

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0052-90(3)

APN 138-27-601-001

Location NW CORNER OF RAINBOW & WASHINGTON AVE

Applicant MAURY ABRAMS COMPANY

Subject

APPROVAL OF EXTENSION OF TIME FOR A PROPOSED
COMMERCIAL SHOPPING CENTER.



MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

July 7, 1993

Maury Abrams Co.
16661 Ventura Boulevard, #823
Encino, California 91436

RE: Z-52-90 - EXTENSION OF TIME

Gentlemen:

The City Council at a regular meeting held June 16, 1993 APPROVED the request for an Extension of Time on property located on the northwest corner of Rainbow Boulevard and Washington Avenue, N-U and R-3 Zones (under Resolution of Intent to C-1), subject to:

1. This Extension of Time will expire on June 20, 1994.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Sincerely,

KATHLEEN M. TIGHE
City Clerk

/cmp

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

Ms. Sally Pelham
VTN Nevada, Inc.
2727 South Rainbow Boulevard
Las Vegas, Nevada 89102-5148



CITY COUNCIL

MEETING OF

JUNE 16, 1993

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number**DISCUSSION/ACTION ITEMS****COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)****EXTENSION OF TIME**

- 85

Z-52-90 - Maury Abrams Co.

Request for an Extension of Time on property located on the northwest corner of Rainbow Boulevard and Washington Avenue, N-U and R-3 Zones (under Resolution of Intent to C-1).

Planning Commission unanimously recommended (4-0 vote) APPROVAL, subject to:

1. This Extension of Time will expire on June 20, 1994.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Staff Recommendation: APPROVAL

Ward 4 (Higginson)

HIGGINSON - APPROVED as recommended subject to the conditions

UNANIMOUS

Clerk to notify and Planning to proceed

RICH HECKENDORF, VTN Nevada, stated he was representing the applicant and concurred with staff's recommendations. Also present was Mr. Judd Abrams representing himself as the development company.

COUNCILMAN HIGGINSON pointed out that there has also been an approved C-1 use and asked if they intend to move forward with C-1.

MR. ABRAMS replied they intend to move forward with C-1 zoning.

NORMAN STANDERFER, Director, Community Planning and Development, stated this is an extension of the C-1.

There was no further discussion.

(3:16)



AGENDA DOCUMENTATION

JUNE 16, 1993

Date: _____

TO: The City Council

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

SUBJECT: EXTENSION OF TIME - Z-52-90 - Maury Abrams Co.

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This is the applicant's third request for an Extension of Time on property zoned to allow a shopping center. The applicant has indicated that several factors continue to delay the project. The general recession has made it difficult to obtain financing, street improvements on Rainbow Boulevard are incomplete, and water has not been allocated to the site.

BACKGROUND DATA:

6/20/90	The City Council approved C-1 (Limited Commercial) zoning for the property. The Planning Commission recommended approval.
4/17/91	The City Council approved an Extension of Time which expired on June 20, 1992.
6/03/92	The City Council approved an Extension of Time which will expire on June 20, 1993.

FINDINGS:

The approved C-1 zoning remains appropriate for this property. The Department of Public Works has no objection to this request provided all original conditions of approval, all Traffic Impact Analysis requirements and all conditions imposed on actions subsequent to the original approval are ultimately complied with.

Planning Commission Recommendation: APPROVAL (4-0 vote)

Staff Recommendation: APPROVAL

SEE ATTACHED LOCATION MAP

R.O.I.
C-1

R.O.I.
C-1

Z-52-90

R.O.I.
R-CL



R.O.I.
R-CL

N-U

HIGHWAY

RAINBOW

WASHINGTON

R.O.I.
C-1

ORAN K. & GRASSON

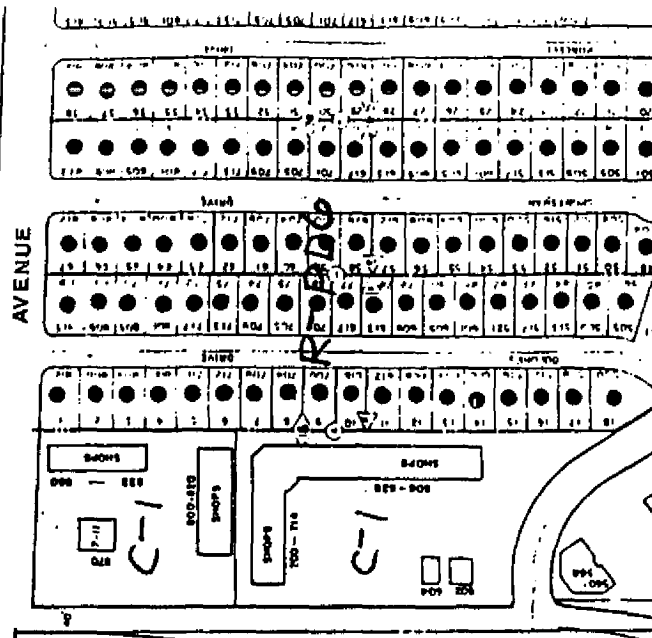
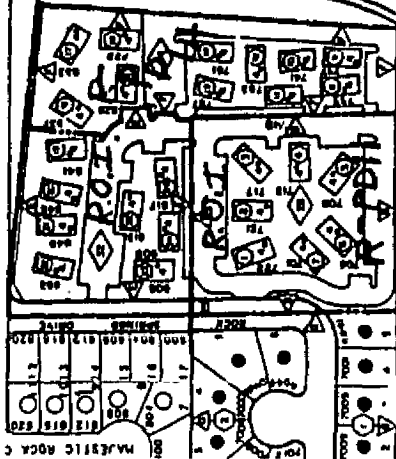
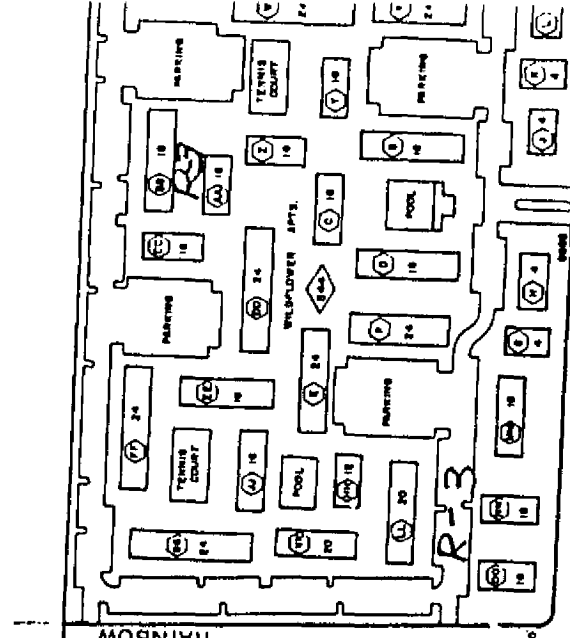
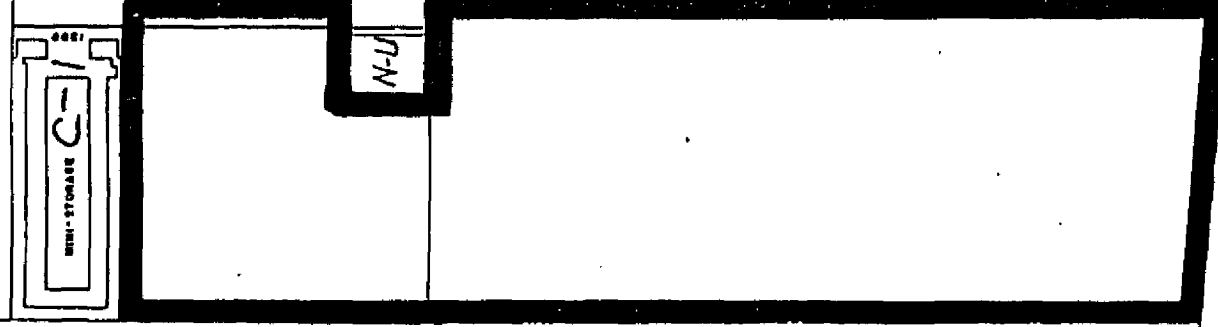
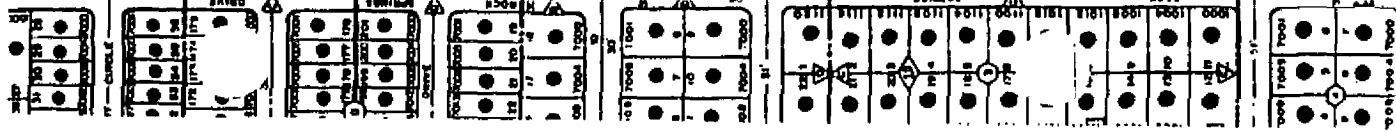
AVENUE

C-1

C-1

R-3

R-3



MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

June 2, 1993

Maury Abrams Co.
16661 Ventura Boulevard, #823
Encino, California 91436

RE: Z-52-90 - EXTENSION OF TIME

Gentlemen:

Your request for an Extension of Time on property located on the northwest corner of Rainbow Boulevard and Washington Avenue, N-U Zone and R-3 Zone (under Resolution of Intent to C-1), was considered by the Planning Commission on May 27, 1993.

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

1. This Extension of Time will expire on June 20, 1994.
2. Conformance to all Ordinance Amendments enacted subsequent to the original approval.

This item will be considered by the City Council on June 16, 1993, at 2:00 P.M. in Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative to be present at this meeting.

Sincerely,

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

ROBERT S. GENZER, PRINCIPAL PLANNER
CURRENT PLANNING DIVISION

RSG:erh

cc: Ms. Sally Pelham
VTN Nevada, Inc.
2727 South Rainbow Boulevard
Las Vegas, Nevada 89102-5148



PLANNING COMMISSION

MEETING OF

MAY 27, 1993

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-15. EXTENSION OF TIME - Z-52-90

Applicant: MAURY ABRAMS CO.
 Location: Northwest corner
 of Rainbow
 Boulevard and
 Washington
 Avenue
 Zone: N-U and R-3
 (u n d e r
 Resolution of
 Intent to C-1)

STAFF RECOMMENDATION: APPROVAL,
 subject to the following:

1. This Extension of Time will
 expire on June 20, 1994.
2. Conformance to all Ordinance
 Amendments enacted subsequent
 to the original approval.

PROTESTS: N/A

Segeberblom -
 APPROVED Items B-1 thru B-17, subject to
 staff's conditions.
 Unanimous
 (Jordan, Moffitt and Pippin excused)

CHAIRMAN SOLOMON stated this is a consent
 item.

To be heard by the City Council on 6/16/93.

(7:12-7:15)

5/27/93 Planning Commission

B-15.	EXTENSION OF TIME	Applicant:	MAURY ABRAMS CO.
	Z-52-90	Location:	Northwest corner of Rainbow Boulevard and Washington Avenue
	NOT A PUBLIC HEARING	Zone:	N-U and R-3 (under Resolution of Intent to C-1)
	C.C.: 6/16/93	Parcel Nos.:	138-27-502-003 and 138-27-601-001

APPLICATION REQUEST:

This is the applicant's third request for an Extension of Time on property zoned to allow a shopping center. The applicant has indicated that several factors continue to delay the project. The general recession has made it difficult to obtain financing, street improvements on Rainbow Boulevard are incomplete, and water has not been allocated to the site.

BACKGROUND DATA:

- | | |
|---------|---|
| 6/20/90 | The City Council approved C-1 (Limited Commercial) zoning for the property. The Planning Commission recommended approval. |
| 4/17/91 | The City Council approved an Extension of Time which expired on June 20, 1992. |
| 6/03/92 | The City Council approved an Extension of Time which will expire on June 20, 1993. |

FINDINGS:

The approved C-1 zoning remains appropriate for this property. The Department of Public Works has no objection to this request provided all original conditions of approval, all Traffic Impact Analysis requirements and all conditions imposed on actions subsequent to the original approval are ultimately complied with.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. This Extension of Time will expire on June 20, 1994.
2. Conformance to all Ordinance Amendments enacted subsequent to the original approval.

PROTESTS: N/A

R.O.I.
C-1

R.O.I.
R-CL



R.O.I.
R-CL

HIGHWAY

RAINBOW

R-3

WASHINGTON

R.O.I.
C-1

ORAN K. & GRAGSON

AVENUE

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

May 17, 1993

Maury Abrams Co.
16661 Ventura Boulevard, #823
Encino, California 91436

RE: Z-52-90 - EXTENSION OF TIME

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on May 27, 1993. This meeting will be held at 7:00 P. M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

NORMAN R. STANDERFER, DIRECTOR

NRS:rlr

Enclosure

cc Ms. Sally Pelham
VTN Nevada, Inc.
2727 South Rainbow Boulevard
Las Vegas, Nevada 89102-5148



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

DATE

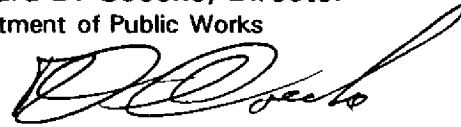
May 19, 1993

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Extension of Time
Z-52-90
Maury Abrams Company

COPIES TO:

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

1. We have no objection to the Extension of Time request for Z-52-90 as long as all original conditions of approval, all extension of time approvals, all Traffic Impact Analysis requirements and all subsequent action approvals are ultimately complied with.

May 21 3 30 PM '93
CITY OF LAS VEGAS
CLERK OF THE CITY

4/28/93

TO: BUILDING AND SAFETY - MIKE TRAASDAHL ✓ ELECTRICAL SERVICES - GEORGE FERRIS ✓ FIRE SERVICES - CHIEF JUDD ✓ PUBLIC WORKS - ED BYRGE ✓ LAND DEVELOPMENT - CHUCK TURK ✓ DOWNTOWN REDEV. - BRAD PURCELL	FROM: NORMAN R. STANDERFER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: <u>EXTENSION OF TIME</u> Applicant: <u>MAURK ABEAMS CO.</u> Number: <u>Z-52-90</u>	COPIES TO:

A request has been received on the following described property:

NORTHWEST CORNER OF RAINBOW
BOULEVARD AND WASHINGTON
AVENUE.

Parcel No.: 13827-502-003
Zone: 13827-601-001
Proposed Use: N-U (ROI C-1), R-3 (ROI C-1)

COMMERCIAL SHOPPING CENTER

CITY PLANNING COMMISSION MEETING:

5/27/93

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

Attachment: (Plot Plan)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME MAURY ABRAMS CO.

REP'S NAME _____

ADDRESS 16661 VENTURA BLVD #823
ENCINO, CA 91436

PHONE _____

AGENT: NAME VTN NEVADA

REP'S NAME SALLY PELHAM

ADDRESS 2727 S. RAINBOW BLVD.
LAS VEGAS, NEVADA 89102-5148

PHONE 873-7550

APPLICATION TYPE:

☐ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT

☐ QTA ☒ OTHER EXTENSION OF TIME

☐ PUBLIC HEARING: IF YES, LEGAL _____

ZONING: EXISTING N-U (ROI C-1) PROPOSED _____
R-3 (ROI C-1)

LAND USE: EXISTING VACANT
PROPOSED COMMERCIAL SHOPPING CENTER

PAST CASE NO. Z-11-63 ACTION APPROVED DATE 2/27/63 R-3

ACTIONS: CASE NO. Y-59-90 ACTION APPROVED DATE 5/24/90 OUTDOOR STORAGE (K-Mart)

CASE NO. Z-52-90 ACTION APPROVED DATE 6/20/90 C-1

DISTRICT MAP NO. L-27-4 ASSESSOR'S PARCEL NO. 13827-502-003
13827-601-001

GENERAL LOCATION: NORTHWEST CORNER OF RAINBOW
BOULEVARD AND WASHINGTON
AVENUE.

FLOOD ZONE "A": YES _____ NO _____

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO ☒

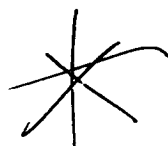
SPECIAL NOTICE REQUIRED?: YES _____ NO ☒

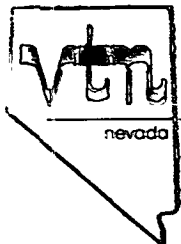
IF YES: _____

CHECKED BY: O. P. Fitzhugh DATE 4/23/93

GENERAL RECEIPT NO. 187022 CASE NO. Z-52-90

PC DATE: 5/27/93 BZA DATE: _____





CONSULTING ENGINEERS • PLANNERS • SURVEYORS

PRINCIPALS:

K.D. Weir
Charley R. Johnson, P.E.
James L. MacFarlane, P.L.S., P.E.
Gene D. Krametbauer, P.L.S.
Dennis E. Fritz, P.E.
Gregory G. Radig, P.L.S., P.E.

April 23, 1993

W.O. #2608

City of Las Vegas
Department of Community
Planning & Development
400 East Stewart Avenue
Las Vegas, NV 89101

Attention: Mr. Robert S. Genzer

Subject: Extension of Time - Z-52-90

Dear Mr. Genzer:

On behalf of our client, Maury Abrams Co., we hereby request an extension of time for the above referenced zoning item.

This request is due to the general recession of the economy and inability to obtain financing. The project is also affected by the construction of street improvements on Rainbow Boulevard and the uncertainty of availability of water.

Please find enclosed a check in the amount of \$238.00 for the required filing fee.

Please place this item to be heard by the Planning Commission on May 27, 1993 and City Council on June 16, 1993.

If you have any questions or concerns regarding the above, please do not hesitate to call me.

Thank you.

Very truly yours,

VTN NEVADA

Sally Pelham
Planning

/jcf
Enclosure (check)

cc: Judd Abrams, Maury Abrams Co.

5/27/93 PE

238.00

187022