

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0052-86

APN 162-02-411-031

Location 1633 E Sahara Ave

Applicant Eileen Borsini obo West Coast Builders

Subject

Reclassification of property legally
described as Lot 15 in Block 6 of Francisco
Park No. 2.



FILE HISTORY

DATE	MEETING	ACTION	INITIAL
7-10-86	PC	Approved	mh
8-6-86	CC	Approved	
9-26-86		PERMIT SIGNED	
10-26-87		FIELD CHECKED - ALL CONDITIONS MET	KL
10-26-87		BUS. LICENSE SIGNED - BONNIE JAMES / FARMERS INSURANCE AGENT	KL

PROPERTY OWNERS

PROTESTS

APPROVALS

1. 1-Letter (attached)
2. _____
3. _____
4. _____
5. _____
6. _____
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19. _____
20. _____

FILE NO. Z-52-86

Protest

June 30, 1986

RECEIVED
JUL 2 1986
PLANNING AND
DEVELOPMENT

Department of Community Planning
and Development
Mr. Harold P. Foster, Director

2-52-86

Dear Mr. Foster:

I received by mail notice of public hearing July 10, 1986 for reclassification of property located at 1633 East Sahara Ave. and I will be unable to attend this meeting but I would like to strongly object to this change.

Because of the following reason I object to the change. It is my understanding that C-1 zoning is to have any noise confined to inside the building, however this law is not enforced as I will explain.

The Bobby Morris building located at 1629 E. Sahara Ave. rents rooms to musical bands for practice sessions. The noise usually starts in the early evening and lasts until 3 or 4 AM. The sound in my house with all windows and doors closed is impossible to sleep. I first complained to the band and using 4 letter words they told me where to go. Next I complained to Mr. Morris in person and was told he would correct this problem. He may have tried but the noise continued. After talking to Mr. Morris repeatedly without any results I finally called the police many times. However before the police would arrive the noise would stop and soon as the police would leave they continued to practice. Next I filed a complaint with the district attorney, and the results of this action I do not know. The noise is even worse in my neighbor's house 1628 San Pedro however she works nights so she does not have to sleep through it. The only time it is quiet is when the the band is out of town.

You can verify all of the above with the police department and the district attorneys office.

Sincerely,

Darline Shrader

Darline Shrader
1624 San Pedro
Las Vegas, NV. 89104

INTERDEPARTMENT DISTRIBUTION LIST

DATE SENT <u>6/16/86</u>	DATE RETURNED	COMMENTS
<u>BUILDING DEPARTMENT</u>	✓	
<u>PUBLIC WORKS</u>	✓	
<u>FIRE SERVICES</u>	✓	
<u>DESIGN & DEVELOPMENT</u>		
<u>LAND DEVELOPMENT</u>	✓	
<u>mike clark</u>	✓	
<u>POLICE DEPARTMENT</u>		
<u>LICENSE DEPARTMENT</u>		
<u>HEALTH DEPARTMENT</u>		
<u>CITY ATTORNEY</u>		
<u>CITY MANAGER</u>		

FILE NO. Z-52-86

NOTICE OF PUBLIC HEARING

July 10, 1986

Notice is hereby given that on July 10, 1986 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the following:

Z-52-86 APPLICATION OF EILEEN BORSINI ON BEHALF OF WEST COAST BUILDERS
FOR RECLASSIFICATION OF PROPERTY LOCATED AT 1633 EAST SAHARA
AVENUE

FROM: R-2 (TWO FAMILY RESIDENCE)

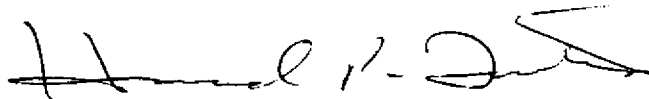
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: OFFICE BUILDING

Legally described as Lot 15 in Block Six (6) of FRANCISCO
PARK NO. 2.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:lm

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

ST. LOUIS AVE.

1518	1522	1600	1604	1608	1612	1616	1620	1624	1628	1632	1636
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PHILLIPS

AVENUE

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EXLEY

AVENUE

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CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date _____

Page _____ of _____

Requested by:

Organization CITY OF LAS VEGAS Name MIKE CLARK

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext. _____

I. D. Code 2-52-86 Date to Be Completed _____

Remarks _____

Information Needed:

1. Labels ☒ No. of Sets ☐ Label Tape ☐

2. Print Format: No Print (A) ☐ Valuation (F) ☐

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
050	50.0	002	120	420	027						
	50.1	012			028						
	50.1	015									
	50.2	009									
	50.2	009									
	50.3	001									
	50.5	006									
	50.5	021									
120	420	010									

Assessor Approval _____ Billing No. _____

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 K-2 Use District to a C-1 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: 050 505 015

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), EILEEN BORSINI

(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)

SIGNATURE OF OWNER OF RECORD

MAILING ADDRESS

PHONE NUMBER

CITY

STATE

ZIP

(2) Eileen Borsini
SIGNATURE OF OWNER OF RECORD

MAILING ADDRESS

732-8149

PHONE NUMBER

CITY

STATE

ZIP

Subscribed and sworn to before me this 2nd day of May, 1986,

AL D'ETTORRE
Notary Public in and for said County and State

AL D'ETTORRE

Notary Public - State of Nevada

My Commission Expires Dec. 11, 1989

(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: MRE

Receipt No.: 091175

Date: 6/16/86

Case No.: 2-52-86

Meeting Date: 7/10/86

SELLER EILEEN BORSINI, a single woman

STEWART TITLE OF NEVADA

I am selling to

WEST COAST BUILDERS and/or Assignee's

CONSIDERATION INSTRUCTIONS

Paid Outside of Escrow	\$	
Cash Through Escrow:		
Deposited Herewith	\$	5,000.00
To Be Deposited	\$	45,000.00
Encumbrance(s) of Record	\$	
(Subject to adjustment per beneficiary's statement)		
New Encumbrance(s)	\$	50,000.00
TOTAL CONSIDERATION	\$	100,000.00

XX

the property hereinafter described on the terms herein set forth, and will hand you an instrument conveying the said property which is described as follows, to-wit:

Lot Fifteen (15) in Block Six (6) of FRANCISCO PARK NO. 2, as shown by map thereof on file in Book 4 of Plats, Page 83, in the Office of the County Recorder of Clark County, Nevada.

Said property presently known as: 1633 East Sahara, Las Vegas, Nevada.

I authorize you to deliver said instrument to the above named party or representative upon payment to you for my account of the cash consideration and/or new encumbrance(s) as specified in the Consideration Instructions hereinbefore set out and upon condition that you issue your usual form of STEWART TITLE OF NEVADA JOINT PROTECTION policy of Title Insurance in the amount of \$ 100,000.00 on the above described real property which will show that the title to said property is vested in WEST COAST BUILDERS (Exact vesting to be determined prior to close of escrow)

SUBJECT ONLY TO:

- (1) Taxes for the fiscal year 1986/87, INCLUDING PERSONAL PROPERTY TAXES OF ANY FORMER OWNER, IF ANY, and any and all taxes and assessments levied or assessed subsequent to date of these instructions, except as otherwise specifically required herein.
- (2) Public Improvement Bonds and/or Assessments, if any, on which all matured installments of principal and interest have been paid.
- (3) RESTRICTIONS, CONDITIONS, RESERVATIONS, RIGHTS, RIGHTS OF WAY AND EASEMENTS NOW OF RECORD (if any) affecting the use and occupancy of said property as the same may now appear of record, except as otherwise specifically required herein.
- (4) Buyers herein to execute a Purchase Money First Trust Deed and Note in favor of the sellers in the form customarily used by Stewart Title of Nevada in the amount of \$50,000.00 with interest at Ten Per Cent (10%) per annum. Payable in monthly installments of \$438.79 commencing 30 days from close of escrow and continuing until the 36th installment, at which time the entire unpaid principal plus any and all accrued interest shall become due and payable forthwith. The above referred to Note and Trust Deed shall be subordinated to a construction loan. Said construction loan not to exceed 65% of MAI appraisal.

MATTERS OF WHICH ESCROW AGENT NOT BE CONCERNED WITH:

1. In the event buyer does not close escrow, the earnest money deposit shall be retained and given to seller.
2. This offer is subject to Flood Control approval.
3. Subject to approval of preliminary title report within ten days of receipt thereof.
4. Realty Corporation of America is a licensed real estate broker in the state of Nevada.
5. Possession shall be given to purchaser outside of escrow.

Buyer's Copy

2-52-86

NOTICE OF PUBLIC HEARING

July 10, 1986

Notice is hereby given that on July 10, 1986 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the following:

Z-52-86 APPLICATION OF EILEEN BORSINI ON BEHALF OF WEST COAST BUILDERS
FOR RECLASSIFICATION OF PROPERTY LOCATED AT 1633 EAST SAHARA
AVENUE

FROM: R-2 (TWO FAMILY RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: OFFICE BUILDING

Legally described as Lot 15 in Block Six (6) of FRANCISCO
PARK NO. 2.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster", is written over a horizontal line.

HAROLD P. FOSTER, DIRECTOR

HPF:lm

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

MAIL NOTICE: June 30, 1986

NOTICE OF PUBLIC HEARING

JULY 10, 1986

Notice is hereby given that on July 10, 1986 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-52-86

on behalf of West Coast Builders
APPLICATION OF EILEEN BORSINI FOR RECLASSIFICATION OF
PROPERTY LOCATED AT 1633 EAST SAHARA AVENUE, ~~(NORTHWEST~~

~~CORNER OF SAHARA AVENUE AND 17TH STREET)~~

FROM: R-2 (TWO FAMILY RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: OFFICE BUILDING

Legally described as Lot Fifteen (15) in Block Six (6)
of FRANCISCO PARK NO. 2.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:lm

CHECKED: Initial & date

GENZER
HEITKEMPER
WILLIAMS
REYNOLDS
FOSTER

G. ✓ 5/13
RH 6/18
(Signature)

RECEPTIONIST _____

THIS FILE MUST BE RETURNED TO LINDSEY BY 6-20-86

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SEE LOCATION MAP ON REVERSE SIDE.

INTER-OFFICE MEMORANDUM

June 16, 1986

TO: PUBLIC WORKS FIRE SERVICES BUILDING & SAFETY LAND DEVELOPMENT	FROM: HAROLD P. FOSTER, DIRECTOR COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: Z-52-86 - EILEEN BORSINI FROM: R-2 TO: C-1	COPIES TO:

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

Located at 1633 East Sahara Avenue (Northwest corner of Sahara Avenue and 17th Street)

Parcel No.: 050-505-015

CITY PLANNING COMMISSION MEETING: July 10, 1986

Your remarks regarding this application prior to June 20, 1986 will be greatly appreciated.

Plot Plan Attached: Yes XX
No _____

HPF:lm

Attachment

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT'S: NAME EILEEN BORSINI
ADDRESS 1057 CANDSA
PHONE 732 8149

AGENT'S: NAME WEST COAST BLDG'S
ADDRESS 1022 E. SAHARA
PHONE 737 0000

TYPE OF APPLICATION:

☒ ZONING RECLASSIFICATION

☐ VARIANCE

☐ USE PERMIT

☐ PLOT PLAN REVIEW

☐ OTHER: _____

ZONING: EXISTING R-2 PROPOSED C-1

LAND USE: EXISTING SFD
PROPOSED OFFICE BLDG

PAST ACTIONS:

CASE NO. _____ ACTION _____ DATE _____

CASE NO. _____ ACTION _____ DATE _____

CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. R-2-7

FLOOD ZONE "A": YES _____ NO X

GENERAL LOCATION: NW CLR SAHARA & 17th ST

SPECIAL NOTICE REQUIRED: YES _____ NO _____

IF YES: _____

CHECKED BY: _____ DATE _____

2-52-86

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 R-2 Use District to a C-1 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: 050 505 015

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), EILEEN BORSINI,
(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)

SIGNATURE OF OWNER OF RECORD

MAILING ADDRESS

PHONE NUMBER

CITY

STATE

ZIP

(2)

SIGNATURE OF OWNER OF RECORD

MAILING ADDRESS

PHONE NUMBER

CITY

STATE

ZIP

Subscribed and sworn to before me this 2nd day of May, 1986,

AL D'ETTORRE
Notary Public in and for said County and State

AL D'ETTORRE

My Comm. Expires 1989



(seal)

My Appointment Expires Dec. 11, 1989

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: MPL

Receipt No.: 091175

Date: 6/16/86

Case No.: Z-52-86

Meeting Date: 7/10/86

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION SUBMITTAL REQUIREMENTS

Compliance with the items listed below shall be required to provide adequate submittal information for review. Staff shall determine if additional information is needed based on the nature and complexity of the proposal. An appointment for submittal of this information is highly recommended.

ITEMS COMPLETED

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I. Plot plans, architectural elevations, floor plans, and landscape plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:

A. Date of preparation and all dates of revision.

B. North arrow and scale (the scale chosen should utilize the full size of the sheet).

C. Name, address and phone number of owner, developer and person who prepared the map.

D. Statement of the present use and the proposed use of the property.

E. A precise legal description of the property involved in this application and the number and street name.

F. A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8½ x 14 inches.

G. Property Boundaries:

(1) Define property boundaries with heavy broken line.

(2) Indicate distance to nearest cross street(s).

(3) Identify and label adjoining land uses.

H. Total acreage (or square footage, if less than two (2) acres).

I. Building Footprints:

(1) Show location and outline to scale of each proposed building or structure above ground.

(2) Clearly dimension, indicating setback lines to adjacent structures, property lines, parking areas, etc.

J. Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.

K. Easements: The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes.

L. Existing Structures:

(1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.

(2) Show location and size of any existing or proposed fences, walls, etc.

M. Size and location of all existing and proposed on-premises signage.

--OVER--

N. Architectural information:

(1) For new structures, elevations for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.

(2) Typical floor plans for each floor.

O. Landscape Layout:

(1) Indicate areas to be landscaped, fully dimensioned.

P. Anticipated number of Employees. 13

II. An application form and/or other required documents are to be submitted to:

City of Las Vegas
Department of Community Planning and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101 Phone: (702) 386-6301

and shall include the following:

A. A copy of deed submitted for verification of ownership.

B. Required fees.

C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.

D. Drawing Submittals:

(1) Plot Plan: Folded to approximately 8½" x 14" (6 copies),
Rolled (1 copy).

(2) Elevations: Folded to approximately 8½" x 14" (1 copy),
Rolled (1 copy).

(3) Floor Plans: Folded to approximately 8½" x 14" (2 copies).
Required for all apartments, condominiums, townhouses, commercial uses, and all other projects as required by the Department of Community Planning and Development.

*** FOR DEPARTMENT USE ONLY ***

THE ABOVE PLOT PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND:

☐ COMPLETE

☒ NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items):

5 COPIES OF PLOT PLAN

THE APPLICANT IS AWARE OF DEFICIENCIES AND/OR OTHER REQUIRED ACTIONS NEEDED TO COMPLETE THIS SUBMITTAL WHICH COULD RESULT IN HOLDING THIS ITEM IN ABEYANCE.

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY 6/17/86

(date)

(Applicant's Signature)

(Date)

(Owner of Record)

(Date)

N. Architectural information:

- (1) For new structures, elevations for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.

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Rolled (1 copy).
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Rolled (1 copy).
- (3) Floor Plans: Folded to approximately 8½" x 14" (2 copies).
Required for all apartments, condominiums, townhouses, commercial uses, and all other projects as required by the Department of Community Planning and Development.

*** FOR DEPARTMENT USE ONLY ***

THE ABOVE PLOT PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND:

☐ COMPLETE

☒ NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items):

NEED SOUTH ELEVATION & SIDE OF BLDG

2 EACH SHEET

THE APPLICANT IS AWARE OF DEFICIENCIES AND/OR OTHER REQUIRED ACTIONS NEEDED TO COMPLETE THIS SUBMITTAL WHICH COULD RESULT IN HOLDING THIS ITEM IN ABEYANCE.

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY

6/19/86
(date)

(Applicant's Signature)

(Date)

REC'D 6/19/86 mll
(Owner of Record)

(Date)

APPLICATION SUBMITTAL REQUIREMENTS

I. Plot plans, architectural elevations, floor plans, and landscape plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:

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- Plot plans, architectural elevations, floor plans, and landscape plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:
- A. Date of preparation and all dates of revision.
 - B. North arrow and scale (the scale chosen should utilize the full size of the sheet).
 - C. Name, address and phone number of owner, developer and person who prepared the map.
 - D. Statement of the present use and the proposed use of the property.
 - E. A precise legal description of the property involved in this application and the number and street name.
 - F. A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8½ x 14 inches).
 - G. Property Boundaries:
 - (1) Define property boundaries with heavy broken line.
 - (2) Indicate distance to nearest cross street(s).
 - (3) Identify and label adjoining land uses.
 - H. Total acreage (or square footage, if less than two (2) acres).
 - I. Building Footprints:
 - (1) Show location and outline to scale of each proposed building or structure above ground.
 - (2) Clearly dimension, indicating setback lines to adjacent structures, property lines, parking areas, etc.
 - J. Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.
 - K. Easements: The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes.
 - L. Existing Structures:
 - (1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.
 - (2) Show location and size of any existing or proposed fences, walls, etc.
 - M. Size and location of all existing and proposed on-premises signage.

AP2-004

NEVADA DRIVER'S LICENSE

BORSINI, EILEEN MASILI
1051 CANOSA AVE
LAS VEGAS NV

Dept. of Motor Vehicles
Director

89104
F 5 00 120 BLO HAZ
SEX HEIGHT WEIGHT HAIR EYES
1989 3
EXPIRATION DATE CLASS RESTRICTIONS
357-10-5382 SOC SEC
10/09/15 NUMBER
BIRTH DATE



Eileen Borsini

SELLER EILEEN BORSINI, a single woman

STEWART TITLE OF NEVADA

I am selling to

WEST COAST BUILDERS and/or Assignee's

CONSIDERATION INSTRUCTIONS

Paid Outside of Escrow	\$	
Cash Through Escrow:		
Deposited Herewith	\$	5,000.00
To Be Deposited	\$	45,000.00
Encumbrance(s) of Record	\$	
(Subject to adjustment per beneficiary's statement)		
New Encumbrance(s)	\$	50,000.00
TOTAL CONSIDERATION	\$	100,000.00

the property hereinafter described on the terms herein set forth, and will hand you an instrument conveying the said property which is described as follows, to-wit:

Lot Fifteen (15) in Block Six (6) of FRANCISCO PARK NO. 2, as shown by map thereof on file in Book 4 of Plats, Page 83, in the Office of the County Recorder of Clark County, Nevada.

Said property presently known as: 1633 East Sahara, Las Vegas, Nevada.

I authorize you to deliver said instrument to the above named party or representative upon payment to you for my account of the cash consideration and/or new encumbrance(s) as specified in the Consideration Instructions hereinbefore set out and upon condition that you issue your usual form of STEWART TITLE OF NEVADA JOINT PROTECTION policy of Title Insurance in the amount of \$ 100,000.00 on the above described real property which will show that the title to said property is vested in WEST COAST BUILDERS (Exact vesting to be determined prior to close of escrow)

SUBJECT ONLY TO:

- (1) Taxes for the fiscal year 1986/87, INCLUDING PERSONAL PROPERTY TAXES OF ANY FORMER OWNER, IF ANY, and any and all taxes and assessments levied or assessed subsequent to date of these instructions, except as otherwise specifically required herein.
- (2) Public Improvement Bonds and/or Assessments, if any, on which all matured installments of principal and interest have been paid.
- (3) RESTRICTIONS, CONDITIONS, RESERVATIONS, RIGHTS, RIGHTS OF WAY AND EASEMENTS NOW OF RECORD (if any) affecting the use and occupancy of said property as the same may now appear of record, except as otherwise specifically required herein.
- (4) Buyers herein to execute a Purchase Money First Trust Deed and Note in favor of the sellers in the form customarily used by Stewart Title of Nevada in the amount of \$50,000.00 with interest at Ten Per Cent (10%) per annum. Payable in monthly installments of \$438.79 commencing 30 days from close of escrow and continuing until the 36th installment, at which time the entire unpaid principal plus any and all accrued interest shall become due and payable forthwith. The above referred to Note and Trust Deed shall be subordinated to a construction loan. Said construction loan not to exceed 65% of MAI appraisal.

MATTERS OF WHICH ESCROW AGENT NOT BE CONCERNED WITH:

1. In the event buyer does not close escrow, the earnest money deposit shall be retained and given to seller.
2. This offer is subject to Flood Control approval.
3. Subject to approval of preliminary title report within ten days of receipt thereof.
4. Realty Corporation of America is a licensed real estate broker in the state of Nevada.
5. Possession shall be given to purchaser outside of escrow.

Buyer's Copy

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

January 4, 1988

TO:

CITY ATTORNEY

FROM:

RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION

COPIES TO:

Z-52-86
REQ. FOR ORD.
ASSESSOR

LES COMEAU

Please prepare an Ordinance to rezone the following property:

Z-52-86 FROM R-2 TO C-1

LEGALLY DESCRIBED AS:

Lot 15, Block 6, Francisco Park, Unit 2.

RLW:JH:jp

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 and an intention to rezone be indicated so long as conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final and rezoning shall be consummated upon the particular property when the owner has completed the specified building program in compliance with the conditions thereof.

NOW, THEREFORE, be it resolved by the 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-52-86

FROM R-2 TO C-1

LEGALLY DESCRIBED AS:

Lot 15, Block 6 of Francisco Park, Unit 2.

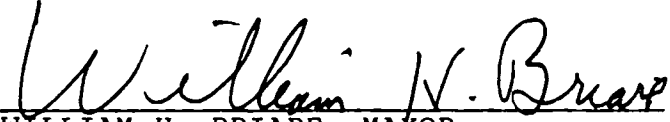
Subject to the following conditions:

1. Resolution of Intent with a twelve (12) month time limit.
2. Installation of a six foot (6') high masonry wall on top of the proposed retaining wall along the rear property line.
3. Conformance to the plot plan and elevations.
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 or license, or prior to occupancy, whichever occurs first.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development

as required by the Division of Land
Development of the Department of Community
Planning and Development.

10. Provision of fire hydrants and water flow as
required by the Department of Fire Services.

PASSED, ADOPTED AND APPROVED this 6th day of August,
1986.


WILLIAM H. BRIARE, MAYOR

ATTEST:


CAROL ANN HAWLEY, CITY CLERK



City of Las Vegas

July 10, 1986

PLANNING COMMISSION

Page 18

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

15. Z-52-86 - EILEEN BORSINI ON BEHALF OF WEST COAST BUILDERS

Request for reclassification of property at 1633 East Sahara Avenue, from R-2 to C-1.

Proposed Use: Office Building

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Installation of a 6 foot high masonry wall on top of the proposed retaining wall along the rear property line.
3. Standard conditions 1 - 8.

PROTESTS: 1

Bugbee -
APPROVED, subject to the conditions.
Unanimous

MR. WILLIAMS stated this proposal is for an office building with parking partially underground. There will be parking for 17 vehicles where 13 spaces are required. Most of the lots in this area have been rezoned to C-1. Staff recommends approval, subject to the conditions.

FRED AKAVAN, West Coast Builders, 1022 East Sahara Avenue, appeared and represented the application. They concur with staff's conditions.

No one appeared in opposition.

To be heard by the City Council on 8/6/86.

(9:58-10:00)

Bill No. Z-90-1

Ordinance No. 934,255

AN ORDINANCE TO AMEND THE ZONING MAP ADOPTED BY THE CITY OF LAS VEGAS UNDER TITLE 19, CHAPTER 2, SECTION 40 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY CHANGING THE ZONING DESIGNATION OF CERTAIN PARCELS OF LAND; TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERETO; AND TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored by:
Mayor Ron Lurie

Summary: Amends the Zoning Map of the City of Las Vegas by changing the zoning designations of certain parcels of land

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY

ORDAIN AS FOLLOWS:

SECTION 1: The Zoning Map adopted by Title 19, Chapter 2, Section 40, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended as follows:

Z-13-86 FROM N-U TO R-CL

Legally described as:

All of Beacon Point Unit #1, 2 and 3. All of the Bluffs Unit No. 7A and 7B.

FROM N-U TO R-PD12

Legally described as:

All of Baycliff Creeks Unit 1 and 2.

Z-65-86 FROM R-E AND C-2 TO R-3

Legally described as:

That portion of the South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 32, Township 20 South, Range 62 East, M.D.B. & M., lying east of the east right-of-way line of the Las Vegas Wash drainage channel excepting the East 337.98'.

Z-113-87 FROM N-U TO C-1

Legally described as:

Lots 1 and 2 of Parcel Map filed in File 64, Page 45 of Parcel Maps (PM-26-90).

Z-15-88 FROM R-2 TO P-R

Legally described as:

Lot 18, Block 6 of Francisco Park No. 2

17. Conformance to the plot plan as amended by the above conditions.
18. Conformance to the building elevations.
19. 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.
20. 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.
21. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
22. Satisfaction of City Code requirements and design standards of all City departments.
23. Approval of the parking and driveway plans by the Traffic Engineer.
24. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
25. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
26. Provision of fire hydrants and water flow as required by the Department of Fire Services.
27. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

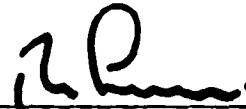
SECTION 2: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof, is for any reason held to be unconstitutional, or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it

1 would have passed each section, subsection, subdivision,
2 paragraph, sentence, clause or phrase thereof irrespective of the
3 fact that any one or more sections, subsections, subdivisions,
4 paragraphs, sentences, clauses or phrases be declared unconstitu-
5 tional, invalid or ineffective.

6 SECTION 3: All ordinances or parts of ordinances, sec-
7 tions, subsections, phrases, sentences, clauses or paragraphs
8 contained in the Municipal Code of the City of Las Vegas, Nevada,
9 1983 Edition, in conflict herewith are hereby repealed.

10 PASSED, ADOPTED and APPROVED this 19th day of
11 September, 1990.

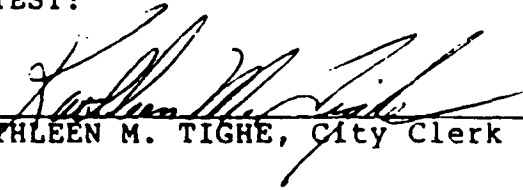
12 APPROVED:

13
14 By 

15 RON LURIE, Mayor

OK
VS
9-24-90

16 ATTEST:

17 
18 KATHLEEN M. TIGHE, City Clerk

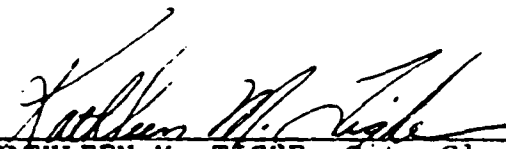
1 The above and foregoing ordinance was first proposed and read by
2 title to the City Council on the 15th day of August, 1990,
3 and referred to the following committee composed of Mayor
4 Lurie and Councilman Higginson for recommen-
5 dation; thereafter the said committee reported favorably on said
6 ordinance on the 19th day of September, 1990, which was
7 a regular meeting of said Council; that at said
8 regular meeting, the proposed ordinance was read by
9 title to the City Council as first introduced and adopted by the
10 following vote:

11 VOTING "AYE": Councilmen Adamsen Higginson, Miller, Nolen and Mayor Lurie
12 VOTING "NAY": NONE
13 ABSENT: NONE
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15 APPROVED:

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17 By 
18 RON LURIE, Mayor OK
19 VS
9-24-90

20 ATTEST:

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22 KATHLEEN M. TIGHE, City Clerk
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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-15-88

FROM R-2 TO P-R

Legally described as:

Lot 18, Block 6 of Francisco Park No. 2

Subject to the following conditions:

1. Resolution of Intent with a twelve (12) month time limit.
2. Construct a minimum 20 foot wide ingress/egress driveway from Sahara Avenue for two-way traffic as required by the Department of Public Works.
3. Install a minimum six foot high block wall on the north property line.
4. The trees along Sahara Avenue shall be a minimum of 24 inch boxed - 20 feet on center as required by the Department of Community Planning and Development.
5. Conformance to the plot plan and elevations.
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 or license, or prior to occupancy, whichever occurs first.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
9. Satisfaction of City Code requirements and design standards of all City departments.

-continued-

10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
12. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PASSED, ADOPTED AND APPROVED this 20th day of April, 1988.



RON LURIE, MAYOR

ATTEST:



KATHLEEN M. TIGHE, CITY CLERK

INTER-OFFICE MEMORANDUM

December 11, 1986

TO:

CITY ATTORNEY

FROM:

RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

REQUEST FOR RESOLUTION OF INTENT
C.C. APPROVED: August 6, 1986

COPIES TO:

Z-52-86 ROI#1393
REQ. FOR ROI
ASSESSOR

JIM ROBISON
LES COMEAU

Please prepare a Resolution of Intent to rezone the following property:

Z-52-86

FROM R-2 TO C-1

LEGALLY DESCRIBED AS:

Lot 15, Block 6 of Francisco Park, Unit 2.

Subject to the following conditions:

1. Resolution of Intent with a twelve (12) month time limit.
2. Installation of a six foot (6') high masonry wall on top of the proposed retaining wall along the rear property line.
3. Conformance to the plot plan and elevations.
4. Landscaping and a permanent underground spinkler 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, whichever occurs first.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. (Excluding single family development.)
7. Satisfaction of City Code requirements and design standards of all City departments.

-continued-

Sent to C.A. 1-13-87

To: City Attorney
Re: Z-52-86 / Resolution of Intent

October 17, 1986
Page -2-

8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development of the Department of Community Planning and Development.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services.

RLW:JH:jp

MAYOR BILL BRIARE

COUNCILMEN

RON LURIE

AL LEVY

BOB NOLEN

W. WAYNE BUNKER

CITY ATTORNEY

GEORGE F. OGILVIE

CITY MANAGER

ASHLEY HALL



CITY of LAS VEGAS

August 18, 1986

Ms. Eileen Borsini
1051 Canosa Avenue
Las Vegas, Nevada 89104

RE: RECLASSIFICATION OF PROPERTY
Z-52-86

Dear Ms. Borsini:

The City Council at a regular meeting held August 6, 1986, APPROVED the Reclassification of Property located at 1633 East Sahara Avenue, From: R-2 (Two Family Residence), To: C-1 (Limited Commercial), Proposed Use: Office Building, subject to the following conditions:

1. Resolution of Intent with a twelve (12) month time limit.
2. Installation of a six foot (6') high masonry wall on top of the proposed retaining wall along the rear property line.
3. Conformance to the plot plan and elevations.
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, whichever occurs first.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. (Excluding single family development.)



7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development of the Department of Community Planning and Development.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,

Carol Ann Hawley

CAROL ANN HAWLEY
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development ✓
Dept. of Fire Services
Dept. of Public Works
Dept. of Building and Safety
Land Development Division
West Coast Builders, 1022 E. Sahara Ave.,
Las Vegas, Nevada 89104

AGENDA

City of Las Vegas

August 6, 1986

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

K. ZONE CHANGE

6. Z-52-86 - EILEEN BORSINI ON BEHALF
OF WEST COAST BUILDERS

Request for reclassification of property
located at 1633 E. Sahara Avenue.

From: R-2 (Two Family Residence)

To: C-1 (Limited Commercial)

Proposed Use: OFFICE BUILDING

Planning Commission unanimously recommended
APPROVAL, subject to:

1. Resolution of Intent with a twelve
month time limit.
2. Installation of a six (6) foot high
masonry wall on top of the proposed
retaining wall along the rear property
line.

Staff Recommendation: APPROVAL

PROTESTS: 0

To: The City Council
Re: Community Planning and Development Agenda Item
August 6, 1986 City Council Agenda

X.

K. ZONE CHANGE

6. Z-52-86 - EILEEN BORSINI ON BEHALF OF WEST COAST BUILDERS

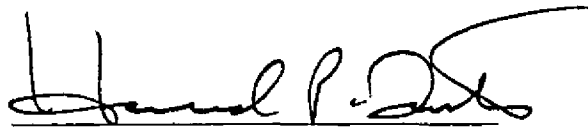
This request is to rezone a lot at 1633 E. Sahara from R-2 to C-1 for a new office building. A C-1 pattern exists on this segment of East Sahara Avenue. There is developed R-1 to the north. The 5,200 square foot office building will have underground parking for 17 vehicles where 13 spaces are required. There will be adequate landscaping provided.

Planning Commission Recommendation: APPROVAL

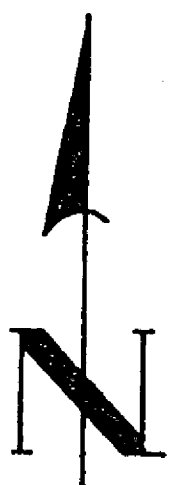
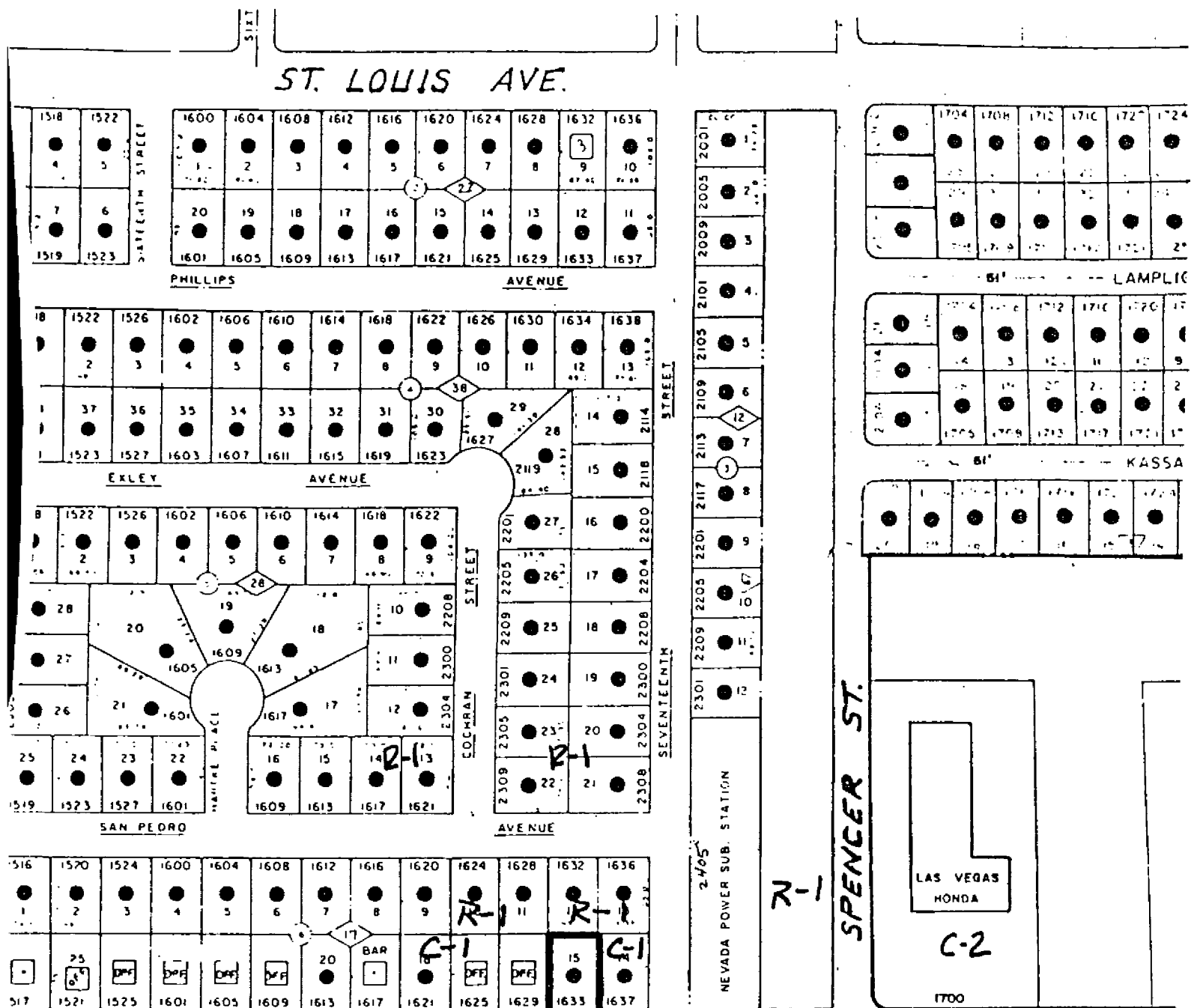
Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP



HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



(COUNTY)

Z-52-86

MAYOR BILL BRIARE

COUNCILMEN

RON LURIE

AL LEVY

BOB NOLEN

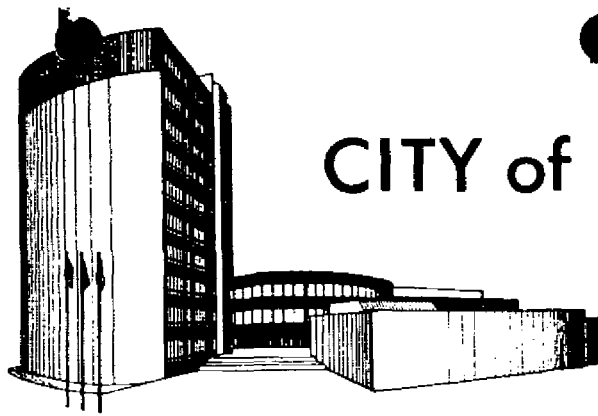
W. WAYNE BUNKER

CITY ATTORNEY

GEORGE F. OGILVIE

CITY MANAGER

ASHLEY HALL



CITY of LAS VEGAS

July 15, 1986

Ms. Eileen Borsini
1051 Canosa Avenue
Las Vegas, Nevada 89104

RE: Z-52-86 - ZONING RECLASSIFICATION

Dear Ms. Borsini:

Your request for reclassification of property located at 1633 East Sahara Avenue, from R-2 Zone to C-1 Zone, was considered by the Planning Commission on July 10, 1986.

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

1. Resolution of Intent with a twelve month time limit.
2. Installation of a six (6) foot high masonry wall on top of the proposed retaining wall along the rear property line.
3. Conformance to the plot plan and elevations.
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, whichever occurs first.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

- continued -



TO: Ms. Eileen Borsini
RE: Z-52-86 - ZONING RECLASSIFICATION

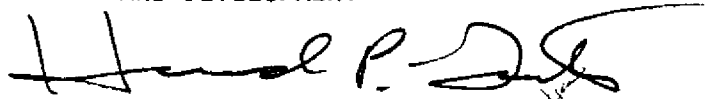
July 15, 1986
Page Two

7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Land Development Division and Flood Control of the Department of Community Planning and Development.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on August 6, 1986, at 2:00 p.m. in the Council Chambers of City Hall, 400 E. Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: West Coast Builders
1022 East Sahara Avenue
Las Vegas, Nevada 89104

INTER-OFFICE MEMORANDUM

Date

July 9, 1986

TO:

Department of Community Planning
and Development

FROM:

Department of Public Works

RECEIVED

JUL 10 1986

SUBJECT:

APPLICATION NO. Z-52-85APPLICANT THOMAS J. MC INTYRE

COPIES TO:

PLANNING AND
DEVELOPMENT
Land Development & Flood Control
Right-of-Way
Traffic Engineering

Reference your memorandum dated 6-30-86 requesting comments
from this Department prior to 7-7-86 concerning subject
application:

XX This Department has no objections to the granting of this request.
subject to conditions of previous rezoning action

 This Department requests that the following be made conditions of
granting this request:

1. Obtain all permits and inspections required by the City of Las Vegas
Municipal Code.

C. D. Peterson

C. D. PETERSON, R.L.S.

CDP/grc

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE HUNTER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

June 27, 1986

Ms. Eileen Borsini
1051 Canosa
Las Vegas, Nevada 89104

RE: Z-52-86 - 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 July 10, 1986.

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

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:lm

Enclosure

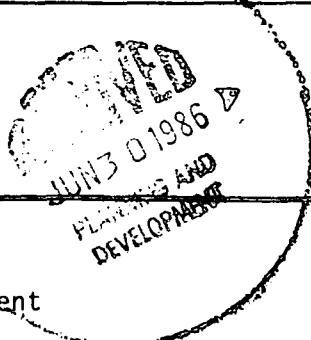
cc: West Coast Builders
1022 East Sahara Avenue
Las Vegas, Nevada 89104



INTER-OFFICE MEMORANDUM

June 26, 1986

TO:	FROM:
Community Planning and Development	Public Works
SUBJECT:	COPIES TO:
EILEEN BORSINI Z-52-86	Land Development Right-Of-Way Survey Traffic Engineering



Your memorandum dated June 16, 1986 requested comments from this Department prior to June 20, 1986 concerning the request of Eileen Borsini for the reclassification of property located at 1633 East Sahara Avenue from a R-2 (Two Family Residence) to a C-1 (Limited Commercial) land use classification.

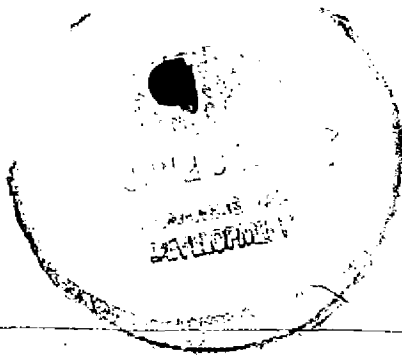
This Department requests that the following be made conditions of granting this request:

1. During development any damage done to the existing off-site improvements adjacent to this property will have to be repaired or replaced to current City of Las Vegas Standards and Specifications as required by the Department of Public Works.
2. Obtain all permits and inspections required by the City of Las Vegas Municipal Code.

C. D. Peterson
C. D. PETERSON, R.L.S.

CDP/grc

TO: COMMUNITY PLANNING & DEVELOPMENT
FROM: FIRE PREVENTION DIVISION
SUBJECT: 2-52-86



- ☒ 1. No objections
- ☒ 2. Fire hydrants to be installed within 500/~~500~~ feet of the building or existing hydrant.
- ☒ 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ☒ 4. Fire flow requirements to be determined when construction plans are submitted.
- ☒ 5. Hydrants are to be installed and charged with water before construction begins.
- ☒ 6. Must meet requirements of Uniform Fire Code.
- ☒ 7. Dead end fire lanes not to exceed 150'.
- ☐ 8. Minimum turning radius of 45' 6".
- ☐ 9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
- ☐ 10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

- ☒ 1. Provide this department with information on the available water in the immediate area of building project (water analysis).
- ☒ 2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
- ☒ 3. The required fire flow shall be available at the most remote hydrant(s).
- ☒ 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

R. Peeples
6/20/86

INTER-OFFICE MEMORANDUM

June 18, 1986

TO: Department of Community Planning and Development	FROM: Department of Building and Safety
SUBJECT: Z-52-86 Borxini	COPIES TO: 

In answer to your memorandum of June 16, 1986

on the above zone request at 1633 East Sahara Avenue

this department has no objections provided all required permits and inspections are obtained.