72)

Parcel 1: That portion of the Northeast Quarter (NE 1/4) of Section 4, Township 21 South, Range 61 East, MDB&M, described as follows: Commencing at a point on the South side of Charleston Boulevard, which the Northeast corner of said Section 4, Township 21 South, Range 61 East, MDB&M, bears N 88°03' East 1507.27 feet; thence N. 89°43', West 491.64 feet; thence S. 2°48' West 724 feet to the True Point of Beginning; thence S. 89°43' East 239.03 feet; thence S. 0°59' West 93.82 feet; thence N. 89°43' West 242.5 feet; thence N. 2°48' East to the True Point of Beginning. Except that portion conveyed to the State of Nevada Department of Highways.

Parcel 2: That portion of the Northeast Quarter (NE 1/4) of Section 4, Township 21 South, Range 61 East, MDB&M, described as follows: Commencing at the Northeast corner of said Section 4; thence S. 88°03' West 1507.27 feet; thence N. 89°43' West, 491.64 feet; thence S. 2°48' West 911 feet to the True Point of Beginning; thence S. 89°43' East 244.97 feet; thence N. 0°59' East 93 feet; thence N. 89°43' West 242.5 feet; thence S. 2°48' West 93 feet to the True Point of Beginning. Excepting therefrom that portion conveyed to the State of Nevada Department of Highways.

FROM R-3 to C-1 (Z-46-74)

Legally described as a portion of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 7, Township 21 South, Range 61 East, and described as follows: being the South 30.0 feet of the North 432.46 feet of the East 340 feet of said Northwest Quarter (NW 1/4) of Section 7.

SUBJECT TO:

1. Conformance to the Plot Plan.
2. Conformance to Code requirements and design standards of City departments.
3. Installation of "half Street" improvements along Arville Street and a sidewalk along Sahara Avenue as required by the Department of Public Works.

FROM C-1 to R-4 (Z-91-72)

Legally described as Lots 8 through 17 and 20 through 27, inclusive, in Block 4, Fabulous Forty Subdivision.

FROM C-1 to R-4 (Z-9-74)

Legally described as all of Block 3, Fabulous Forty Subdivision.

FROM R-1 to C-2 (Z-49-74)

Property legally described as the West 30.00 feet of the East 786.26 feet of the North 243.50 feet of the South 660.00 feet of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 60 East, MDB&M.

SUBJECT TO:

1. A 6' block wall be constructed along the westerly side of the 30' wide parcel.
2. Conformance to the Plot Plan.
3. Conformance to Code requirements and design standards of City departments.

FROM R-1 to PR (Z-90-73)

Legally described as Lots 23 through 38, Block 5, Amended Metropolitan Addition.

FROM R-A to CD (Z-13-73)

Legally described as the East 210 feet of the South 320 feet of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 32, Township 20 South, Range 61 East, MDB&M.

FROM R-3 and C-2 to R-4 (Z-4-72)

Legally described as the North 125 feet of the West 60 feet and the East 600 feet of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 35, Township 20 South, Range 61 East, MDB&M, excepting the right-of-way of North 21st Street as dedicated.

SUBJECT TO:

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 the requirements of the Fire and Building Departments.
4. Landscaping as required by the Department of Community Development.

FROM R-1 to P-R (Z-31-73)

Legally described as Lot 36, Block 9, Huntridge Subdivision Tract No. 3.

FROM R-1 to C-1 (Z-49-73)

Parcel 1: Legally described as a portion of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 33, Township 20 South, Range 61 East, MDB&M, described as follows: Commencing at the Northeast corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 33; thence S. 89°50'00" West, 30.00 feet to the True Point of Beginning; thence continuing S. 89°50'00" West, 101.94 feet; thence S. 00°01'00" West, 301.28 feet; thence N. 89°52'00" East, 92.07 feet; thence along a curve having a radius of 10.00 feet; through a central angle of 89°52'17" an arc length of 15.69 feet; thence N. 00°00'17" West, 291.36 feet to the True Point of Beginning.

Parcel 2: Legally described as the North 125.00 feet of that portion of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 33, Township 20 South, Range 61 East, MDB&M, described as follows: Beginning at the Southwest corner of said Section 33; thence N. 0°06' East, 990.79 feet; thence N. 89°52' East 926.36 feet; thence N. 89°52' East, 139.66 feet to the True Point of Beginning; thence N. 0°01' East, 331.22 feet; thence N. 89°50' East, 125.0 feet; thence S. 0°01' West 331.28 feet; thence S. 89°52' West, 125.0 feet to the True Point of Beginning.

FROM R-1 to P-R (Z-81-71)

Property legally described as Lot 19, Block 17, Twin Lakes Village, Unit No. 3.

FROM R-3 to C-1 (Z-39-73)

Property legally described as Lot 11, Block 12, Las Verdes Heights No. 6, Unit #4.

FROM R-E to C-1 (Z-13-72)

Legally described as the West 200 feet of the South 175.4 feet of the North 515 feet of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 30, Township 20 South, Range 61 East, MDB&M.

FROM R-E to C-1 (Z-10-69)

Property legally described as a portion of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section 30, Township 20 South, Range 62 East, MDB&M, more particularly described as: Commencing at the Northeast corner of the Southeast Quarter (SE 1/4) of said Section 30; thence South 0°33'07" West, 50.00 feet; thence North 89°39'34" West, 40.00 feet; thence South 0°33'07" West, 438.92 feet to the True Point of Beginning; thence North 89°41'02" West, 260.00 feet; thence South 0°33'07" West, 697.00 feet; thence South 89°41'02" East, 260.00 feet; thence North 0°33'07" East, 697.00 feet to the True Point of Beginning, excepting the North 347.00 feet.

FROM R-1 to P-R (Z-24-74)

Legally described as that portion of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 33, Township 20 South, Range 61 East, MDM&M, described as follows: Commencing at the Northwest corner of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 33; thence South 0°08'52" West 419.39 feet; thence South 89°53'30" East 30.00 feet to the True Point of Beginning; thence continuing South 89°52'30" East 181.01 feet; thence North 0°06'30" East 124.23 feet; thence from a tangent bearing North 81°22'44" West to the right along a curve having a radius of 202.66 feet and subtending a central angle of 25°56'18" an arc length of 91.75 feet; thence tangent to the last mentioned curve along reverse curve to the left having a radius of 152.66 feet and subtending a central angle of 34°27'04" an arc length of 91.79 feet; thence North 89°53'30" West 9.83 feet; thence South 0°08'52" West 184.32 feet to the True Point of Beginning.

SUBJECT TO:

1. Conformance to the Plot Plan.
2. Conformance to Code requirements and design standards of City Departments.
3. Dedication of a 15' property line radius at the intersection of Bearden Way and Shadow Lane as required by the Department of Public Works.
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.

FROM R-E to R-2 (Z-28-74)

Legally described as the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 19, Township 20 South, Range 61 East, MDB&M.

SUBJECT TO:

1. Limited to two duplexes only.
2. Dedication of 25' for Willow Trail and signing an Assessment District Agreement for future street improvements along Willow Trail as required by the Department of Public Works.

FROM R-3 to C-1 (Z-30-73)

Parcel 1: 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 714.47 feet to the True Point of Beginning. Except the N. 501.16 feet. Excepting the West 410 feet.

FROM PR to C-1 (Z-30-73) (cont'd.)

Parcel 2: The South 245.86 feet of the North 501.16 feet of the West 488.00 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 714.47 feet to the True Point of Beginning, excepting the West 410 feet.

FROM R-1 to PR (Z-30-73) (cont'd.)

Parcel 3: 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 714.47 feet to the True Point of Beginning.

FROM R-1 to C-1 (Z-6-66)

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

FROM R-1 to PR (Z-15-74)

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

FROM C-1 to M (Z-66-64)

The East 50' of Lot 6 of Block 3 of East Park Industrial Subdivision No. 1.

FROM R-4 to PR (Z-82-73)

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

FROM R-1 to PR (Z-12-73)

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

FROM RE 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.

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

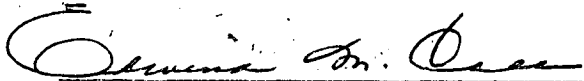
PASSED, ADOPTED AND APPROVED this 5th day of March, 1975.



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HAROLD F. MORELLI, MAYOR PRO TEM

ATTEST:



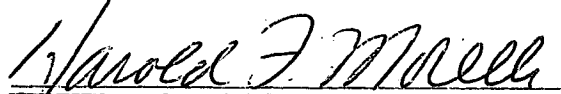
EDWINA M. COLE, City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commis-
sioners on the 19th day of February, 1975, and referred to the following commit-
tee composed of Commissioners Christensen and Morelli
for recommendation; thereafter, the said Committee reported favorably on said ordinance on the
5th day of March, 1975, which was a regular meeting of
said Board; that at said regular meeting, the proposed ordinance was read by
title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners Christensen, Lurie, Franklin and Mayor Pro Tem Morelli

VOTING "NAY": None ABSENT: Mayor Gragson (excused)

APPROVED:



~~XXXXXXXXXXXXXXXXXXXX~~

HAROLD F. MORELLI, MAYOR PRO TEM

ATTEST:



EDWINA M. COLE, City Clerk

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA) SS
COUNTY OF CLARK)

RECEIVED
MAR 11 9 42 AM '75
CITY CLERK

Mr. George J. Vasconi, being first duly sworn, deposes and says that he is Business Manager for the LAS VEGAS REVIEW-JOURNAL, a daily newspaper at Las Vegas, in the County of Clark, State of Nevada, and that the attached was continuously published in said newspaper for a period of one insertions from period of March 10, 1975 to March 10, 1975 inclusive, being the issue of said newspaper for the following dates, to wit:

March 10, 1975

That said newspaper was regularly issued and circulated on each of the dates above named.

SIGNED

George J. Vasconi

GEORGE J. VASCONI

Subscribed and sworn to before me this 10 day of March 1975

ORDINANCE NO. 934-226

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

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 19th day of February, 1975, and referred to the following committee composed of Commissioners Christensen and Morelli for recommendation; thereafter, the said Committee reported favorably on said ordinance on the 5th day of March, 1975, which was a regular meeting of said Board; that at said regular meeting, the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

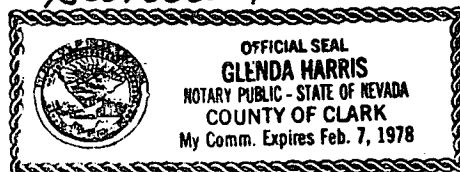
VOTING "AYE": Commissioners Christensen, Lurie, Franklin and Mayor Pro Tem Morelli.
VOTING "NAY": None
ABSENT: Mayor Gragson (excused)

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.

March 10, 1975

NOTARY PUBLIC, IN AND FOR
CLARK COUNTY, NEVADA

Glenda Harris



AFFIDAVIT OF PUBLICATION

STATE OF NEVADA) SS
COUNTY OF CLARK)

RECEIVED
FEB 26 9 29 AM '75
CITY CLERK

Mr. George J. Vasconi, being first duly sworn, deposes and says that he is Business Manager for the LAS VEGAS REVIEW-JOURNAL, a daily newspaper at Las Vegas, in the County of Clark, State of Nevada, and that the attached was continuously published in said newspaper for a period of one insertions from period of February 21, 1975 to February 21, 1975 inclusive, being the issue of said newspaper for the following dates, to wit:

February 21, 1975

That said newspaper was regularly issued and circulated on each of the dates above named.

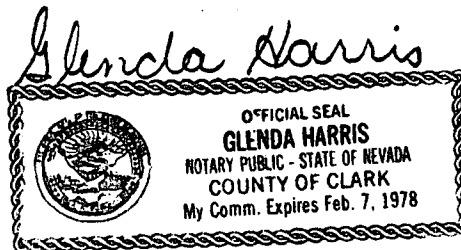
SIGNED

George J. Vasconi
GEORGE J. VASCONI

Subscribed and sworn to before me this 24 day of February 1975

ORDINANCE NO. 934-226
AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 3, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY AMENDING THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS, AND CHANGING THE ZONING DESIGNATION OF SAID MAP.
The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 19th day of February, 1975, and referred to the following committee, composed of Commissioners Christensen and Morelli for recommendation.
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 E. STEWART AVENUE, LAS VEGAS, NEVADA.
Feb. 21, 1975

NOTARY PUBLIC, IN AND FOR
CLARK COUNTY, NEVADA



RECEIVED

FEB 25 1 46 PM '75

FINANCE DEPT.

