

BILL NO. 78-Z-1

ORDINANCE NO. 934-233

AN ORDINANCE TO AMEND THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS UNDER TITLE XI, CHAPTER 1, SECTION 3 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY CHANGING THE ZONING DESIGNATION OF SAID MAP; TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERETO; AND TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Intent of Bill: To amend the Land Use Plan Map of the City of Las Vegas by changing various zone designations.

THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, NEVADA, 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:

Z-114-62: FROM R-4 to R-5:

Legally described as Lots 29, 30, 31 and 32, Block 5 of Fishers Fremont Street Boulder Dam Highway First Subdivision.

Z-100-64: FROM R-4 to C-2:
(57)

Legally described as Lot 9 and 10 in Block 26 of Clarks Las Vegas Townsite.

Z-100-64: FROM R-4 to C-2:
(94)

Legally described as Lots 17 and 18, Block 15 of the South Addition.

Z-5-66: FROM R-1 to P-R:

Legally described as Lot 343, Block 17, Hyde Park #3.

Z-80-73: FROM R-1 and R-4 PUD to R-PD 27:

Legally described as that portion of the Northwest Quarter (NW 1/4) of Section 8, Township 21 South, Range 61 East, MDB&M, described as follows: Commencing at the Northwest corner of Section 8, Township 21 South, Range 61 East, MDB&M, Thence South 01°49'36" East 645.56 Feet; Thence South 89°26'29" East 616.50 Feet; Thence South 0°33'31" West 425.81 Feet to the True Point of Beginning; Thence continuing South 0°33'31" West 19.81 Feet; Thence South 20°15'16" West 254.99 Feet; Thence South 27°19'36" East 341.22 Feet; Thence North 62°40'24" East 269.00 Feet; Thence South 89°26'29" East 502.69 Feet; Thence North 0°33'31" East 100.00 Feet; Thence North 89°26'29" West 229.11 Feet; Thence North 0°33'31" East 31.67 Feet; Thence North 89°26'29" West 70.00 Feet; Thence North 0°33'31" East 30.00 Feet; Thence North 89°26'29" West 200.00 Feet; Thence North 27°19'36" West 160.00 Feet to a point; said point being also the beginning of a non-tangent curve concave Northwesterly subtending an angle of 62°06'53" and having a radius

of 150.00 Feet and an arc distance of 162.62 Feet; Thence North $89^{\circ}26'29''$ West and a distance of 320.00 Feet to the True Point of Beginning.

Z-40-74: FROM R-E to C-1:

Legally described as the North 220' of the West 305' of the Northwest Quarter (NW 1/4) of Section 31, Township 20 South, Range 62 East, MDB&M.

SUBJECT TO:

1. A 6' block wall be provided along the east and south sides of the approved portion.
2. Pecos Boulevard be dedicated and improved along the approved portion of this application and an Assessment District Agreement be signed for improvements to be installed along Bonanza Road along the approved portion of this application as required by the Department of Public Works.
3. 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.
4. Submittal of a landscaping plan prior to or at the same time application is made for building permit.
5. Conformance to Code requirements and design standards of City departments.
6. Submission of a plot plan prior to construction.
7. All requirements imposed by ordinances adopted subsequent to the intitial approval of this application shall be adhered to.

Z-37-76: FROM R-1 and R-3 to C-1:

Legally described as that portion of the Southwest Quarter (SW 1/4) of Section 35, Township 20 South, Range 60 East, MDM, Described as follows: Commencing at the South quarter corner of said Section 35; Thence South $89^{\circ}41'10''$ West 716.17 Feet; Thence North $01^{\circ}10'19''$ East 50.02 Feet to the True Point of Beginning; Thence South $89^{\circ}41'10''$ West 380.28 Feet; Thence North $01^{\circ}11'57''$ East 400.14 Feet; Thence North $89^{\circ}41'10''$ East 380.09 Feet; Thence South $01^{\circ}10'19''$ West 400.13 Feet to the True Point of Beginning.

SUBJECT TO:

1. Minor design changes to the plot plan, specifically concerning the eastern most area and access to the parking lot.
2. The status of the possible extension of Schoil Drive to Charleston Boulevard be determined at a

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Z-37-76: later date. The applicant has indicated a willingness to put the street in if desired by the City.

3. Temporary fencing to be placed at the immediate rear of the initial development.

4. Installation of a 5 foot wide concrete sidewalk along Charleston Boulevard as required by the Department of Public Services.

5. Approval of this action rescinds approval of the Resolution of Intent of Z-137-62 for that portion covered by this application.

6. 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.

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

8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

9. Conformance to the plot plan as amended to reflect the above conditions.

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

11. All requirements imposed by ordinances adopted subsequent to the initial approval of this application shall be adhered to.

Z-38-76: FROM R-1 to P-R:

Legally described as that portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 36, Township 20 South, Range 60 East, MDM, described as follows: Commencing at the Northwest Corner of said Section 36; Thence South $02^{\circ}39'25''$ east 315.83 feet; thence North $87^{\circ}20'35''$ East 62.50 feet to a point of tangency to a curve concave to the South having a radius of 600 feet; Thence easterly along an arc of said curve through a central angle of $02^{\circ}08'38''$ an arc length of 22.45 feet; thence North $00^{\circ}30'47''$ West 40 feet to the True Point of Beginning, said point also being on a curve concave to the South having a radius of 640 feet, a radial line to said point bears North $00^{\circ}30'47''$ West; Thence Southeasterly along an arc of said curve through a central angle of $12^{\circ}46'15''$ an arc length of 142.65 feet; Thence North $26^{\circ}40'28''$ East 120 feet; Thence South $89^{\circ}39'14''$ East 159.01 feet; thence North $12^{\circ}50'52''$ East 105.02 feet; Thence South $86^{\circ}59'41''$ West 382.99 feet; Thence South $03^{\circ}47'41''$ West 158.37 feet to a point of tangency to a curve concave to the Northeast having a radius of 15 feet; thence Southeasterly along an arc of said curve through a central angle of $94^{\circ}18'28''$ an arc length of 24.69 feet to the True Point of Beginning.

SUBJECT TO:

Z-38-76:
cont'd.

1. 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.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan to reflect the above conditions.
5. Conformance to code requirements and design standards of City departments.
6. All requirements imposed by ordinances adopted subsequent to the initial approval of this application shall be adhered to.

Z-6-77: FROM R-2 to P-R:

Legally described as Lot 3, Block 7, Francisco Park #2.

SUBJECT TO:

1. Parking layout to meet the requirements of the Traffic Engineer.
2. 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.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. All residential use on the property shall cease.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.

Z-30-77: FROM R-E to R-1:

Legally described as a portion of the North half (N 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 21, Township 20 South, Range 61 East, MDB&M, described as follows: Commencing

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Z-30-77: at the Northwest corner of said Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 21; Thence South 89°23'17" East 330.84 feet; Thence South 0°11'50" West 30.00 Feet to the Point of Beginning; Thence South 89°23'17" East 286.00 feet to the beginning of a 15.00 foot radius curve concave to the Southwest; Thence Southeasterly along said curve through a central angle of 89° 30'12" an arc length of 23.43 feet; thence South 0°06'55" West 282.71 feet; Thence North 89°13'15" West 301.31 feet; Thence North 0°11'50" East 296.70 feet to the Point of Beginning.

Z-35-77: FROM R-E to R-T:

Legally described as the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 30, Township 20 South, Range 62 East, MDB&M.

SUBJECT TO:

1. A chain link fence along the boundary of the family park portion of the development which abuts the drainage channel to be provided as required by the department of Community Planning and Development.
2. A 6 foot masonry wall to be constructed along the south side of East Washington Avenue as required by the Department of Community Planning and Development.
3. Only "modern" mobile homes to be permitted in this development.
4. Installation of half-street improvements along Lamb Boulevard and installation of sidewalk and street lighting along Washington Avenue as required by the Department of Public Services.
5. 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.
6. Submittal of a landscaping plan prior to or at the same time application is made for building permit, license or prior to occupancy.
7. Conformance to the plot plan to reflect the above conditions.
8. Conformance to code requirements and design standards of all City departments.

Z-38-77: FROM R-1 to P-R:

Legally described as Lot 10, Block 17, Bel Air Tract #2.

Z-39-77: FROM R-E to R-1:

Legally described as a portion of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 30, Township 20 South, Range 61 East, MDB&M, described as follows: Commencing at a point in the West line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 30 a distance of 210.0 feet Northerly from the Southwest Corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 30; Thence North 0°48'16" East 210.0 feet; Thence North 89°25'46" East 311.02 feet;

Z-39-77: Thence South 0°48'16" West 210.0 Feet; Thence
cont'd. South 89°25'46" West 311.02 feet to the Point
of Beginning.

SUBJECT TO:

1. Conformance with the stipulation set forth in a letter dated February 10, 1976 to Charles W. Johnson from the developer Harold Shydler, under Z-2-76.
2. Conformance to the plot plan.
3. Conformance to code requirements and design standards of all City departments.

Z-44-77: FROM R-1 to R-3:

Legally described as a portion of the Northeast Quarter (NE 1/4) of Section 26, Township 20 South, Range 61 East, MDB&M, described as follows: Commencing at the Northeast corner of said Section 26; Thence West along the North line of said Section 26, a distance of 40 feet; Thence South and parallel to the East line of said Section 26, 330 feet; Thence West and parallel to the North line of Section 26, 272.5 feet to the True Point of Beginning; Thence North and parallel to the East line of Section 26, 330 feet; Thence West along the North line of said Section 26, 185 feet; Thence South and parallel with the East line of Section 26, 660 feet more or less, to a point in the South line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 26; Thence East along said South line 185 feet; Thence North and parallel to the East line of Section 26, 330 feet more or less to the True Point of Beginning.

SUBJECT TO:

1. Half-street improvements to be provided for Hinkle Avenue and Cobb Lane and dedication of radius corners at Hinkle and Cobb and Hinkle and Owens as required by the Department of Public Services.
2. Pave the easterly 20 feet for use as access as required by the Department of Public Services and install curb, gutter, sidewalk and street lighting along Owens Avenue frontage.
3. 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.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. Parking layout to meet the requirements of the Traffic Engineer and the Department of Community Planning and Development.

Z-39-77: Thence South 0°48'16" West 210.0 Feet; Thence
cont'd. South 89°25'46" West 311.02 feet to the Point
of Beginning.

SUBJECT TO:

1. Conformance with the stipulation set forth in a letter dated February 10, 1976 to Charles W. Johnson from the developer Harold Shydler, under Z-2-76.
2. Conformance to the plot plan.
3. Conformance to code requirements and design standards of all City departments.

Z-44-77: FROM R-1 to R-3:

Legally described as a portion of the Northeast Quarter (NE 1/4) of Section 26, Township 20 South, Range 61 East, MDB&M, described as follows: Commencing at the Northeast corner of said Section 26; Thence West along the North line of said Section 26, a distance of 40 feet; Thence South and parallel to the East line of said Section 26, 330 feet; Thence West and parallel to the North line of Section 26, 272.5 feet to the True Point of Beginning; Thence North and parallel to the East line of Section 26, 330 feet; Thence West along the North line of said Section 26, 185 feet; Thence South and parallel with the East line of Section 26, 660 feet more or less, to a point in the South line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 26; Thence East along said South line 185 feet; Thence North and parallel to the East line of Section 26, 330 feet more or less to the True Point of Beginning.

SUBJECT TO:

1. Half-street improvements to be provided for Hinkle Avenue and Cobb Lane and dedication of radius corners at Hinkle and Cobb and Hinkle and Owens as required by the Department of Public Services.
2. Pave the easterly 20 feet for use as access as required by the Department of Public Services and install curb, gutter, sidewalk and street lighting along Owens Avenue frontage.
3. 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.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. Parking layout to meet the requirements of the Traffic Engineer and the Department of Community Planning and Development.

6. All mechanical equipment, trash areas and air conditioners shall be screened from view from the abutting streets.

7. Conformance to the plot plan to reflect the above conditions.

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

Z-46-77: FROM R-E to R-3:

Legally described as the East Half (E 1/2) of Lot 6, Block 1, and the East Half (E 1/2) of Lot 5, Block 1, Artesian Acres, excepting therefrom the South 165 feet of said Lot 5.

SUBJECT TO:

1. Installation of half-street improvements on 28th Street as required by the Department of Public Services.

2. Approved water main and fire hydrant system to be installed and a fire lane access to be provided and maintained as required by the Fire Department.

3. Ingress and egress to meet the requirements of the Traffic Engineer.

4. 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.

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

6. A 6 foot high masonry wall to be provided on the north, south and west property lines.

7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

8. Conformance to the plot plan to reflect the above conditions.

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

Z-51-77: FROM R-E to R-3:

Legally described as Lots 1 and 2, Block 8, Artesian Acres, excepting therefrom the following described parcel; Beginning at the Northwest corner of Lot 1, Block 8; Thence East along the North line of Lot 1, 290.40 feet; Thence South and parallel to the West line of Lot 1, 150.00 feet; Thence West and parallel to the North line of Lot 1, 290.40 feet; Thence North along the West line of said Lot 1, 150.00 feet to the True Point of Beginning.

Z-51-77 SUBJECT TO:
cont'd

1. Design of Alvin and Elm to be approved by the State Highway Department.
2. Dedication of 30 foot right-of-way for Elm Avenue and Alvin Street and a radius corner as required by the Department of Public Services.
3. Installation of half-street improvements along Cedar Avenue, Alvin Street and Elm Avenue frontages as required by the Department of Public Services.
4. Submittal of a drainage plan for approval on Cedar Avenue as required by the Department of Public Services.
5. 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 re-quired landscaping and underground sprinkler system shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. Conformance to the plot plan to reflect these conditions.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Conformance to code requirements and design standards of all City departments.

Z-52-77: FROM R-E to R-1:

Legally described as the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), and the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 32, Township 20 South, Range 62 East, MDB&M.

SUBJECT TO:

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

Z-53-77: FROM R-1 to R-3:

Legally described as the North 300 feet of the West 150 feet of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 26, Township 20 South, Range 61 East, MDB&M.

SUBJECT TO:

1. An approved water main and the fire hydrant system to be installed as required by the City Fire Department.
2. Installation of half-street improvements including two street lights on North 23rd Street as required by the Department of Public Services.

Z-53-77
cont'd.

3. Installation of half-street improvements including one street light on Hinkle Drive as required by the Department of Public Services.
4. The west 20 feet of the east 40 feet be an easement so that each unit would be provided access to the easement.
5. 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.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Conformance to the plot plan to reflect the above conditions.
9. Conformance to code requirements and design standards of all City departments.

Z-55-77: From R-1 to C-2

Legally described as that portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 27, Township 20 South, Range 61 East, MDB&M, more particularly described as follows: Beginning at a point distant 100.00 feet North and 40.00 Feet West of the Southeast corner of the said Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) being a point in the West line of 5th Street (now known as Las Vegas Boulevard); Thence North along the said West line of 5th Street (Las Vegas Boulevard) a distance of 105.37 Feet to the Southeast corner of that certain parcel of land conveyed by Mina Barnum, et al, to T. Gay Myers, et al, by Deed recorded June 19th, 1946 as Document No. 225776, Clark County, Nevada Records; Thence West along the South line of the said conveyed parcel a distance of 319.72 Feet to the angle point thereof; Thence South along the East line of the aforementioned conveyed parcel a distance of 105.37 Feet, more or less to a point distant 100.00 Feet North of the said South line of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); Thence East and parallel with the last mentioned South line a distance of 319.87 Feet to the Point of Beginning. EXCEPT that part conveyed to the State Of Nevada for road purposes by Deed recorded January 12, 1954 as Document No. 633.

SUBJECT TO:

1. Dedication of a 15.29 ft. of right-of-way on 4th Street (plus an additional 3 ft. for landscaping) and construction of a concrete sidewalk on 4th Street and Las Vegas Boulevard frontages as required by the Department of Public Services.

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- Z-55-77 cont'd
2. Provide an approved fire hydrant as required by the Fire Department.
 3. The structure to be relocated eastward 18 feet as required by the Department of Community Planning and Development.
 4. 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.
 5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
 6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
 7. Conformance to the plot plan to reflect the above conditions.
 8. Conformance to code requirements and design standards of all City departments.

Z-57-77: FROM C-1 to C-2:

Legally described as the East 39 feet of Lot 9, and all of Lot 10, Block 3, Mayfair Tract #2 Amended including vacated right-of-way.

SUBJECT TO:

1. Conformance to the plot plan as submitted.
2. Conformance to code requirements and design standards of all City departments.

Z-64-77: FROM R-2 to R-PD 12

Legally described as Lots 1 through 11, Block F, Marycrest Estates.

SUBJECT TO:

1. Construction of a 6 foot high masonry wall along the rear (north) property line as required by the Department of Community Planning and Development.
2. Conformance to the plot plan to reflect the above conditions.
3. Conformance to code requirements and design standards of all City departments.

Z-66-77: FROM R-E to C-1:

Legally described as that portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 26, Township 20 South, Range 60 East, MDB&M, described as follows: Commencing at the West Quarter corner of said Section 26; Thence South 00°09'55" East, 887.89 feet; Thence North 89°50'05" East, 100.00 feet to a Point of tangency to a curve concave to the Southwest and having a radius of 170.00 feet; Thence following said curve Southeasterly through a central angle of 59°03'35", an arc length of 175.23 feet; Thence South 31°06'20" East, 144.30 feet to the True Point of Beginning; Thence continuing South 31°06'20" East, 210.04 feet to a point of tangency to a curve concave to the Northeast and having a radius of 230.00 feet; thence Southeasterly along said curve through a central angle of 28°15'29" an arc length of 113.44 feet; Thence North 88°57'16" West, 187.53 Feet; thence North 00°09'55" West, 255.50 feet to the True Point of Beginning.

SUBJECT TO:

1. Submittal of a plot plan for approval prior to development, including a landscaping plan.
2. Conformance to code requirements and design standards of all City departments.

Z-67-77: FROM R-E to R-1:

Legally described as the West One Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 29, Township 20 South, Range 62 East, MDB&M.

SUBJECT TO:

1. Forty feet (40') of right-of-way and one 15 ft. radius corner to be provided on the Washington Avenue alignment as required by the Public Services Department.
2. Thirty feet (30') of right-of-way on Greenbrook Street as required by the Public Services Department.
3. Improvements on Washington and Greenbrook Street to meet existing improvements as required by the Department of Public Services or proposed improvements.
4. Conformance to the plot plan.
5. Conformance to code requirements and design standards of all City departments.

Z-72-77: FROM R-1 and R-3 to R-3:

Legally described as being a portion of the South Half (S $\frac{1}{2}$) of Section 32, Township 20 South, Range 62 East, MDB&M, more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 32; thence South 89°32'34" West, 955.87 feet; thence North 0°27'26" West, 438.62 feet to a point of tangency with a curve concave Easterly and having a radius of 612.38 feet, thence Northerly along said curve through a central angle of 16°17'47" an arc distance of 174.18 feet; thence South 74°09'39" East, along a radial line, 140.00 feet; thence South 49°22'08" East 243.71 feet; thence North 89°32'34" East, 1540.00 feet; thence South 9°56'58" West, 83.04 feet; thence South 0°27'26" East, 330.00 feet; thence South 89°35'05" West, 911.79 feet to the Point of Beginning.

Z-72-77: SUBJECT TO:
cont'd.

1. Submission and approval of a plot plan prior to development.
2. Conformance to code requirements and design standards of all City departments.

Z-78-77: FROM R-E to R-1:

Legally described as the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 32, Township 20 South, Range 62 East, MDM.

SUBJECT TO:

1. Conformance to the plot plan.
2. Conformance to code requirements and design standards of all City departments.

Z-83-77: FROM R-1 to C-1:

Legally described as Lot 1, Block 5, Greater Las Vegas Addition Tract No. 1, Except the interest in a portion of said land as conveyed to the City of Las Vegas by Deed recorded as Document No. 586571.

SUBJECT TO:

1. Use of property be limited to a Retail Fabric Store only.

Z-88-77: FROM R-E to C-1:

Legally described as the North Half (N 1/2) of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 31, Township 20 South, Range 62 East, MDB&M, excepting the East 365.00 feet and the West 625.00 feet thereof.

SUBJECT TO:

1. Install half-street improvements on Bonanza Road frontage including street lighting as required by the Department of Public Services.
2. Approved fire hydrant to be within 300 feet. Construction to conform to applicable building and fire codes as required by the Department of Fire Services.
3. Conformance to the plot plan.
4. 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.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

Z-88-77: 7. Conformance to code requirements and design standards of City departments.

Z-93-77: FROM R-E to C-V:

Legally described as Lots 7 and 8, Block 4,
Woodland Park Tract.

SUBJECT TO:

1. Before fill is begun on the property in question, applicant shall install a wall high enough to protect the abutting property owned by Mrs. DeLulio.
2. Installation of half-street improvements on Willow Street frontage as required by the Department of Public Services.
3. Installation of a concrete sidewalk on Alturas Avenue frontage as required by the Department of Public Services.
4. 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.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to code requirements and design standards of City departments.

Z-94-77: From R-E to C-V

Legally described as Lot 19, Block 2, Woodland Park Tract.

SUBJECT TO:

1. Installation of half-street improvements on Willow Street frontage as required by the Department of Public Services.
2. Installation of a concrete sidewalk on Alturas Avenue frontage as required by the Department of Public Services.
3. 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.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to code requirements and design standards of City departments.

Z-95-77: FROM R-4 to C-1:

Legally described as Lots 11, 12, 13, 14, 15 and 16, Block 6, Wardie Addition.

SUBJECT TO:

1. Remove and replace damaged sidewalk on 6th Street frontage as required by the Department of Public Services.
2. Remove and replace damaged curb and gutter on Lewis Avenue frontage as required by the Department of Public Services.
3. Install street lighting on 6th Street and Lewis Avenue frontages as required by the Department of Public Services.
4. Install curb and gutter and sidewalk on Lewis Avenue frontage as required by the Department of Public Services.
5. Install asphalt/concrete paving in alley (east) frontage as required by the Department of Public Services.
6. Conformance to the plot plan.
7. 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.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Conformance to code requirements and design standards of City departments.

Z-98-77: FROM R-4 and C-2 to C-2:

Legally described as Lots 1, 2, 3, 4, 5, 22 and 23, Block 3, Church Addition, together with that portion of the alley vacated as Document #184925.

SUBJECT TO:

1. Conform to Building and Fire Code requirements as to applicable construction as required by the Department of Fire Services.
2. Conformance to the plot plan.
3. 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.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.

Z-98-77 cont'd. 5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

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

Z-101-77: FROM C-M to C-2:

Legally described as Lots 4 through 16, Block 8, Clark's Las Vegas Townsite.

SUBJECT TO:

1. Dedication of 5 ft. additional right-of-way for Main Street, as required by the Department of Public Services.
2. Removal of damaged sidewalk on Main Street frontage and replacement, as required by the Department of Public Services.
3. Close non-conforming driveway on Garces Street to required size, as required by the Department of Public Services.
4. 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.
5. 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.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan to reflect the above conditions.
8. Conformance to code requirements and design standards of all City departments.

SECTION 2: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Chapter or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Chapter or any part thereof. The Board of Commissioners of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions,

BILL NO. 78-Z-1
ORDINANCE NO. 934-233:

paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

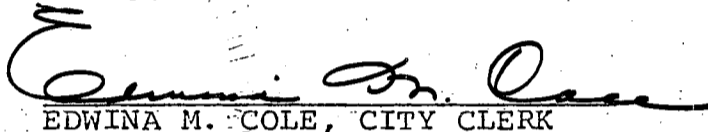
SECTION 3: All ordinances or parts of ordinances, sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this 1st day of February, 1978.

APPROVED:


WILLIAM H. BRIARE, MAYOR

ATTEST:


EDWINA M. COLE, CITY CLERK

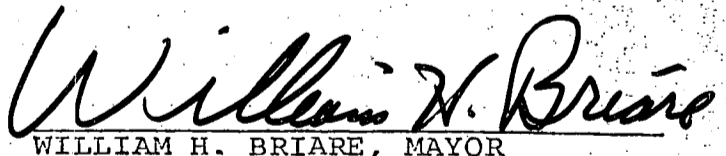
The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 18th day of January, 1978, and referred to the following committee composed of Commissioners Leavitt and Mayor Briare for recommendation; thereafter the said committee reported favorably on said ordinance on the 1st day of February, 1978, 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, Leavitt, Lurie, Woofter and Mayor Briare

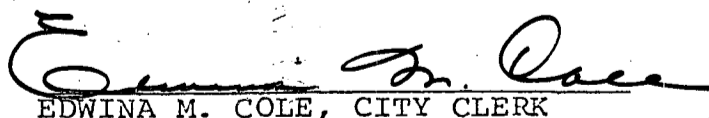
VOTING "NAY" COMMISSIONERS: None

ABSENT: None

APPROVED:


WILLIAM H. BRIARE, MAYOR

ATTEST:


EDWINA M. COLE, CITY CLERK

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA) SS
COUNTY OF CLARK)

FEB 3 5 20 PM '78

FINANCIAL DEPT

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 3, 1978 to February 3, 1978 inclusive, being the issue of said newspaper for the following dates, to wit:

February 3, 1978

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

BILL NO. 78-Z-1
ORDINANCE NO. 934-233
AN ORDINANCE TO AMEND THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS UNDER TITLE XI, CHAPTER 1, SECTION 3 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY CHANGING THE ZONING DESIGNATION OF SAID MAP; TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERE-TO; AND TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES, IN CONFLICT HEREWITH.
Intent of Bill: To amend the Land Use Plan Map of the City of Las Vegas by changing various zone designations.
The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 18th day of January, 1978, and referred to the following committee composed of Commissioners LEAVITT and MAYOR BRIARE for recommendation; thereafter, the said committee reported favorably on said ordinance on the 1st day of February, 1978, 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, Leavitt, Lurie, Wootter and Mayor Briare
NAY: NONE
ABSENT: NONE
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.
Pub. Feb. 3, 1978

SIGNED George J. Vasconi
GEORGE J. VASCONI

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

NOTARY PUBLIC, IN AND FOR CLARK COUNTY, NEVADA

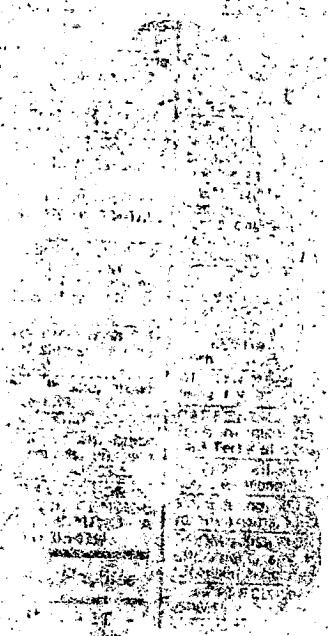
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FINANCE DEPT

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AFFIDAVIT OF PUBLICATION

STATE OF NEVADA) SS
COUNTY OF CLARK)

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 January 20, 1978 to January 20, 1978 inclusive, being the issue of said newspaper for the following dates, to wit:

January 20, 1978

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

SIGNED _____

George J. Vasconi
GEORGE J. VASCONI

BILL NO. 78-Z-1
ORDINANCE NO. 934-233
AN ORDINANCE TO AMEND THE LAND USE PLAN MAP ADOPTED BY THE CITY OF LAS VEGAS UNDER TITLE XI, CHAPTER 1, SECTION 3 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY CHANGING THE ZONING DESIGNATION OF SAID MAP; TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERETO; AND TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Intent of Bill: To amend the Land Use Plan Map of the City of Las Vegas by changing various zone designations.
BILL No. 78-Z-1 REFERRED TO RECOMMENDING COMMITTEE:
COMMISSIONERS LEAVITT and MAYOR BRIARE
Date: JANUARY 18, 1978
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.
Pub. Jan. 20, 1978

Subscribed and sworn to before me this 20 day of Jan, 19 78

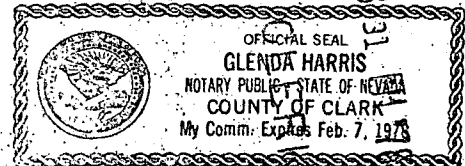
Glenda Harris

NOTARY PUBLIC, IN AND FOR CLARK COUNTY, NEVADA

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