Planning & Development Department
Scanning Cover Sheet

Case No Z-0054-84

APN 163-08-510-009

Location Btw Sahara & Des Inn, Dur & Ft Apache

Applicant West Sahara Investment Co.

Subject

Reclassification of property legally described as Section 8, Township 21 South, Range 60 East, MDM.

123456

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

ACTING CITY MANAGER
RANDALL H. WALKER

CITY of LAS VEGAS

September 17, 1990

Citibank, Nevada
8725 W. Sahara Avenue
The Lakes, Nevada 89163

RE: Z-54-84 - PLOT PLAN REVIEW (9A)

Gentlemen:

Your request for a Plot Plan Review regarding a proposed commercial day care center on property located on the northeast corner of Crystal Water Way and Lake North Drive, N-U Zone (under Resolution of Intent to C-1), was considered by the Planning Commission on September 13, 1990.

The Planning Commission unanimously voted to APPROVE your request, subject to the following:

1. Install 24 inch box trees with shrubs, boulders and ground cover in all street frontage landscape planters as required by the Department of Community Planning and Development.

2. Conformance to the plot plan and building elevations.

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 system 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, whichever occurs first.

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

- Continued -

6. Satisfaction of City Code requirements and design standards of all City departments.

7. Approval of the parking and driveway plans by the Traffic Engineer.

8. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.

9. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.

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

The action by the Planning Commission is final.

Sincerely,

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

RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

RLW:erh

cc: Mr. Mark D. Paven, AIA
1401 I-85 Parkway, Suite G
Montgomery, Alabama 36106

NOTE: SEE SEPARTE

FOLDERS FOR #s (1)

THRU (9)

1987 — 1988

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS

December 19, 1986

Mr. and Mrs. Bob Mahood
3024 Waterside Circle
Las Vegas, Nevada 89117

RE: PLOT PLAN REVIEW
Z-54-84

F

Dear Mr. and Mrs. Mahood:

The City Council at a regular meeting held December 3, 1986, APPROVED the Plot Plan Review to deviate from established setbacks on property located at 3024 Waterside Circle, R-PD7 Zone, subject to the following conditions:

1. Conformance to the plot plan and elevations.

2. Approval be obtained from the Homeowners Association.

Sincerely,

Carol A. 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 Services
Romar Construction Services, 421 Marion Drive,
Las Vegas, Nevada 89110

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS

November 20, 1986

Bob and Lois Mahood
3024 Waterside Circle
Las Vegas, Nevada 89117

RE: Z-54-84 - PLOT PLAN REVIEW

Dear Mr. and Mrs. Mahood:

Your request for a Plot Plan Review to deviate from the established setbacks on property located at 3024 Waterside Circle, R-PD7 Zone, was considered by the Planning Commission on November 13, 1986.

The Planning Commission unanimously voted to APPROVE your request, subject to:

1. Conformance to the Plot Plan and Elevations.

2. Approval be obtained from the Homeowners Association.

The action by the Planning Commission is final.

POSTED FINAL —
CF. CITY COUNCIL
LETTER ON EXACT
SAME THING

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Romar Construction Services
421 Marion Drive
Las Vegas, Nevada 89110

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS

October 15, 1986

West Sahara Investment Company
P. O. Box 42427
Las Vegas, Nevada 89116

RE: PLOT PLAN REVIEW
Z-54-84

E

Gentlemen:

The City Council at a regular meeting held October 1, 1986, APPROVED the Plot Plan Review to revise building setbacks on property located on the east side of Crystal Water Way, north of Lake South Drive, N-U Zone (under Resolution of Intent to R-PD4), subject to the following condition:

1. Conformance to the following minimum setback requirements:

   18' front yard setback
   5' side yard setback
   20' rear yard setback

Sincerely,

Carol Ann Hawley
CAROL ANN HAWLEY
City Clerk

(The Lakes at West Sahara
R-PD 4 Phase 1)

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
E.S.I. Engineers and Surveyors, Inc.
7018 W. Charleston Blvd., Las Vegas, Nev. 89116

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 16, 1986

West Sahara Investment Company
P. O. Box 42427
Las Vegas, Nevada 89116

RE: PLOT PLAN REVIEW
Z-54-84

#2 D

Gentlemen:

The City Council at a regular meeting held July 2, 1986, APPROVED the Plot Plan Review to determine building setbacks on property located on the east side of Crystal Water Way, north of Lake South Drive, N-U Zone (under Resolution of Intent to R-PD4), subject to the following conditions:

1. Conformance to the original conditions of Z-54-84.

2. Conformance to the following minimum setback requirements:

   20' front yard setback
   10' side yard setback
   20' rear yard setback

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 and Flood Control

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE FUNK

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS

June 17, 1986

Mr. Ernest A. Becker, Jr.
Ernest A. Becker Enterprises
50 South Jones Boulevard, Suite 100
Las Vegas, Nevada 8107-2699

RE: Z-54-84 PLOT PLAN REVIEW

Dear Mr. Becker:

Your request for a Plot Plan Review on property located on the south side of Sahara Aveue, between Durango Drive and Lake Sahara Drive, N-U Zone (under Resolution of Intent to C-1), was considered by the Planning Commission on June 12, 1986.

The Planning Commission unanimously voted to APPROVE your request, subject to:

1. Conformance to the original conditions of Z-54-84.

2. Conformance to the plot plan.

3. Conformance to the building elevations for Phase I.

4. Building elevations for all future phases shall be reviewed by the Department of Community Planning and Development.

5. Participate in the amount of 25% of the cost of a future traffic signal at the intersection of Sahara Avenue and Durango Drive as required by the Department of Public Works.

6. A special Use Permit be approved for gasoline sales.

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 system shall be cause for revocation of a business license.

- continued -

8. 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.

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

10. Satisfaction of City Code requirements and design standards of all City departments.

11. Approval of the parking and driveway plans by the Traffic Engineer.

12. 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.

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

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Case Number: Z-0054-84(B)

Printed on : 7/18/2002 11:47:01 AM

Case Keywords : THE LAKES (PPR) THE LAKES AT WEST SAHARA

Accepted : 3/6/1986

Public Hearing : N

Meeting Date : 3/13/1986

Meeting Type : P

200 Scale Map :

Size :

 # Lots :

Request : Z-0054-84(B) - ESI, INC on behalf of Lewis Homes - Request for a Plot Plan Review of property generally located east of Crystal Water Way south of Lake East Drive, N-U Zone (under Resolution of Intent to R-PD3); PROPOSED USE: SINGLE-FAMILY RESIDENTIAL PLANNED DEVELOPMENT.

Location :

Proposed :

Notice :

Comments :

Parcel : 163 08 510 001 PT NE4 NE4 8 21 60 SAHARA DURANGO L P

Owner/Applicant/Contacts

APPLICANT ENGINEERS & SURVEYORS INC.
7018-22 W. CHARLESTON BLVD.
LAS VEGAS NV 89117; 363-6415

Actions/Conditions :

3/13/1986 03/13/1986 - The Planning Commission APPROVED the request for a Plot Plan Review, subject to:

1. Conformance to the plot plan and elevations.

2. The minimum setbacks on all sites shall be 20 feet from the front property line, 10 feet from each side property line, and 20 feet from the rear property line.

The action by the Planning Commission is final.

--Entered from file copy 2002.04.12 -smvf

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

February 3, 1986

ESI, INC. on behalf of Lewis Homes
7022 W. Charleston Boulevard
Las Vegas, Nv 89117

RE: Z-54-84 Plot Plan Review (A)

Dear Sirs:

Your request for a plot plan review of property generally located on Waterside Circle and Captain's Place, west of Lake East Drive, N-U Zone (under Resolution of Intent to R-PD7), was considered by the Planning Commission on January 28, 1986.

The Planning Commission unanimously voted to APPROVE this item, subject to the following conditions:

1. Conformance to the plot plan.

2. The minimum setbacks for future additions are as follows:

   a. Front: 18' minimum
   b. Rear: 15' minimum
   c. Sides: 5' minimum

3. The maximum lot coverage shall be 50 percent of the lot area.

The action by the Planning Commission is final.

Sincerely,

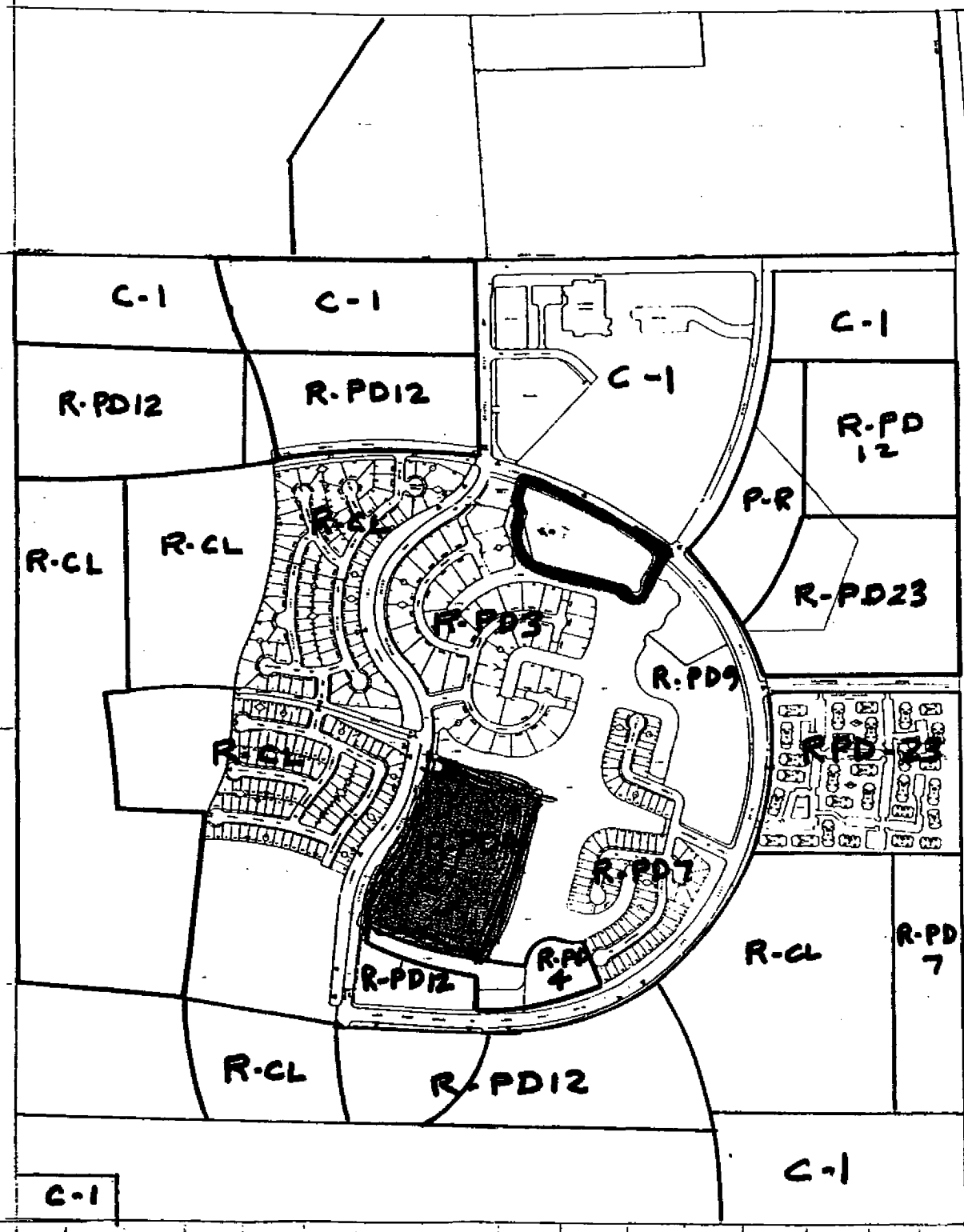
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:lm

CITY OF LAS VEGAS NEVADA

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011


C-1
C-1
C-1
C-1
R-PD12
R-PD12
R-PD 12
P-R
R-CL
R-CL
R-CL
R-PD23
R-PD3
R-PD9
R-CL
RPD-23
R-PD7
R-CL
R-PD 7
R-PD12
R-PD 4
R-CL
R-PD12
C-1
C-1

D

#C2

Z-54-84

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS

August 24, 1984

Mr. Al Collins
Collins Brothers Construction Company
3150 West Sahara Avenue
Las Vegas, Nevada 89102

Re: RECLASSIFICATION OF PROPERTY
Z-54-84

Dear Mr. Collins:

The City Council at a regular meeting held August 15, 1984, APPROVED the reclassification of property generally bounded by Sahara Avenue on the north, Durango Drive on the east, Desert Inn Road on the south and Fort Apache Way on the west, from N-U (Non-Urban) to: R-1 (Single Family Residence), R-PD3 (Residential Planned Development), R-PD4 (Residential Planned Development), R-PD7 (Residential Planned Development), R-PD12 (Residential Planned Development), R-PD23 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), and C-V (Civic), subject to the following conditions:

1. Resolution of Intent.

2. Approval of the plot plans and elevations of each phase of development by the Planning Commission, except the 44 acre C-1 site for which there are plans.

3. Standard conditions 2-8 shall apply to the C-1, P-R and R-PD23, and R-PD12 portions of the development.

4. Provisions of CC&R's for the maintenance of the lake as required by the Clark County Health Department.

5. Standard conditions 5-8 shall apply to the R-1, R-PD3, R-PD4 and R-PD7 portions of the development.

6. Amendment of the Major Street Plan to include the major streets proposed.

CITY OF LAS VEGAS NEVADA

7. Dedicate 75 feet of right-of-way for Sahara Avenue and 50 feet right-of-way for Durango Drive, Desert Inn Road and Fort Apache Road and the radius corners at the intersection of the above-cited streets as required by the Department of Design and Development as related to each phase of development.

8. Install street improvements on Sahara Avenue, Durango Drive, Desert Inn Road and Fort Apache Road as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development as related to each phase of development.

9. Submit a hydrology study to the Division of Land Development and Flood Control of the Department of Community Planning and Development as related to each phase of development.

10. Provide CC&R's for the maintenance of the landscaping in the dedicated public right-of-way.

11. The C-V site in the southeast portion of the development shall be amended to R-PD12 and the southerly 700 feet of the easterly 700 feet of the R-PD23 site in the northwest corner of the project shall be amended to C-V for a net area of 10 acres.

12. Provide conduits for installation of street lights in the future.

13. Close the north driveway of the employee parking area of the Citicorp site as required by the Traffic Engineer.

Sincerely,

CAROL ANN HAWLEY
City Clerk

Linda M. Owens

By
Linda M. Owens
Acting City Clerk

CAH:LMO:jp

cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Building and Safety
Dept. of Design and Development - 4th Floor

Z-54-84 ALL: SEC 08 of Twp 21S, Rng 60E MDB&M

		APPL	TYPE	DATE	BODY	ACTN
(O)		6/18/84	ZON	8/9/84	PC	RA
		"	"	8/15/84	CC	APPV
A	A	01/16/86 †	PPR	1/28/86	PC	APPVf
B	B	03/06/86 †	PPR	3/13/86	PC	APPVf
C	C1	05/09/86 *	COML PPR	RPD 5/27/86	PC	ABY
	C2	05/16/86 †	PPR/APR			
		05/19/86 ≠	"	6/12/86	PC	RA ~~APPVR~~
D			"	7/2/86	CC	APPV
E	~~D~~	8/21/86 ≠	PPR	REVISED 9/11/86	PC	RA
			"	S.B.S 10/01/86	CC	APPV
F	~~E~~	10/~~28~~ 29/86 ≠	ROC	11/13/86	PC	RA
				12/03/86	CC	APPV
	9A ~~F~~	8/~~20~~ 15/90 ≠	PPR DAYCARE	9/13/90	PC	APPVf

Z-54-84 (1) PPR
3/25/87 4/9/87 PC RA
5/6/87 CC APPV

↓ Next file folder

Note: C-1 C-2 are two PPRs heard on same agenda
* REQ APPL letter date
† APPL letter date & Memo date
≠ APPL date or GR date

Z-54-84

Applicant 2
W. Sahara Invs, Inc

(1) PPR - The Lakes Commty Associations and Temporary Info and Sales, etc
SEC Lake North Drive / Crystal Water Wy
PC 4/9/87 RA Zone N-U
CC 5/6/87 APPV 9 CONDS ROI Zone R-PD3

S&S Development 2250 E TROP AV #19

(2) PPR - retail & Coml & a Restrt
South of Xing of East Lake Dr and Lake Sahara Dr N-U Zone (under ROI to C-1)
APPL 03/16/87 PC 04/09/87 RA
CC APPV 05/06/87 3 CONDS

(3) PPR Proposed Bank Branch ← 1991 Expnsn Citicorp ← 1987 Bankcard Svc Ctr
SWC of Sahara / Lake Sahara Dr 8725 W SAHARA
N-U (C-1) Zone APPL 04/08/87
PC 04/28/87 APPV f 6 CONDS

(4) ?

(5) PPR E Becker Entp Restrt & Lounge
SWC Durango Dr / Sahara N-U Zone (ROI C-1)
APPL 5/27/87 PC 07/09/87 APPV f 8 conds

Pen'l Sallenbacks

(6) ROC/PPR 10 ft RY Setback wh 15 is req
3148 Waterside Circle N-U (ROI R-PD7)
APPL 06/19/87 PC 07/09/87 APPV f 2 CONDS

(7) AND Z-104-86 PPR EA Becker Entp. Expnsn of a Retail Ctr SEC Sahara / Lake Sahara Dr, C-1
APPL 7/30/87 PC 08/25/87 APPV f 2 CONDS

Z-54-84

(8) APR - Lewis Homes Lkside Apts c/o D Bossard, GCW
Prop Apt Cplx NWC Desert Inn Rd/
Crystal Water Wy N-U (R01 R-PD23)
APPL 10/22/87 PC 11/12/87 APPV f 14 conds

(9) APR Lewis Homes of Nev c/o D Bossard, GCW
Prop Apts N/S Desert Inn E/F Apache
Rd N-U (R01 R-PD23)
APPL 4/29/88 PC 05/24/88 Appv f 14 conds

OTHERS: Z-54-84; Z-4-85, Z-20-85,
Z-42-85, Z-48-85; Z-3-86, Z-13-86,
Z-24-86, Z-55-86, Z-57-86, Z-66-86
Z-70-86 Z-104-86; Z-110-87

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 stipulationa 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-54-84 FROM N-U TO R-PD3

Legally described as:

All of Block 1 of The Lakes At West Sahara Phase I, including common area lots AE, AK, AM, E, F, G, H, I, J and K.

FROM N-U TO R-PD4

All of Block 2 of The Lakes At West Sahara Phase I, including common area lots B, D, L, M, N, O, P, Q, R, S, T and U.

FROM N-U TO R-PD7

All of Block 3 of The Lakes At West Sahara Phase I, including common area lots V, W, X, Y, Z and that portion of lot AJ lying northeasterly of the southeast prolongation of the southwest of lot 20.

FROM N-U TO C-1

All of Lot 1, Block 8 of The Lakes At West Sahara Phase I.

FROM N-U TO C-1

All of Parcel 3 of zone map filed in File 1, Page 7 of miscellaneous maps.

FROM N-U TO C-1

All of Parcel 4 of zone map filed in File 1, Page 7 of miscellaneous

FROM N-U TO R-PD23

That portion of Lot 1 of Parcel Map filed in File 47, Page 79 of Parcel Maps (PM-35-85), excepting Parcel II of zone map filed in File 1, Page 7 of miscellaneous maps and Carmel Point Unit No. 3, 4 and 5.

Subject to the following conditions:

1. Resolution of Intent.

2. Approval of the plot plans and elevations of each phase of development by the Planning Commission, except the 44-acre C-1 site for which there are plans.

-continued-

3. Provisions of CC&R's for the maintenance of the lake as required by the Clark County Health Department.

4. Satisfaction of City Code requirements and design standards of all City departments.

5. Approval of the parking and driveway plans by the Traffic Engineer.

6. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.

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

8. Amendment of the Major Street Plan to include the major streets proposed.

9. Dedicate 75 feet of right-of-way for Sahara Avenue and 50 feet of right-of-way for Durango Drive, Desert Inn Road and Fort Apache Road and the radius corners at the intersection of the above cited streets as required by the Department of Design and Develoment as related to each phase of development.

10. Install street improvements on Sahara Avenue, Durango Drive, Desert Inn Road and Fort Apache Road as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development as related to each phase of development.

11. Submit a hydrology study to the Division of Land Development and Flood Control of the Department of Community Planning and Development as related to each phase of development.

12. Provide CC&R's for the maintenance of the landscaping in the dedicated public right-of-way.

13. Provide conduits for installation of street lights in the future.

14. Close the north driveway of the employee parking area of the Citicorp site as required by the Traffic Engineer.

PASSED, ADOPTED AND APPROVED this 15th day of August, 1984.

RON LURIE, MAYOR

ATTEST:

KATHLEEN M. TIGHE, CITY CLERK

PLANNING &
DEVELOPMENT

CITY OF LAS VEGAS

Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

June 18, 1999

Newport Mortgage
Attn: Kathryn R. Hallman
8411 Preston Road, Suite 680
Dallas, Texas, 75225

RE: Zoning Verification for 8601-8663 West Sahara Avenue
Zoning File Reference: Z-54-84

Dear Ms. Hallman:

This letter is in response to your letter, dated June 15, 1999, in which you request zoning verification on the above properties. Please note the following:

8601-8663 West Sahara Avenue, is currently zoned C-1 (Limited Commercial).

> The purpose of the C-1 District is to provide most retail shopping and personal services. City records indicate that commercial buildings exist on the above property. Our records indicate this property is in compliance with all current zoning requirements.

A more detailed listing of the permissible uses within the C-1 District, as well as all applicable development standards and guidelines, are available by purchasing Title 19A (the Las Vegas Zoning Code) of the City of Las Vegas Municipal Code and the Las Vegas Urban Design Guidelines at the Development Services Center.

The City of Las Vegas enforces zoning and subdivision ordinances, building codes, and other land development regulations within its Corporate Boundaries. If you have any questions or require additional assistance, please contact Hillevi Davis, Planner I, at (702) 229-4737. Should you wish to obtain copies of Certificates of Occupancy or other public records related to the above properties, please call (702) 229-6301.

Sincerely,

David Petrovich

David Petrovich,
Planning Supervisor
Current Planning Division

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine

CITY OF LAS VEGAS NEVADA

done 6/15

NEWPORT MORTGAGE COMPANY, L.P.

841 Preston Road
Suite 680
Dallas, Texas 75225-5518

Telephone (214) 750-0909
Facsimile (214) 373-9606

June 15, 1999

Mr. David Petrovich
Planning Supervisor
City of Las Vegas
731 South 4th Street
Las Vegas, Nevada 89101

VIA UNITED PARCEL SERVICE

8601-8663 W Sahara.doc

Re: Lakeside Village Plaza Shopping Center
8601-8663 West Sahara Avenue
Las Vegas, Nevada

Parcel ID: 163-08-510-009

Dear Mr. Petrovich:

Newport Mortgage Company, L.P. is processing a loan application for the above referenced project, pursuant to the Residential Funding Corporation Conduit Loan Program. As part of our due diligence, it is necessary that we verify the subject property's zoning as well as conformance to the appropriate zoning regulations. Enclosed is a check for your verification fee in the amount of $210.00 ($35.00 per letter for 6 properties).

Please indicate below the appropriate zoning of this property and whether it represents a legal conforming or a legal non-conforming use. **Also, please enclose a copy of the applicable zoning regulations.** If the property does represent a legal non-conforming use, please indicate to what extent the property could be rebuilt if it were destroyed. Please contact me at (214) 750-0909 if you have any questions or need further information regarding this request.

_____Zoning Designation (Please indicate zoning)

_____Legal Conforming Use

_____Legal Non-Conforming Use

Explanation of extent to which the subject property could be rebuilt if it were destroyed:

_____

_____

_____

_____

_____

_____

Current Parking Space Requirements

_____

_____

_____

_____

By:_____

Title:_____

Sincerely,

Kathryn R. Hallman

Kathryn R. Hallman
Loan Processor/Closer

[redacted]

CITY OF LAS VEGAS

C - Plo put in Blue Book B

INTER-OFFICE MEMORANDUM

Date

September 13, 1990

TO:

Councilman Arnie Adamsen

FROM:

Val Steed Val Steed
Chief Civil Deputy Attorney

SUBJECT:

Z-1-86 (Plot Plan/Building Elevation Review)

COPIES TO:

Mayor Ron Lurie
City Councilmen
Randall Walker
Larry Barton B
Norm Standerfer
John Tucker

You have requested advice from this office concerning the Plot Plan and Building Elevation Review for Z-1-86 that is scheduled to be heard by the City Council on September 19, 1990. The purpose of that review is to determine the appropriateness of the plot plan, building elevations and setbacks. It is my opinion that the various "side issues" that have been raised by homeowners in the area (ownership of property, location of common areas, amenities, etc.) are not appropriate items for consideration.

To address the issues that are raised by Stan Parry in his letter of August 24, 1990:

Page 3, ¶1. The current agenda item represents the review process that is contemplated by the condition that was imposed on the map approvals for The Landing and by the ordinance provisions recited by Mr. Parry. Although the review process should have occurred before building permits were issued for homes in The Landing, the fact is that it did not occur and the City issued the permits prematurely. The appropriate remedy is for the review to take place now. The matters to be considered should be limited to those which would have been considered had the review been conducted at the proper time, namely the appropriateness of the elevations and setbacks.

Page 3, ¶¶2 & 3. The application for plot plan/elevation review may have focused on four lots originally. However, staff review, the posted Planning Commission agenda and the review that was actually conducted by the Commission covered the entire subdivision.

Page 3, ¶4. It has been staff's interpretation, and it is my opinion, that no individual notification of property owners is mandated by statute or by ordinance for a review of this type. Such notice is discretionary with the Planning Commission and staff.

Page 3, ¶5. Staff has always treated the recordation of a subdivision map as an event that keeps a zoning resolution from expiring. This case is no different.

Page 4, ¶1 (full ¶). In my opinion, permits that have been issued prematurely may create a need for correction or may eventually be deemed invalid, but they are not invalid per se. Therefore, I do not believe the permits in question are invalid.

Page 4, ¶3. The plot plan/building elevation review gives the Planning Commission and the City Council an opportunity to determine if the proposed elevations and setbacks are consistent with existing development. In this case, an adjustment in elevations or in the distance from the existing development may be appropriate based upon principles of compatibility. However, in my opinion any such adjustment should not take into account or include any conversion of existing lots to common area. The issue of common areas from the City's viewpoint was resolved in the subdivision process and is otherwise a matter between private parties.

/jca

6. A-16-84(A) (Continued)

MR. BUGBEE made a Motion for APPROVAL of A-16-84(A).

Voting was as follows:

"AYES" Vice Chairman Kennedy, Mr. Johnston, Mr. Bugbee, Mrs. Coleman, Mr. Guthrie
"NOES" None

Motion for APPROVAL carried unanimously.

7. Z-54-84

APPROVED

Application of WEST SAHARA INVESTMENT COMPANY for reclassification of property generally bounded by Sahara Avenue on the north, Durango Drive on the east, Desert Inn Road on the south and Fort Apache Way on the west, from N-U (Non-Urban) to R-1 (Single-Family Residence) R-PD3 (Residential Planned Development) R-PD4 (Residential Planned Development), R-PD7 (Residential Planned Development), R-PD12 (Residential Planned Development), R-PD23 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), and C-V (Civic).

MR. CLEMMER stated this project is on a square mile of land. It consists of 659 acres and is proposed to contain 5100 units, which comes to 7.8 units per acre. This site is just south of the Peccole property that was approved for development recently. Staff feels the project should be cut down in density approximately 300 units. They are proposing to shift the C-V site, which is for a school, to the southeast portion of the R-PD23 parcel. They are proposing C-1 on the corner of Durango and Sahara, C-1 for the Citicorp development, P-R to the west on Sahara, C-1 on the southeast and southwest corners of the site, R-PD23 along the boundary of Desert Inn Road. Staff feels this is an acceptable zoning pattern if reduced to 4800 units. Staff would recommend approval, subject to: 1) Resolution of Intent, 2) Approval of the plot plans and elevations of each phase of development by the Planning Commission, except the 44 acre site for Citicorp, 3) Standard conditions 2 through 8 shall apply to the C-1, P-R and R-PD23 and R-PD12 portions of the development, 4) Provisions of CC&R's for the maintenance of the lake as required by the Clark County Health Department, 5) Standard conditions 5 through 8 shall apply to the R-1, R-PD3, R-PD4 and R-PD7 portions of the development, 6) Amendment of the Major Street Plan to include the major streets proposed, 7) Dedicate 75 feet of right-of-way for Sahara Avenue and 50 feet of right-of-way for Durango Drive, Desert Inn Road and Fort Apache Road and the radius corners at the intersection of the above-cited streets as required by the Department of Design and Development as related to each phase of development, 8) Install street improvements on Sahara Avenue, Durango Drive, Desert Inn Road and Fort Apache Road as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development as related to each phase of development, 9) Submit a hydrology study to the Division of Land Development and Flood Control of the Department of Community Planning and Development as related to each phase of development, 10) The 16.3 acre R-PD23 parcel at the southeast corner of this development be amended to R-PD7 with the provision that if other parcels in this overall development are developed at a lower density, the difference can automatically be added to this R-PD7 parcel up to a maximum density of R-PD23, 11) Provide CC&R's for the maintenance of landscaping in the dedicated public right-of-way, 12) The C-V site in the southeast portion of the development shall be amended to R-PD12 and the southerly 700 feet of the easterly 700 feet of the R-PD23 site in the northwest corner of the project shall be amended to C-V for a net area of 10 acres, 13) Provide traffic

7. Z-54-84

(Continued)

signals as required by the Traffic Engineer in each phase of the development, 14) Enclose the north driveway of the employee parking area of the Citicorp site as required by the Traffic Engineer. This item will be heard by the City Council on August 15, 1984. Staff has one protest on record.

E. A. COLLINS, West Sahara Investment Company, 5195 Las Vegas Boulevard South, appeared and represented the application. He was under the impression the installation of traffic signals would be undertaken by The Department of Regional Streets and Highways when the traffic becomes heavy enough in that area. He would be willing to reduce the density as recommended by staff.

No one appeared in opposition.

MR. BUGBEE made a Motion for APPROVAL of Z-54-84, subject to staff's conditions, but that the development remain at R-PD23 and the applicant to install conduits for the traffic signals.

Voting was as follows:

"AYES" Vice Chairman Kennedy, Mr. Johnston, Mr. Bugbee, Mrs. Coleman, Mr. Guthrie
"NOES" None

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN KENNEDY announced this item would be heard by the City Council on August 15, 1984.

8. TENTATIVE MAP

THE LAKES AT WEST SAHARA PHASE I

APPROVED

Property generally located west of Durango Drive and south of Sahara Avenue, N-U Zone (proposed R-PD3, R-PD4 and R-PD7).
Owner: West Sahara Investment Co.
Subdivider: E. L. Collins
No. of Acres: 79.5 No. of Lots: 169

MR. GENZER stated this map involves three distinct residential areas around the same lake. The R-PD3 and R-PD4 districts will have private streets. The R-PD7 will have public streets. Staff recommends approval, subject to: 1) Approval of zoning application Z-54-84, 2) Conformance to the conditions of approval for Z-54-84, 3) No vehicular access from the abutting residential lots to any street which has a width of 80 feet or greater and is located within the perimeter of the development, 4) A Waiver is permitted for the length of the cul-de-sac streets, 5) Approval of the hammerhead cul-de-sac design for the private streets in the R-PD3 and R-PD4 areas, 6) Provide emergency access to each residential area as required by the Department of Fire Services with final design to be approved by the Department of Planning and Development, 7) Provide paved access along Sahara Avenue from Durango Drive to the most westerly north/south street and on both north/south streets from Sahara Avenue to the interior loop street as required by the Department of Community Planning and Development, 8) Wall statement, and 9) Standard conditions.

E. A. COLLINS, West Sahara Investment Company, 5195 Las Vegas Boulevard South, appeared and represented the application.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for The Lakes of West Sahara, Phase I, subject to staff's conditions.

Voting was as follows:

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT 9/13/86	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT		✓	
PUBLIC WORKS		✓	
FIRE SERVICES		✓	
DESIGN & DEVELOPMENT			
LAND DEVELOPMENT		✓	✓
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. Z-54-84

OFFICE MEMORANDUM

Date

JUNE 24, 1992

DEPUTY ATTORNEY	**FROM:** RICHARD L. WILLIAMS, CHIEF DEPT. OF COMMUNITY PLANNING & DEVELOPMENT CURRENT PLANNING DIVISION
,UEST FOR ORDINANCE	**COPIES TO:** CLARK COUNTY ASSESSOR JIM ROBISON LES COMEAU FILE

Please prepare an Ordinance to rezone the following:

Z-54-84 From N-U to C-1

Legally described as:

Lot 2 of Parcel Map filed in File 45, Page 100 of Parcel Maps

RLW:JLC:rlr

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
	8/7/84	~~8/15/84~~	See memo
DEPARTMENT	6-22	7/2/84	"
ERVICES	"	7/2/84	"
RING SERVICES	"	7/5/84	"
DEPARTMENT			
E DEPARTMENT			
DEPARTMENT			
ATTORNEY			
MANAGER			

FILE NO. Z-54-84

7/12
PC

PROPERTY OWNERS

PROTESTS	APPROVALS
1. Richard Bobertz - letter 8/6/84	
2.	
3.	
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FILE NO. Z-54-84

Duplicate
Protest
Z-54-84
8/9/84
PC

August 3, 1984

City of Las Vegas Planning Commission
400 East Stewart Avenue
Las Vegas, Nevada 89101

Dear Planning Commission members:

Please take notice of this formal protest to Z-54-84, an application for various reclassifications by West Sahara Investment Co. Because the parcel is located more than three miles from the City proper, development at this time will produce negative fiscal impacts to the rest of the community due to the cost of providing all services. The attached page from a Congressional Report details impacts that can be expected from the leapfrog growth pattern that will result if the referenced application is approved.

Thank you for your consideration.

Richard M. Bobertz

Richard M. Bobertz
4241 Park Court
Las Vegas, Nevada

RECEIVED
AUG 06 1984
PLANNING AND DEVELOPMENT

from the urban literature that every older city is little more than one vast slum. The pleasant neighborhoods and attractions are overlooked. Cities face serious problems, many of which this report addresses. But instead of finding a bold determination to meet these challenges by capitalizing on the many virtues of city life, one typically encounters a fatalistic approach that only magnifies the pressures to abandon the urban ship. Moreover, beneath the surface of most people's consciousness is an array of potent economic and governmental forces, described in later chapters, that make the outmigration of firms and families less a matter of free choice than is generally perceived.

A. Duplication of the Cities Left Behind

1. PUBLIC WORKS OVEREXTENDED AND UNDERUSED

Leapfrog, overextended growth wastes energy by leaving existing urban capital underused. Public schools are being closed for lack of pupils at the same time new ones are constructed farther out. For example, Montgomery County, outside Washington, D.C. has closed a dozen schools in its older communities since 1973, and citizens are struggling to keep other underused schools open. During the same period, the county built two large schools in newly-developed areas and a third is due for completion in 1981.[2]

The same is true of parks and playgrounds, roads and bridges, libraries and museums, clinics and hospitals, and phone, electric, gas, sewer and water lines. Energy is wasted in constructing these unnecessarily duplicative facilities. More energy is expended in maintaining them—more highways to patrol, more white lines to paint, more utilities to service, more schools and rec centers to light and heat, more libraries to stock.

Meanwhile, the outmigration of taxpayers has led many older communities to defer maintenance of underused public facilities. When cities start playing catch-up, the dollar costs and energy expenditures are greater than if they had taken Poor Richard's stitch in time.

Lower densities typical of most extended growth add a further energy cost—higher per capita expenditures—to these public works. With most public services, economies of scale are a function, not of the numbers of people served, but rather of how many are served within a short distance. A fire hydrant on a block with 20 families is more cost efficient than one in an area where every family sits on 5 acres.

Private as well as public capital is abandoned, idled or duplicated because of sprawl. Businesses and shops that could handle many more customers in their original locations nevertheless expend great amounts of energy to construct and operate branch operations. Churches, too, chase after their flocks, pouring energy into new structures.

2. TRANSPORTATION TO COVER GREATER DISTANCES

The greatest energy waste due to sprawl stems from the greater distances people must travel. They travel farther to work, to school, to shops, to eat out, to join friends, to attend meetings. All these extra miles mean extra energy.

[2] George Fisher, Office of the Superintendent of Montgomery County Schools, Maryland.

COMPACT CITIES: ENERGY SAVING STRATEGIES FOR THE EIGHTIES

REPORT

together with

DISSENTING VIEWS

BY THE

SUBCOMMITTEE ON THE CITY

OF THE

COMMITTEE ON
BANKING, FINANCE AND URBAN AFFAIRS
HOUSE OF REPRESENTATIVES

96th Congress, Second Session

JULY 1980

U.S. GOVERNMENT PRINTING OFFICE
64-564 O WASHINGTON: 1980

August 3, 1984

City of Las Vegas Planning Commission
400 East Stewart Avenue
Las Vegas, Nevada 89101

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AUG 06 1984
PLANNING AND DEVELOPMENT

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Private as well as public capital is abandoned, idled or duplicated because of sprawl. Businesses and shops that could handle many more customers in their original locations nevertheless expend great amounts of energy to construct and operate branch operations. Churches, too, chase after their flocks, pouring energy into new structures.

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COMPACT CITIES: ENERGY SAVING STRATEGIES FOR THE EIGHTIES

REPORT

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DISSENTING VIEWS

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COMMITTEE ON
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HOUSE OF REPRESENTATIVES

96th Congress, Second Session

JULY 1980

U.S. GOVERNMENT PRINTING OFFICE
64-564 O WASHINGTON: 1980

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

Date _____

Requested by:

Organization CITY OF LAS VEGAS Name Harry Von Busch

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext. _____

I. D. Code Z-54-84 Date to Be Completed _____

Remarks _____

Information Needed:

1. Labels [XXX] No. of Sets [ ] Label Tape [ ]

2. Print Format: No Print (A) [ ] Valuation (F) [ ]

Name, Address, Legal Description (G) [XXX]

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

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			
Pge 2	↓ 1	Nmbr 3	Book 3	Pge 2	↓ 1	Nmbr 3	Book 3	Pge 2	↓ 1	Nmbr 3	Book 3	Pge 2	↓ 1	Nmbr 3
46	0	001	440	51	0	001	440	62	0	015				
47	0	001		52	0	001				017				
48	0	002		54	0	001				019				
		003		56	0	003				021				
		006		56	0	005				024				
		008		62	0	003	END							
		010				005								
49	0	001				009								
50	0	001				011								

Approval _____ Billing No. _____

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

Date _____

Page 1 of 2

Requested by:

Organization CITY OF LAS VEGAS Name Harry Von Busch

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext. _____

I. D. Code Z-54-84 Date to Be Completed _____

Remarks _____

Information Needed:

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2. Print Format: No Print (A) [ ] Valuation (F) [ ]

Name, Address, Legal Description (G) [XXX]

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.)

Book 3	Pge 2	Partial Page 1	Nmbr 3	Book 3	Pge 2	Partial Page 1	Nmbr 3	Book 3	Pge 2	Partial Page 1	Nmbr 3	Book 3	Pge 2	Partial Page 1	Nmbr 3
420	20	0	004	440	05	0	055	440	07	0	054	440	41	0	014
	20	0	005		05	0	060				055				015
	21	0	004		07	0	002				058				016
	21	0	005				021				065				019
440	05	0	002				037				066				020
			014				043		09	0	001				024
			016				044		41	0	001				025
			030				046				005				02[illegible]
			053				047				013				03[illegible]

Assessor Approval _____ Billing No. _____

ADF-135

NOTICE OF PUBLIC HEARING

AUGUST 9, 1984

Notice is hereby given that on August 9, 1984 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-54-84 WEST SAHARA INVESTMENT CO. FOR RECLASSIFICATION OF PROPERTY GENERALLY BOUNDED BY SAHARA AVENUE ON THE NORTH, DURANGO DRIVE ON THE EAST, DESERT INN ROAD ON THE SOUTH, AND FORT APACHE WAY ON THE WEST.

FROM: N-U (NON-URBAN) 163-08-510-004

TO: R-1 (SINGLE FAMILY RESIDENCE),
R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT),
R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT),
R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT),
R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT),
R-PD23 (RESIDENTIAL PLANNED DEVELOPMENT),
P-R (PROFESSIONAL OFFICES & PARKING),
C-1 (LIMITED COMMERCIAL) AND
C-V (CIVIC)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS SECTION 8, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

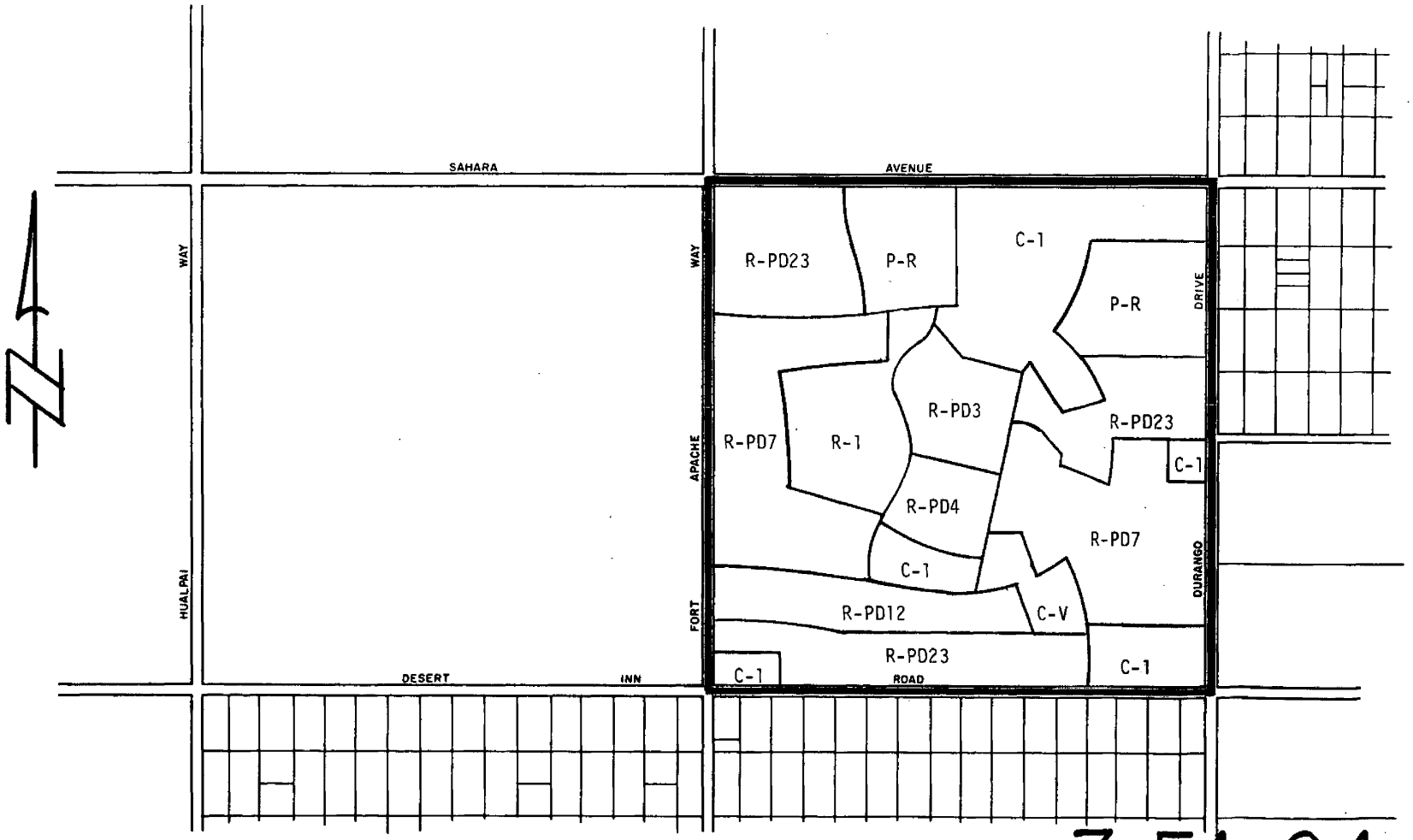
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto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

DEPARTMENT OF COMMUNITY ~~PLANNING~~
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
(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.


SAHARA
AVENUE
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HUALPAI
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APACHE
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C-1
R-PD4
R-PD7
C-1
R-PD12
C-V
R-PD23
C-1
C-1

Z-54-84

Cindy Re: July 12 P/C

Not going this month

Owners want it held in abeyance —

Keep it off-agenda

above, per Foster 6/29/84

Joanna

7/24 — if Section 7 [illegible]

— — 2 [illegible] 9 11 is anyway?

Plans here new plans being brought in this afternoon. 7/26

[redacted] [redacted]

MAIL NOTICE: 7/2/84

NOTICE OF PUBLIC HEARING

JULY 12, 1984

Notice is hereby given that on july 12, 1984 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-54-84 WEST SAHARA INVESTMENT CO. FOR RECLASSIFICATION OF PROPERTY GENERALLY ~~LOCATED BETWEEN~~ bounded by SAHARA AVENUE ON THE NORTH, DESERT INN ROAD ON THE SOUTH, DURANGO DRIVE ON THE EAST AND ~~HUALPAI WAY~~ FORT MACHEVSKY ON THE WEST.

FROM: N-U (NON-URBAN)

TO: C-1 (LIMITED COMMERCIAL),
C-V (CIVIC),
R-1 (SINGLE FAMILY RESIDENCE),
R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT),
R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT),
R-PD23 (RESIDENTIAL PLANNED DEVELOPMENT)
P.R. (Professional Office & Parking)
R-PD-3
R-PD-4

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS SECTION 8, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

PROPOSED USES:

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:cme

CHECKED: Initial & date

MCDERMOTT
VON BUSCH
WILLIAMS
CLEMMER
FOSTER

RECEPTIONIST dp 6/22/84

THIS FILE MUST BE RETURNED TO CINDY BY 6/25/84

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.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date July 5, 1984

TO:	FROM:
Community Planning & Development	Design & Development
SUBJECT:	**COPIES TO:**
West Sahara Investment Co. Z-54-84	Permits (w/Att.) Right-of-Way Survey Traffic Engineering

Your memorandum dated June 22, 1984 requested comments from this Department prior to July 7, 1984 concerning the request of the West Sahara Investment Company for the reclassification of property generally located between Sahara Avenue on the North, Desert Inn Road on the South, Durango Drive on the East and Hualpai Way on the West from a N-U (Non-Urban) to C-1 (Limited Commercial), C-Y (Civic, R-1 (Single Family Residence), R-PD7, R-PD12, and R-PD23 (Residential Planned Development)/and use classifications.

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

1. Dedicate fifty (50) feet of right-of-way for Sahara Avenue, Hualpai Way and Durango Drive; ~~forty (40)~~ 50' feet of right-of-way for Desert Inn Road, one hundred (100) feet of right-of-way for Fort Apache Road, and the radius corners at the intersection of the above cited streets.

2. Submit a traffic impact study to Traffic Engineering.

3. Install full half-street off-site improvements conforming to City of Las Vegas standards and specifications on Sahara Avenue, Durango Drive, Desert Inn Road and Hualpai Way.

4. Install full off-site improvements conforming to City of Las Vegas standards and specifications on Fort Apache Road.

5. Submit a hydrology study to Land Development and Flood Control.

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

C. D. Peterson

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

CDP/jm

RECEIVED
JUL 05 1984
PLANNING AND DEVELOPMENT

CLV 7007

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: July 3, 1984

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FROM: DEPARTMENT OF BUILDING AND SAFETY

SUBJECT: Z-54-84
West Sahara Investment

COPIES TO:

In answer to your memorandum of June 22, 1984.

on the above zone request at Sahara Ave. on the north, Desert Inn Rd. on the south, Durango Dr. on the east, and Hualpai Way on the west.

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

RECEIVED
JUL 05 1984
PLANNING AND DEVELOPMENT

7-2-84

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION BUREAU

SUBJECT: Z-54-84 - W. SAHARA INVESTMENT CO.
(SAHARA - D.I. DURANGO - HUALPAI) 130.4 ACRES 993.4 UNITS

✓ 1. No Objections.

____ 2. Fire hydrant(s) to be installed when water is available to area.

____ 3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.

✓ 4. Fire hydrants to be installed in accordance with current fire code adopting ordinance.

✓ 5. Fire flow requirements to be determined when final construction plans are submitted.

✓ 6. Hydrants are to be installed and charged with water before construction begins.

✓ 7. Must meet requirements of Uniform Fire Code.

✓ 8. Dead end fire lanes not to exceed 150'.

✓ 9. Cul-de-sacs not to exceed 400'. Minimum turning radius of 45' 6".

____ 10. Crash gate(s) shall be approved by the Fire Department prior to installation.

____ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

JUL 0 2 1984

Jim Ford

FIRE PREVENTION OFFICER

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: June 22, 1984

TO:
ENGINEERING SERVICES
FIRE SERVICES
BUILDING & SAFETY DIVISION

FROM:
HAROLD P. FOSTER, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:
Z-54-84 - WEST SAHARA INVESTMENT CO.

COPIES TO:

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

Generally located between Sahara Avenue on the north, Desert Inn Road on the south, Durango Drive on the east and Hualpai Way on the west.

From: N-U (Non-Urban)

To: C-1 (Limited Commercial)
C-V (Civic)
R-L (Single Family Residence)
R-PD7 (Residential Planned Development)
R-PD12 (Residential Planned Development)
R-PD23 (Residential Planned Development)

CITY PLANNING COMMISSION MEETING: JULY 12, 1984

Your remarks regarding this application prior to July 7, 1984 will be greatly appreciated.

Plot Plan Attached: Yes X
No ____

HPF:.cme

CLV-6217

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: June 22, 1984

TO:
ENGINEERING SERVICES
FIRE SERVICES
BUILDING & SAFETY DIVISION

FROM:
HAROLD P. FOSTER, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:
Z-54-84 - WEST SAHARA INVESTMENT CO.

COPIES TO:

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

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From: N-U (Non-Urban)

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R-PD7 (Residential Planned Development)
R-PD12 (Residential Planned Development)
R-PD23 (Residential Planned Development)

CITY PLANNING COMMISSION MEETING: JULY 12, 1984

Your remarks regarding this application prior to July 7, 1984 will be greatly appreciated.

Plot Plan Attached: Yes X
No ____

HPF:.cme

CLV-6217

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS

July 2, 1984

Al Collins
Collins Brothers Construction Co.
3150 West Sahara Avenue
Las Vegas, Nevada 89102

Dear Mr. Collins:

This letter is to confirm my telephone conversation with Don Farmer that you requested your rezoning application on Section 8, T20S, R60E, M.D.B.& M. be rescheduled from the July 12, 1984 Planning Commission meeting to the August 9, 1984 meeting. Therefore, your application is scheduled for the August 9, 1984 Planning Commission meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
cc: Don Farmer
Russ Dorn

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011

CITY PLANNING COMMISSION -- CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

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 N-U Use District to a C-1, RPD-7, RPD-12, RPD-23, R-1, CV 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:

Section 8, T.21S., R.60E., MDM, CITY OF LAS VEGAS CLARK COUNTY, NEVADA.

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

STATE OF NEVADA)
ss:
COUNTY OF CLARK)

(I, We) West Sahara Investment Co., being duly sworn, depose and say that (I, we are) the owner(s) 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)

SIGNATURE(S) OF OWNER(S) OF RECORD	MAILING ADDRESS	ZIP CODE	PHONE #
E. G. Collins	P.O. Box 42427 Las Vegas, NV.	89116	

Subscribed and sworn to before me this 18TH day of JUNE, 1984.

Donald W. Maxfield
Notary Public in and for said County and State

Donald W. Maxfield
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Mar. 28, 1987
(Seal)

SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIREMENTS, INCLUDING THE ENVIRONMENTAL INFORMATION STATEMENT.

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT 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

Receipt No.: 57215

Case No.: Z-54-84

Received by: [signature]

Date: 6/19/84

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. Seven (7) copies of a plot plan of the applicant's property, drawn to scale and fully dimensioned, showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, plantings.

2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed and/or existing buildings or structures. Photographs may be used to show existing structures.

3. A Copy of Deed submitted for verification of ownership.

4. Any other pertinent information which may be requested.

****

PLOT PLAN SPECIFICATIONS:

1. Seven (7) copies.

2. [redacted] size: 24 x 36 inches, filled.

3. Legible.

4. Completely dimensioned, including boundary dimensions, dimensions of building(s), distance(s) from building(s) to the property lines.

5. Number and street name of property.

6. Off-street parking layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.

7. Must be drawn to scale, with scale indicated. Choose a scale which will allow the largest possible plot plan.

8. Show north-point.

****

VISUAL ENVIRONMENT STATEMENT:

(I, We), as owner(s), representative(s), developer(s), feel that this proposed development will improve [✓], have an adverse effect on [ ], not alter [ ], the visual environment of the City of Las Vegas.

NOTE: **All off-premise signs and signs projecting into the right-of-way must be shown on a plot plan and subsequently approved.**

18035

RPTT
$ Form 3

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That HUSITE, INC., a Nevada corporation

in consideration of $ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to WEST SAHARA INVESTMENT COMPANY, a Nevada general partnership

all that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

All of Section 8 of Township 21 South, Range 60 East, M.D.M., in the county of Clark, State of Nevada, as shown upon United States Department of Interior Bureau of Land Management Dependent Resurvey plat dated January 10, 1956.

EXCEPTING THEREFROM all mineral rights other than water, sand and gravel, including, without limitation, oil, gas, and precious metals, provided, however, that Grantor has no right to direct surface entry, or to affect or interfere with the lateral support of any improvements that may now or hereafter be constructed on the above described real property.

SUBJECT TO: 1. Taxes for the fiscal year 1983-1984 not yet due and payable
2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises

CLARK COUNTY NEVADA
OFFICE OF THE RECORDER
REAL PROPERTY
TRANSFER TAX
Deputy [signature] Tax 12.760.00

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

Witness its hand this 8th day of December 1983

HUSITE, INC., a Nevada corporation

By: Russell W. Dorn
Russell W. Dorn, Vice-President
VICE PRESIDENT

STATE OF NEVADA
County of Clark } ss.

On December 8, 1983 personally appeared before me, a Notary Public, Russell W. Dorn

known (or proved) to me to be the person who executed the foregoing instrument and who acknowledged that he executed the above instrument.

WITNESS my hand and official seal.

[signature]
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
FIRST ORDER

ESCROW NO. ORDER NO. } ST 59982-T-FQ

WHEN RECORDED MAIL TO: West Sahara Investment Company, 5195 Las VEgas Blvd. South, Las VEgas, Nev. 89119

SPACE BELOW FOR RECORDER'S USE ONLY

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
STEWART TITLE INSURANCE OF NEVADA
DEC 9 8 17 AM '83
FEE [signature] DEPUTY [signature]
OFFICIAL RECORDS
BOOK INSTRUMENT

1844 1803500

Bill No. Z-89-2

Ordinance No. 934.254

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-100-64(90) FROM R-4 TO C-2

Legally described as:

Lots 19 and 20 in Block 25 of Clark's Las Vegas Townsite.

Z-100-64(136) FROM R-4 TO C-2

Legally described as:

Lots 1, 2, 3 and 4, Block 26, Clarks Las Vegas Townsite, and Lots 13, 14, 15 and 16, Block 27, Clarks Las Vegas Townsite.

Z-54-84 FROM N-U TO R-PD3

Legally described as:

All of Block 1 of The Lakes At West Sahara Phase I, including common area lots AE, AK, AM, E, F, G, H, I, J and K.

FROM N-U TO R-PD4

All of Block 2 of The Lakes At West Sahara Phase I, including common area lots B, D, L, M, N, O, P, Q, R, S, T and U.

FROM N-U TO R-PD7

All of Block 3 of The Lakes At West Sahara Phase I, including common area lots V, W, X, Y, Z and that portion of lot AJ lying northeasterly of the southeast prolongation of the southwest property line of lot 20.

a tangent bearing of North 29°03'07" East, along the arc of a curve to the left, concave Northwesterly and having a radius of 2687.72 feet, through a central angle of 04°44'41", an arc distance of 222.57 feet; thence departing said curve along a radial bearing of South 65°41'34" East, 132.00 feet to the POINT OF BEGINNING.

Z-134-87 FROM N-U TO R-CL

Legally described as:

All of Carmel Point No. 5 by Lewis Homes.

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 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, 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, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this 4th day of October, 1989.

APPROVED:

By _____
RON LURIE, Mayor

Approved 10-5-89

ATTEST:

_____
KATHLEEN M. TIGHE, City Clerk

The above and foregoing ordinance was first proposed and read by title to the City Council on the 6th day of September, 1989, and referred to the following committee composed of Mayor Lurie and councilman Higginson for recommendation; thereafter the said committee reported favorably on said ordinance on the 4th day of October, 1989, which was a regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": Councilmen Higginson, Miller, Nolen and Mayor Lurie

VOTING "NAY": NONE

ABSENT: Councilman Adamsen

APPROVED:

By _____
RON LURIE, Mayor

Approved
RS
10-5-89

ATTEST:

_____
KATHLEEN M. TIGHE, City Clerk

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

July 31, 1989

O:

CITY ATTORNEY

FROM:

RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION
COMMUNITY PLANNING & DEVELOPMENT

UBJECT:

REQUEST FOR ORDINANCE PREPARATION

COPIES TO:

REQ. FOR ORD. JIM ROBISON
ASSESSOR LES COMEAU

Please prepare an Ordinance to rezone the following property:

Z-54-84 FROM N-U TO R-PD3

Legally described as:

All of Block 1 of The Lakes At West Sahara Phase I, including common area lots AE, AK, AM, E, F, G, H, I, J and K.

FROM N-U TO R-PD4

All of Block 2 of The Lakes At West Sahara Phase I, including common area lots B, D, L, M, N, O, P, Q, R, S, T and U.

FROM N-U TO R-PD7

All of Block 3 of The Lakes At West Sahara Phase I, including common area lots V, W, X, Y, Z and that portion of lot AJ lying northeasterly of the southeast prolongation of the southwest of lot 20.

FROM N-U TO C-1

All of Lot 1, Block 8 of The Lakes At West Sahara Phase I.

FROM N-U TO C-1

All of Parcel 3 of zone map filed in File 1, Page 7 of miscellaneous maps.

RLW:LC:jv

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

ACTING CITY MANAGER
RANDALL H. WALKER

CITY of LAS VEGAS

September 17, 1990

Citibank, Nevada
8725 W. Sahara Avenue
The Lakes, Nevada 89163

RE: Z-54-84 - PLOT PLAN REVIEW 9A

Gentlemen:

Your request for a Plot Plan Review regarding a proposed commercial day care center on property located on the northeast corner of Crystal Water Way and Lake North Drive, N-U Zone (under Resolution of Intent to C-1), was considered by the Planning Commission on September 13, 1990.

The Planning Commission unanimously voted to APPROVE your request, subject to the following:

1. Install 24 inch box trees with shrubs, boulders and ground cover in all street frontage landscape planters as required by the Department of Community Planning and Development.

2. Conformance to the plot plan and building elevations.

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 system 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, whichever occurs first.

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

- Continued -

6. Satisfaction of City Code requirements and design standards of all City departments.

7. Approval of the parking and driveway plans by the Traffic Engineer.

8. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.

9. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.

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

The action by the Planning Commission is final.

Sincerely,

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

RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

RLW:erh

cc: Mr. Mark D. Paven, AIA
1401 I-85 Parkway, Suite G
Montgomery, Alabama 36106

ITEM	COMMISSION ACTION
19. PLOT PLAN REVIEW - Z-54-84 Applicant: CITIBANK, NEVADA Application: Proposed Commercial Day Care Center Location: Northeast corner of Crystal Water Way and Lake North Drive Zone: N-U (under Resolution of Intent to C-1) STAFF RECOMMENDATION: APPROVAL, subject to the following: 1. Install 24 inch box trees with shrubs, boulders and ground cover in all street frontage landscape planters as required by the Department of Community Planning and Development. 2. Standard Conditions 2 - 9 and 11. PROTESTS: N/A	Babero - APPROVED, subject to staff's conditions. Unanimous (Dixon and Solomon excused) MR. WILLIAMS stated this request is for a one-story, 10,600 square foot commercial day care center on the southeast portion of the Citibank property. There is ample parking for this facility. There is substantial landscaping. This day care center is only for the Citicorp employees children and not open to the general public. Staff recommended approval, subject to the conditions. TED ATENSIO, Vice President, Citibank, Nevada, appeared and represented the application. He concurred with staff's conditions. JIM STROW, J & A Architects, appeared and represented the applicant. This is final action. (8:03-8:05)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

ACTING CITY MANAGER
RANDALL H. WALKER

CITY of LAS VEGAS

September 4, 1990

Citibank, Nevada
8725 W. Sahara Avenue
The Lakes, NV 89163

RE: Z-54-84 - Plot Plan Review

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on September 13, 1990. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure

cc: Mr. Mark D. Pavey, AIA
1401 I-85 Parkway, Suite G
Montgomery, AL 36106

CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM

DATE

September 11, 1990

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

FROM:
Richard D. Goecke, Director
Department of Public Works

CK

SUBJECT:
Plot Plan Review
Z-54-84
Citibank

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

1. Remove all unused driveway cuts and replace with new 'L' curb and sidewalk meeting current City Standards.

PLANNING AND
SEP 12 1990
DEVELOPMENT

RDG:KJM:jam

MEMO

DATE 8/31/90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Citibank Z-54-84 Plot Plan Review

___ NO OBJECTIONS X SUBJECT TO CONDITIONS LISTED ___ DENIAL

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

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

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

ADDITIONAL CONDITIONS:

Howard Richard G. Brennan

FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

ORIGINAL - COMMUNITY PLANNING & DEVELOPMENT COPY - FPD

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: 8/27/90

TO: BUILDING AND SAFETY - ~~TOM COOLEY~~ TRAGDAHL
ELECTRICAL SERVICES - GEORGE FERRIS
FIRE SERVICES - RICK LAZENBY
PUBLIC WORKS - ED BYRGE
LAND DEVELOPMENT - CHUCK TURK
DOWNTOWN REDEV. - BRAD PERCELL

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

SUBJECT: PLOT PLAN REVIEW

Applicant: CITIBANK

Number: Z-54-84

COPIES TO:

A request has been received on the following described property:

SOUTH OF SAHARA AVENUE BETWEEN CRYSTAL WATER WY. AND LAKE SAHARA DRIVE.

8725 W. SAHARA AVE.

Parcel No.: 440-490-003 PAR. OF

Zone: N-U (ROI C-1)

Proposed Use: COMMERCIAL DAY CARE CENTER

CITY PLANNING COMMISSION MEETING: 9/13/90

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

HPF:erh

Attachment: (Plot Plan)

B&S - NO COMMENT UNTIL COMPLETE PLANS ARE RECEIVED.
M.J. 8/28/90

CLV 7001

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date 8/27/90

TO: BUILDING AND SAFETY - ~~TOM COOLEY~~ TRAASDAHL
ELECTRICAL SERVICES - GEORGE FERRIS
FIRE SERVICES - RICK LAZENBY
PUBLIC WORKS - ED BYRGE
LAND DEVELOPMENT - CHUCK TURK
DOWNTOWN REDEV. - BRAD PERCELL

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

SUBJECT: PLOT PLAN REVIEW

Applicant: CITIBANK

Number: Z-54-84

COPIES TO:

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Parcel No.: 440-490-003 PAR. OF

Zone: N-U (ROI C-1)

Proposed Use: COMMERCIAL DAY CARE CENTER

CITY PLANNING COMMISSION MEETING: 9/13/90

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

HPF:erh

Attachment: (Plot Plan)

CLV 7007

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME CITIBANK, NEVADA

REP'S NAME

ADDRESS 8725 W. SAHARA AVENUE
THE LAKES, NV 89163

PHONE (702)-797-4445

AGENT: NAME MARK D. PAVEY, AIA

REP'S NAME

ADDRESS 1401 I-85 PARKWAY, SUITE 6
MONTGOMERY, ALABAMA

PHONE (205)-260-0311

APPLICATION TYPE:

- [ ] REZONING
- [x] PLOT PLAN REVIEW
- [ ] VARIANCE
- [ ] USE PERMIT
- [ ] QTA
- [ ] OTHER
- [ ] PUBLIC HEARING: IF YES, LEGAL

ZONING: EXISTING N-U (ROI C-1) PROPOSED —

LAND USE: EXISTING OFFICES

PROPOSED COMMERCIAL DAY CARE CENTER

PAST ACTIONS: CASE NO. Z-54-84 ACTION APPROVED DATE 8/15/84

CASE NO. ACTION DATE

CASE NO. ACTION DATE

DISTRICT MAP NO. Q-8-2 ASSESSOR'S PARCEL NO. 440-490-003 Pcel-of

GENERAL LOCATION: SOUTH OF SAHARA AVENUE
BETWEEN CRYSTAL WATER WAY
AND LAKE SAHARA DRIVE.
8725 W. SAHARA AVE.

FLOOD ZONE "A": YES NO ✓

IN DOWNTOWN REDEVELOPMENT AREA?: YES NO ✓

SPECIAL NOTICE REQUIRED?: YES NO ✓

IF YES:

CHECKED BY: C. P. Fitzhugh DATE 8/20/90

GENERAL RECEIPT NO. 96058 CASE NO. Z-54-84 TA

PC DATE: 9/13/90 DZA DATE:

DISTRIBUTION: TRANS. SHEET
EUGENE
ELDA RAE (STAFF)

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR PLOT PLAN/ELEVATION REVIEW

(Please Type of Print Clearly)

APPLICANT: NAME Citibank, Nevada
(OWNER OF RECORD) ADDRESS 8725 West Sahara Avenue, The Lakes, Nevada 89163
PHONE NO. (702) 797-4445

AGENT: NAME Mark D. Pavey, AIA
ADDRESS 1401 I-85 Parkway, Suite G, Montgomery, Alabama
PHONE NO. (205) 260-0311

ASSESSOR'S PARCEL NUMBER: ~~1951373~~ 440-490-003 PCR-OF
FILE NO: 44, page 53 ZONING DISTRICT: ~~C-2~~ N-U (ROI C-1)
LAND USE: EXISTING Offices
PROPOSED ADD -Day Care Center

8/14/90
DATE OF SUBMITTAL

SIGNATURE OF OWNER OF RECORD

NOTE: UNLESS THE APPLICANT IS THE CURRENT OWNER OF RECORD, A LETTER FROM THE CURRENT OWNER IS REQUIRED, GIVING AUTHORIZATION FOR THIS APPLICATION. THE LETTER SHOULD ALSO INCLUDE A STATEMENT AGREEING TO CONFORM TO ANY CONDITIONS OF APPROVAL IMPOSED AT THE TIME OF ANY HEARINGS.

USE ATTACHED CHECK SHEET FOR SUBMITTAL REQUIREMENTS

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

LEGAL, (IF A PUBLIC HEARING ITEM)

PAST ACTIONS: CASE NO. Z-54-84 ACTION APPROVED DATE 8/15/84
CASE NO. ACTION DATE
CASE NO. ACTION DATE

DISTRICT MAP NO. Q-8-2 FLOOD ZONE "A" YES ✓ NO
IN DOWNTOWN REDEVELOPMENT AREA? YES ✓ NO
SPECIAL NOTICE REQUIRED? YES ✓ NO
IF YES

CHECKED BY: C.P. Fitzhugh DATE: 8/15/90
GENERAL RECEIPT NO. 96058 CASE NO. Z-54-84 9/4
P/C DATE: 9/13/90 BZA DATE

Revised DEC 89

N. Architectural Information:

(1) For new structures, elevations are required 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) For both existing and proposed structures the type of exterior construction and roofing materials shall be identified.

(3) Typical floor plans for each floor.

O. Landscape Layout:

(1) Indicate areas to be landscaped, fully dimensioned

P. Anticipated number of Employees.

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. $ 25.00

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 8 1/2" x 14" (7 copies),
Rolled (1 copy).
~~(2) Elevations:~~ Folded to 81/2" x 14" (1 copy),
Rolled (1 copy).
(3) Floor Plans: Folded to 8 1/2" x 14" (2 copies).
Required for all apartments, condominiums, townhouses, commercial uses, and all other projects as required by the Dept. 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 SITE PLAN SHOWING PARKING DIMENSIONS. APPLICATION (COMPLETE)

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

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY 8/15/90 (date)

(Applicant's Signature) 8/13/90 (Date)

* (Owner of Record) Kip Santa 8/14/90 (Date)

Revised DEC 89

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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBMITTAL REQUIREMENTS FOR APPLICATIONS REQUIRING SITE PLANS

- [ ] Rezoning
- [x] Plot Plan/Evaluation/Aesthetic Review
- [ ] Variances/Special Use Permits

ITEMS COMPLETED

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. If the application requires more than one type of land use (commercial, single family, multi-family, etc.) each must be clearly identified and all applicable data (uses, parking, acerage, etc) must be separately delineated for each use. ***An appointment for submittal of this information is highly recommended.***

I. **Eight (8) copies of the plot plan, two (2) copies of architectural elevations and two (2) copies of floor 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 8 1/2 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 net and gross 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 dimensioned, 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—

Revised DEC 89

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

BOOK 1992

RE-RECORDED

1951377

Received

Affix R.P.T.T. $ 148.50 + $1,[redacted]50

Re-[redacted]rded to add additional amount of $1.336[redacted] R.P.T.T.

BOOK 2002

GRANT, BARGAIN, SALE DEED

1961330

2-1

3 1990

JMA

THIS INDENTURE WITNESSETH: That WEST SAHARA INVESTMENT COMPANY, a Nevada General Partnership

in consideration of $ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to CITICORP CREDIT SERVICES, INC., a Delaware corporation

all that real property situate in the County of Clark

State of Nevada, bounded and described as follows:

A portion of the Northeast Quarter (NE 1/4) of Section 8, Township 21 South, Range 60 East, M.D.M., more particularly described as Lot 2 of Parcel Map filed in File 44, page 53 of Parcel Maps, as Document No. 1951373 in Book 1992 of Official Records, Clark County, Nevada.

Received AUG 13 1990 JMA

SUBJECT TO: 1. Taxes for the fiscal year

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

Witness its hand this 14th day of September 19 84

WEST SAHARA INVESTMENT COMPANY, a Nevada General Partnership by Kenneth J. Sullivan, Jr. his attorney in fact

by: Edward A. Collins, Partner

by: Martin M. Collins, Partner

by: Robert J. Sullivan, Partner

by: Kenneth J. Sullivan, Jr., Partner

STATE OF Nevada
County of Clark } ss.

On this 14th day of September, 19 84 personally appeared before me, a Notary Public in and for said County and State, Edward A. Collins, Martin M. Collins and Kenneth J. Sullivan, Jr., individially and as attorney in fact for Robert J. Sullivan

known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Mary Pickens
Notary Public in and for said County and State.

Notary Public State of Nevada
CLARK COUNTY
Mary Pickens
My Appointment Expires Mar. 20, 1987

ESCROW NO. 111324LW (B)

WHEN RECORDED MAIL TO: CITICORP
1771 E. Flamingo
LAS VEGAS, NEV. 89101
ATTN. R. C. McGROSSEN

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
LAWYERS TITLE OF LAS VEGAS, INC

SEP 17 1984 8 00 AM FEE 5 CAP

OFFICIAL RECORDS
BOOK 1992 INSTRUMENT 1951377

E-14

BOOK 2002

GRANT, BARGAIN, SALE DEED

(INDIVIDUAL)

TO

Dated _____ 19____

Lawyers Title of LAS VEGAS

333 SOUTH THIRD STREET
LAS VEGAS NEVADA

1961330

2-2

RE-RECORDED

CLARK COUNTY, NEVADA
IAN L. SWIFT, RECORDER
FILED AT REQUEST OF
CLARK COUNTY RECORDER

OCT 4 1 23 PM '84

FEE
DEPUTY
OFFICIAL RECORDS
BOOK
INSTRUMENT

2002 1961330

CITICORP CREDIT SERVICES, PHASES I and II

Las Vegas, Nevada

Citicorp, Phases I and II are the first two stages of a multi-phased master planned project which creates a comprehensive credit card center in Southern Nevada. Phase I consists of 120,000 S.F. of administrative and computer-assisted data processing operations. Phase II provides an additional 130,000 S.F. of area and is linked to the original facility by a branch bank atrium and houses additional administrative services.

The buildings are constructed utilizing a steel structural frame, with a honey-comb metal panel exterior, chosen for its low maintenance and high-tech appearance. Two-tone grey panels, accented with blue sunscreens, further enhance the company's high-tech image. The facility was designed and constructed on a fast-track basis, being completed in a six month time frame. Upon completion, the total master plan will achieve 400,000 S.F. of facilities and parking for 1800 vehicles on a 45 acre site.

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 stipulationa 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-54-84 FROM N-U TO R-PD3

Legally described as:

All of Block 1 of The Lakes At West Sahara Phase I, including common area lots AE, AK, AM, E, F, G, H, I, J and K.

FROM N-U TO R-PD4

All of Block 2 of The Lakes At West Sahara Phase I, including common area lots B, D, L, M, N, O, P, Q, R, S, T and U.

FROM N-U TO R-PD7

All of Block 3 of The Lakes At West Sahara Phase I, including common area lots V, W, X, Y, Z and that portion of lot AJ lying northeasterly of the southeast prolongation of the southwest of lot 20.

FROM N-U TO C-1

All of Lot 1, Block 8 of The Lakes At West Sahara Phase I.

FROM N-U TO C-1

All of Parcel 3 of zone map filed in File 1, Page 7 of miscellaneous maps.

FROM N-U TO C-1

All of Parcel 4 of zone map filed in File 1, Page 7 of miscellaneous

FROM N-U TO R-PD23

That portion of Lot 1 of Parcel Map filed in File 47, Page 79 of Parcel Maps (PM-35-85), excepting Parcel II of zone map filed in File 1, Page 7 of miscellaneous maps and Carmel Point Unit No. 3, 4 and 5.

Subject to the following conditions:

1. Resolution of Intent.

2. Approval of the plot plans and elevations of each phase of development by the Planning Commission, except the 44-acre C-1 site for which there are plans.

-continued-

3. Provisions of CC&R's for the maintenance of the lake as required by the Clark County Health Department.

4. Satisfaction of City Code requirements and design standards of all City departments.

5. Approval of the parking and driveway plans by the Traffic Engineer.

6. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.

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

8. Amendment of the Major Street Plan to include the major streets proposed.

9. Dedicate 75 feet of right-of-way for Sahara Avenue and 50 feet of right-of-way for Durango Drive, Desert Inn Road and Fort Apache Road and the radius corners at the intersection of the above cited streets as required by the Department of Design and Develoment as related to each phase of development.

10. Install street improvements on Sahara Avenue, Durango Drive, Desert Inn Road and Fort Apache Road as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development as related to each phase of development.

11. Submit a hydrology study to the Division of Land Development and Flood Control of the Department of Community Planning and Development as related to each phase of development.

12. Provide CC&R's for the maintenance of the landscaping in the dedicated public right-of-way.

13. Provide conduits for installation of street lights in the future.

14. Close the north driveway of the employee parking area of the Citicorp site as required by the Traffic Engineer.

PASSED, ADOPTED AND APPROVED this 15th day of August, 1984.

RON LURIE, MAYOR

ATTEST:

KATHLEEN M. TIGHE, CITY CLERK

To: The City Council X.
Re: Community Planning and Development Agenda Item
December 3, 1986 City Council Agenda

I. PLOT PLAN REVIEW

1. Z-54-84 - Bob and Lois Mahood

The Plot Plan Review is to allow a wood deck to be constructed 13 feet from the rear property line where 15 feet was approved as the minimum setback. This property is in the Lakes at West Sahara development. The requested change is relatively minor and compatible.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

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

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS

December 19, 1986

Mr. and Mrs. Bob Mahood
3024 Waterside Circle
Las Vegas, Nevada 89117

RE: PLOT PLAN REVIEW
Z-54-84

F

Dear Mr. and Mrs. Mahood:

The City Council at a regular meeting held December 3, 1986, APPROVED the Plot Plan Review to deviate from established setbacks on property located at 3024 Waterside Circle, R-PD7 Zone, subject to the following conditions:

1. Conformance to the plot plan and elevations.

2. Approval be obtained from the Homeowners Association.

Sincerely,

Carol A. 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 Services
Romar Construction Services, 421 Marion Drive,
Las Vegas, Nevada 89110

	ITEM	Council Action	Department Action
	X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
	I. PLOT PLAN REVIEW F		
1640	1. Z-54-84 - Bob and Lois Mahood Request for a Plot Plan Review to deviate from established setbacks on property located at 3024 Waterside Circle, R-PD7 Zone. Planning Commission unanimously recommended APPROVAL, subject to: 1. Conformance to the plot plan and elevations. 2. Approval be obtained from the Homeowners Association. Staff Recommendation: APPROVAL	Lurie - APPROVED Items I.1, I.2, I.3, I.4 & I.5, subject to conditions Unanimous (Levy excused)	Clerk to notify & Planning to proceed

APPROVED AGENDA ITEM

Larry R. Burton

CORRECTED

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS

December 3, 1986

Bob and Lois Mahood
3024 Waterside Circle
Las Vegas, Nevada 89117

RE: Z-54-84 - PLOT PLAN REVIEW F

Dear Mr. and Mrs. Mahood:

Your request for a Plot Plan Review to deviate from the established setbacks on property located at 3024 Waterside Circle, R-PD7 Zone, was considered by the Planning Commission on November 13, 1986.

The Planning Commission unanimously voted to APPROVE your request, subject to:

1. Conformance to the Plot Plan and Elevations.

2. Approval be obtained from the Homeowners Association.

This item will be considered by the City Council at a public hearing on December 3, 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
HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Romar Construction Services
421 Marion Drive
Las Vegas, Nevada 89110

ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
I. PLOT PLAN REVIEW F		
1. Z-54-84 - Bob and Lois Mahood		
Request for a Plot Plan Review to deviate from established setbacks on property located at 3024 Waterside Circle, R-PD7 Zone.		
Planning Commission unanimously recommended APPROVAL, subject to:		
1. Conformance to the plot plan and elevations.		
2. Approval be obtained from the Homeowners Association.		
Staff Recommendation: APPROVAL		

APPROVED AGENDA ITEM

Larry L. Burton

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS

November 20, 1986

Bob and Lois Mahood
3024 Waterside Circle
Las Vegas, Nevada 89117

RE: Z-54-84 - PLOT PLAN REVIEW (F

Dear Mr. and Mrs. Mahood:

Your request for a Plot Plan Review to deviate from the established setbacks on property located at 3024 Waterside Circle, R-PD7 Zone, was considered by the Planning Commission on November 13, 1986.

The Planning Commission unanimously voted to APPROVE your request, subject to:

1. Conformance to the Plot Plan and Elevations.

2. Approval be obtained from the Homeowners Association.

The action by the Planning Commission is final.

(DOUBT FINAL —
CF. CITY COUNCIL
LETTER ON EXACT
SAME THING

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Romar Construction Services
421 Marion Drive
Las Vegas, Nevada 89110

ITEM	COMMISSION ACTION
3. PLOT PLAN REVIEW - Z-54-84 (F) Applicant: BOB AND LOIS MAHOOD Application: To deviate from established setbacks. Location: 3024 Waterside Circle Zone: R-PD7 Staff Recommendation: APPROVAL, subject to: 1. Conformance to the plot plan and elevations. 2. Approval of Homeowners Association.	Mack - APPROVED, subject to the conditions. Motion carried with Tracy and Johnston excused. MR. FOSTER stated this plot plan review is in The Lakes at West Sahara subdivision. It is for a wood deck to come within 13 feet of the rear property line where 15 feet was previously approved. This property is adjacent to the lake. TOM DeBORD, 421 Marion Drive, appeared and represented the applicants. He is their contractor. To be heard by the City Council on 12/3/86. (9:29-9:31)

NOV 18 1986
PLANNING & DEVELOPMENT

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PLOT PLAN REVIEW

Z-54-84 BOB & LOIS MANHOOD

✓ 1. No objections

✓ 2. Fire hydrants to be installed within 500/~~600~~ 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 th water analysis.

COMMENTS: [signature]

11-17-86

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS

November 7, 1986

Bob and Lois Mahood
3024 Waterside Circle
Las Vegas, Nevada 89117

RE: Z-54-84 - PLOT PLAN REVIEW F

Dear Applicant:

Please be advised your request as referred to above will be considered by the City Planning Commission at its regular meeting on November 13, 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:erh

Enclosed

cc: Romar Construction Services
421 Marion Drive
Las Vegas, Nevada 89110

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS

November 7, 1986

Young American Homes, Inc.
2810 West Charleston Boulevard, Suite H-75
Las Vegas, Nevada 89102

RE: Z-85-84 - REVIEW OF CONDITION

Dear Applicant:

Please be advised your request as referred to above will be considered by the City Planning Commission at its regular meeting on November 13, 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:erh

Enclosed

cc: Estate of Ann Greta Jones
c/o Mr. Charley R. Johnson, P.E.
VTN Nevada
2300 Paseo Del Prado, Bldg. A, Suite 100
Las Vegas, Nevada 89102

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

November 6, 1986

TO:	FROM:
Harold P. Foster, Director Department of Community Planning and Development	Charles Kajkowski, P.E. Acting City Engineer Department of Public Works
SUBJECT:	**COPIES TO:**
Comment Re: Plot Plan Review Z-54-84 Bob and Los Mahood	C. E. Gilpin

No comment.

CIV 7007

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: November 6, 1986

TO:	FROM:
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DEPARTMENT OF BUILDING AND SAFETY
SUBJECT:	**COPIES TO:**
Z-54-84 Mahood	

In answer to your memorandum of November 3, 1986

on the above plot plan review

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

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

November 3, 1986

TO:	FROM:
PUBLIC WORKS BUILDING & SAFETY DEPARTMENT FIRE SERVICES LAND DEVELOPMENT	HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT:	**COPIES TO:**
PLOT PLAN REVIEW -- Z-54-84 BOB AND LOIS MAHOOD	

A request for a plot plan review has been received on the following described property:

3024 Waterside Circle

Zone: R-PD7

Parcel No.: 440-49E-001

Application: Add deck and cover.

CITY PLANNING COMMISSION MEETING: November 13, 1986

Your remarks regarding this application should be received prior to

November 7, 1986.

HPF:erh

Attachment (Plot Plan)

CLV 7007

OCT. 29, 1986

City of Las Vegas
Dept. of Planning + Development
400 E. Stewart Ave.
Las Vegas, NV. 89104

Gentlemen:

Romar Construction Services, on behalf of Mr + Mrs. Robert Mayhood, 3024 Waterside Circle, "the Lakes" request that you review our application for a patio deck and cover to be constructed at the Mayhood residence.

This plan is a replica of the model home 6-153-A of Lakeview-Phase 1., and in keeping with other adjoining properties.

We appreciate your consideration of our request.

Z-54-84 ZONE RPD-7

$25.00 06166

FOR 13 Nov P.C.

PLOT PLAN REVIEW

H. Vm [illegible]
29 Oct 86

Very Truly Yours,

Grace M. DeBoard, Pres.
Romar Construction Services

PCL # 440-49E-001

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT'S: NAME Bob & Lois Mahood

ADDRESS 3024 Waterside Ⓒ

PHONE LV NV 89117

AGENT'S: NAME Romar Construction Services

ADDRESS 421 Marion Drive LV 89110

PHONE 459-1882

TYPE OF APPLICATION:

- [ ] ZONING RECLASSIFICATION
- [ ] VARIANCE
- [ ] USE PERMIT
- [x] PLOT PLAN REVIEW in Z-54-84 (F)
- [ ] OTHER:

ZONING: EXISTING RPD7 PROPOSED No change

LAND USE: EXISTING SFD

PROPOSED add deck & cover

PAST ACTIONS: Z-54-84

CASE NO. ACTION DATE

CASE NO. ACTION DATE

CASE NO. ACTION DATE

DISTRICT MAP NO. Q-8-6

FLOOD ZONE "A": YES NO X

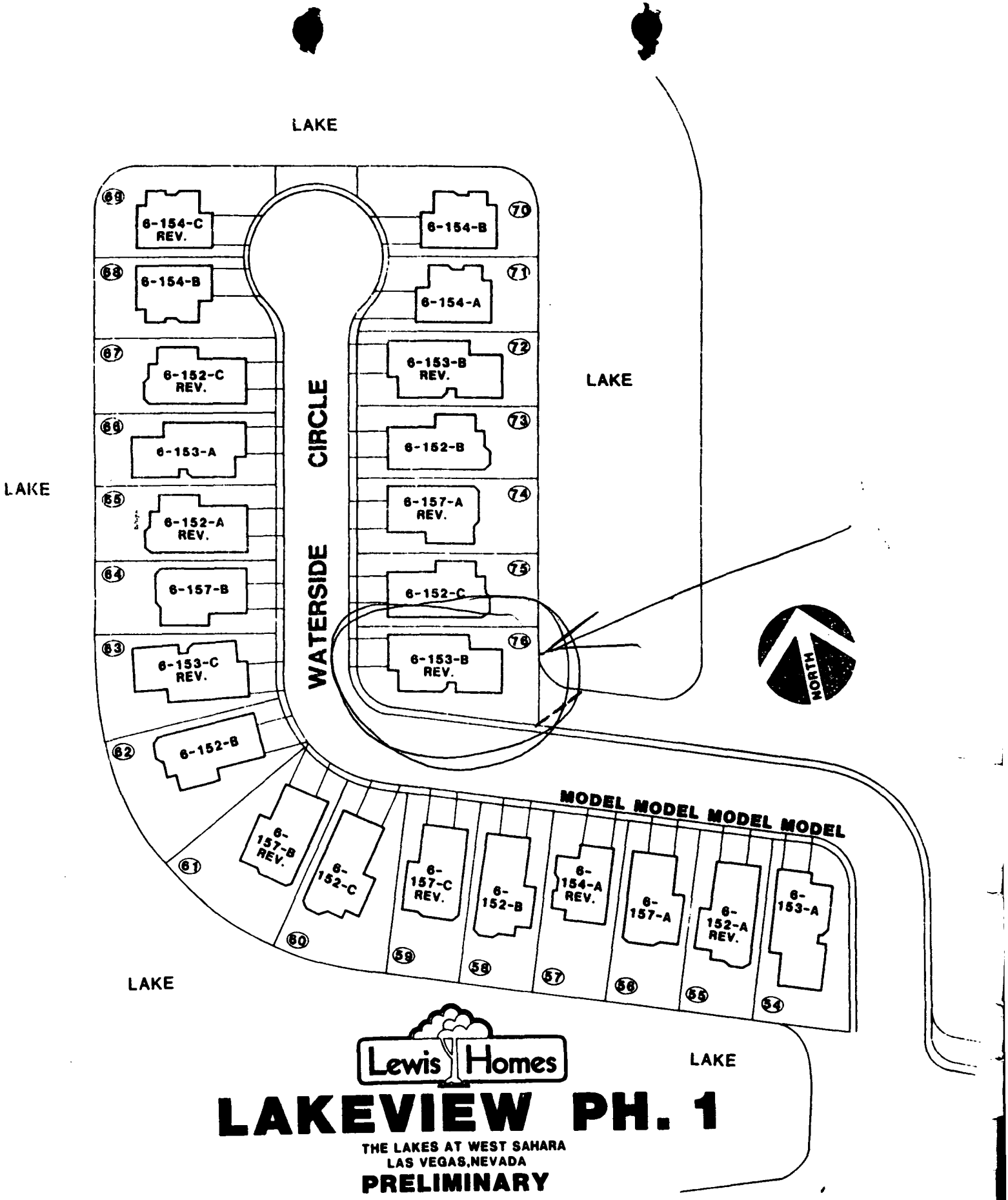
GENERAL LOCATION: 3024 Waterside Ⓒ

SPECIAL NOTICE REQUIRED: YES X NO

IF YES: Both

CHECKED BY: [illegible] DATE 29 Oct 86

AP2-022



Lewis Homes

LAKEVIEW PH. 1

THE LAKES AT WEST SAHARA
LAS VEGAS, NEVADA

PRELIMINARY

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS

October 15, 1986

West Sahara Investment Company
P. O. Box 42427
Las Vegas, Nevada 89116

RE: PLOT PLAN REVIEW
Z-54-84

E

Gentlemen:

The City Council at a regular meeting held October 1, 1986, APPROVED the Plot Plan Review to revise building setbacks on property located on the east side of Crystal Water Way, north of Lake South Drive, N-U Zone (under Resolution of Intent to R-PD4), subject to the following condition:

1. Conformance to the following minimum setback requirements:

   18' front yard setback
   5' side yard setback
   20' rear yard setback

Sincerely,

Carol Ann Hawley

CAROL ANN HAWLEY
City Clerk

(The Lakes at West Sahara
R-PD 4 Phase 1)

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
E.S.I. Engineers and Surveyors, Inc.
7018 W. Charleston Blvd., Las Vegas, Nev. 89116

	ITEM	Council Action	Department Action
	X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
2:42	H. PLOT PLAN REVIEW (E) 1. Z-54-84 - West Sahara Investment Co. Request for a Plot Plan Review to revise building setbacks on property located on the east side of Crystal Water Way, north of Lake South Drive, N-U Zone (under Resolution of Intent to R-PD4). Planning Commission unanimously recommended APPROVAL, subject to: 1. Conformance to the following minimum setback requirements: 18' front yard setback 5' side yard setback 20' rear yard setback Staff Recommendation: APPROVAL	Lurie - APPROVED, subject to the condition. Unanimous	Clerk to notify and Planning to proceed. George Spencer, Engineers and Surveyors, Inc., appeared and represented the applicant.

APPROVED AGENDA ITEM

Gary K. Burton

ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
H. PLOT PLAN REVIEW		
1. Z-54-84 - West Sahara Investment Co.		
Request for a Plot Plan Review to revise building setbacks on property located on the east side of Crystal Water Way, north of Lake South Drive, N-U Zone (under Resolution of Intent to R-PD4).		
Planning Commission unanimously recommended APPROVAL, subject to:		
1. Conformance to the following minimum setback requirements: 18' front yard setback 5' side yard setback 20' rear yard setback		
Staff Recommendation: APPROVAL, with a 50% participation for a traffic signal at Westcliff and Tenaya		

To: The City Council X.
Re: Community Planning and Development Agenda Item
October 1, 1986 City Council Agenda

H. PLOT PLAN REVIEW

1. Z-54-84 - West Sahara Investments

The request is to determine the setbacks for the proposed semi-custom homes under this zoning action which is located in The Lakes at West Sahara. Two typical layouts have been submitted for the proposed semi-custom homes on the lots which will have frontage on the lake. The applicant is proposing a 18 foot front, 20 foot rear and 5 foot side yard setbacks, which are appropriate for this development.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

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

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS

September 17, 1986

West Sahara Investment Company
P. O. Box 42427
Las Vegas, Nevada 89116

RE: Z-54-84 - PLOT PLAN REVIEW

Gentlemen:

Your request for a Plot Plan Review to revise the building setback requirements for your semi-custom homes on property located on the east side of Crystal Water Way, north of Lake South Drive, N-U Zone (under Resolution of Intent to R-PD4), was considered by the Planning Commission on September 11, 1986.

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

1. Conformance to the following minimum setback requirements:

18' Front Yard Setback
5' Side Yard Setback
20' Rear Yard Setback

This item will be considered by the City Council on October 1, 1986, at 2:00 P.M. in the 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

HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: E.S.I. Engineers & Surveyors, Inc.
7018 West Charleston Boulevard
Las Vegas, Nevada 89116

RECEIVED
SEP 19 1986
PLANNING AND DEVELOPMENT

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-57-84

_____ 1. No objections

✓ 2. Fire hydrants to be installed within ~~500~~/600 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: AT PRESENT TIME THESE PLANS ARE UNEXCEPTABLE BECAUSE THE DEAD END FIRE LANES EXCEED 150' AND ACCESS TO THE CENTER OF THE APARTMENT COMPLEX IS OVER 150'. Richard A. Brenner 9-19-86

ITEM	COMMISSION ACTION
5. PLOT PLAN REVIEW - Z-54-84 - WEST SAHARA INVESTMENT COMPANY Applicant: WEST SAHARA INVESTMENT COMPANY Application: Revise Building Setbacks Location: East side of Crystal Water Way, north of Lake South Drive Zone: N-U (under Resolution of Intent to R-PD4) Staff Recommendation: APPROVAL, subject to: 1. Conformance to the following minimum setback requirements: 18' Front Yard Setback 5' Side Yard Setback 20' Rear Yard Setback	Mack - APPROVED, subject to the condition. Unanimous (Tracy, Coleman and Bugbee excused) MR. FOSTER stated this application is for establishing the setbacks for the relatively large lots that have frontage on the lake in The Lakes at West Sahara subdivsion. GREGG RIVERO, 7018 West Charleston Blvd., appeared and represented the application. They agree with staff's condition. To be heard by the City Council on 10/1/86. (7:49-7:50)

	ITEM	Council Action	Department Action
	X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
	J. PLOT PLAN REVIEW D		
3:09	1. Z-54-84 - WEST SAHARA INVESTMENT CO. Request for a Plot Plan Review to determine building setbacks on property located on the east side of Crystal Water Way, north of Lake South Drive, N-U Zone (under Resolution of Intent to R-PD4). Planning Commission unanimously recommended APPROVAL, subject to: 1. Conformance to the original conditions of Z-54-84. 2. Conformance to the following minimum setback requirements: 20' front yard setback 10' side yard setback 20' rear yard setback Staff Recommendation: APPROVAL	Lurie - APPROVED as recommended by the Planning Commission and Staff, subject to the conditions. Unanimous	Clerk to notify and Planning to proceed.

APPROVED AGENDA ITEM
Gary R. Burton

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: September 2, 1986

TO:	FROM:
Harold P. Foster, Director Department of Community Planning and Development	Charles Kajkowski, P.E. Acting City Engineer Department of Public Works
SUBJECT:	**COPIES TO:**
Comment Re: Z-54-84 West Sahara Investment Co.	C. E. Gilpin

No comment.

RECEIVED
SEP 02 1986
PLANNING AND DEVELOPMENT

CLV 7007

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 29, 1986

West Sahara Investment Company
P. O. Box 42427
Las Vegas, Nevada 89116

RE: Z-54-84 - PLOT PLAN REVIEW

Dear Applicant:

Please be advised your request as referred to above will be considered by the City Planning Commission at its regular meeting on September 11, 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:erh

Enclosure

cc: E S I Engineers & Surveyors, Inc.
7018 W. Charleston Blvd.
Las Vegas, Nevada 89117

CITY OF LAS VEGAS NEVADA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: August 25, 1986

TO:	FROM:
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DEPARTMENT OF BUILDING AND SAFETY
SUBJECT:	**COPIES TO:**
Plot Plan Review Z-54-84 West Sahara Investment	

RECEIVED AUG 27 1986 PLANNING AND DEVELOPMENT

In answer to your memorandum of August 21, 1986

on the above Plot Plan Review at the east side of Crystal Water Way, and north of Lake East Drive

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

CLV-6217

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-54-84

✓ 1. No objections

✓ 2. Fire hydrants to be installed within ~~500~~/600 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: Richard A. Brennes

8-27-86

/EGAS

INTER-OFFICE MEMORANDUM

Date

August 21, 1986

PUBLIC WORKS
BUILDING & SAFETY DEPARTMENT
FIRE SERVICES
LAND DEVELOPMENT

FROM:

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

CT:

PLOT PLAN REVIEW

Z-54-84 - WEST SAHARA INVESTMENT CO.

COPIES TO:

A request for a plot plan review has been received on the following described property:

Generally located on the east side of Crystal Water Way, north of Lake East Drive, R-PD4.

PROPOSED USE: Single-Family Residence

Parcel No.: 440-49E-000

CITY PLANNING COMMISSION MEETING: September 11, 1986

Your remarks regarding this application should be received prior to

August 28, 1986.

HPF:erh

Attachment (Plot Plan)

CLV 7007

ESI ENGINEERS & SURVEYORS INC.

August 19, 1986

City Of Las Vegas
Planning Dept.
400 E. Stewart Avenue
Las Vegas, Nevada 89101

Attn: Mr. Harold Foster

Dear Mr. Foster,

This letter is to request a plot plan review for the R-PD 4 lots at The Lakes at West Sahara. We are requesting the previously approved sideyard setbacks of 10' be revised to 5' minimum and the previously approved frontyard setback of 20' be revised to 18' minimum.

Because the developer has prepared his building plans based on a 55' wide house it would prohibit his construction of these houses on lots with less than a 75' wide lot. Many of the lots are 65' wide. The Lakes at West Sahara has CC & R's which specify a 5' minimum sideyard on the R-PD 4 lots. A revision to the sideyard setback from 10' minimum to 5' minimum would be in keeping with the concept of the R-PD 4 lots and the overall development standards of The Lakes at West Sahara Master Planned Community.

The frontyard setback revision would be in keeping with the recorded final map of The Lakes at West Sahara. The final map was recorded specifying an 18' building setback.

We are requesting the plot plan review be heard before the September 11, 1986 Planning Commisssion meeting and the October 1, 1986 City Council meeting.

Enclosed please find 6 copies of the Plot Plan for your review. Your attention to this matter is appreciated.

Sincerely,
Engineers & Surveyors, Inc.

Paul E. Valentine, P.E.

Z-54-84
RECEIPT #03157
8/21/86 GV
FOR 9/11 P.C. MTG.

7018 W. Charleston Blvd. • Las Vegas, NV 89117 • (702) 363-6415

ESI ENGINEERS & SURVEYORS INC.

LETTER OF TRANSMITTAL

DATE 8/21/86

TO: City Of Las Vegas

400 E. Stewart Avenue

Planning Dept.

PROJECT Latern Bay R-PD 4 Lots

WORK ORDER NO. 4017

Attn: Mr. Harold Foster

GENTLEMEN:

WE ARE FORWARDING _____ BY MAIL X BY MESSENGER

NO. COPIES	DESCRIPTION	SHEET NO.
6ea.	(Blueline) Plot Plans	
1ea.	Letter Re: Plot Plan Review	
1ea.	Check For Fee $25.00	

REMARKS: _____

THIS MATERIAL IS SENT FOR X CHECKING X APPROVAL X FILES

OTHER _____

Please sign copies and return to our office. By: Dawn Davis

Above Material Received by: _____ Date _____

7018 W. Charleston Blvd. • Las Vegas, NV 89117 • (702) 363-6415

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 16, 1986

West Sahara Investment Company
P. O. Box 42427
Las Vegas, Nevada 89116

RE: PLOT PLAN REVIEW
Z-54-84

#2 D

Gentlemen:

The City Council at a regular meeting held July 2, 1986, APPROVED the Plot Plan Review to determine building setbacks on property located on the east side of Crystal Water Way, north of Lake South Drive, N-U Zone (under Resolution of Intent to R-PD4), subject to the following conditions:

1. Conformance to the original conditions of Z-54-84.

2. Conformance to the following minimum setback requirements:

   20' front yard setback
   10' side yard setback
   20' rear yard setback

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 and Flood Control

To: The City Council X.
Re: Community Planning and Development Agenda Item
July 2, 1986 City Council Agenda

J. PLOT PLAN REVIEW

1. Z-54-84 - WEST SAHARA INVESTMENT CO.

This is a request for Plot Plan Review to determine building setbacks for a 53 lot subdivision zoned R-PD4 at The Lakes at West Sahara. The applicant has submitted a site plan showing typical homes on two lots. Based on those plot plans, the following minimum setbacks were recommended:

20' front yard setback
10' side yard setbacks
20' rear yard setbacks

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

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

ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
J. PLOT PLAN REVIEW		
1. Z-54-84 - WEST SAHARA INVESTMENT CO.		
Request for a Plot Plan Review to determine building setbacks on property located on the east side of Crystal Water Way, north of Lake South Drive, N-U Zone (under Resolution of Intent to R-PD4).		
Planning Commission unanimously recommended APPROVAL, subject to:		
1. Conformance to the original conditions of Z-54-84.		
2. Conformance to the following minimum setback requirements:		
20' front yard setback 10' side yard setback 20' rear yard setback		
Staff Recommendation: APPROVAL		

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OCHOA

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS

June 12, 1986

West Sahara Investment Company
P. O. Box 42427
Las Vegas, Nevada 89116

RE: Z-54-84 - PLOT PLAN REVIEW #2 D

Gentlemen:

Your request for a Plot Plan Review on property located on the east side of Crystal Water Way, north of Lake South Drive, N-U Zone (under Resolution of Intent to R-PD4), was considered by the Planning Commission on June 12, 1986.

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

1. Conformance to the original conditions of Z-54-84.

2. Conformance to the following minimum setback requirements:

   20' front yard setback
   10' side yard setback
   20' rear yard setback

This item will be considered by the City Council on July 2, 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

HAROLD P. FOSTER, DIRECTOR

HPF:erh

CITY OF LAS VEGAS NEVADA

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE RUNDLE

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS

June 17, 1986

Mr. Ernest A. Becker, Jr.
Ernest A. Becker Enterprises
50 South Jones Boulevard, Suite 100
Las Vegas, Nevada 8107-2699

RE: Z-54-84 PLOT PLAN REVIEW

Dear Mr. Becker:

Your request for a Plot Plan Review on property located on the south side of Sahara Aveue, between Durango Drive and Lake Sahara Drive, N-U Zone (under Resolution of Intent to C-1), was considered by the Planning Commission on June 12, 1986.

The Planning Commission unanimously voted to APPROVE your request, subject to:

1. Conformance to the original conditions of Z-54-84.

2. Conformance to the plot plan.

3. Conformance to the building elevations for Phase I.

4. Building elevations for all future phases shall be reviewed by the Department of Community Planning and Development.

5. Participate in the amount of 25% of the cost of a future traffic signal at the intersection of Sahara Avenue and Durango Drive as required by the Department of Public Works.

6. A special Use Permit be approved for gasoline sales.

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 system shall be cause for revocation of a business license.

- continued -

CITY OF LAS VEGAS NEVADA

8. 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.

9. All mechanical equipment, air conditioners and trash [illegible] shall be [illegible] from the adjoining streets.

10. Satisfaction of City Code requirements and design standards of all City departments.

11. Approval of the parking and driveway plans by the Traffic Engineer.

12. 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.

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

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

ITEM	COMMISSION ACTION
4. PLOT PLAN REVIEW - Z-54-84 - WEST SAHARA INVESTMENT COMPANY Request for a Plot Plan Review to determine building setbacks on the east side of Crystal Water Way, north of Lake South Drive, N-U Zone (under Resolution of Intent to R-PD4). Staff Recommendation: APPROVAL, subject to: 1. Conformance to the original conditions of Z-54-84. 2. Conformance to the following minimum setback requirements: 20' front yard setback 10' side yard setbacks 20' rear yard setbacks	Johnston - APPROVED, subject to the conditions. Unanimous (Coleman excused) MR. FOSTER stated this is a plot plan review to determine the building setbacks for a 53 lot subdivision in The Lakes at West Sahara subdivision. The setbacks were not established at the time the R-PD zoning was approved. Staff would recommend approval, subject to the conditions. DENE KRAMETBAUER, Engineers and Surveyors, Inc., 7022 West Charleston Boulevard, appeared and represented the applicant. They concur with staff's conditions. To be heard by the City Council on 7/2/86. (7:43-7:44)

ITEM	COMMISSION ACTION
5. PLOT PLAN REVIEW - Z-54-84 - ABEYANCE ITEM - ERNEST A. BECKER Request for a Plot Plan Review for a retail shopping center on property generally located on the south side of Sahara Avenue, between Durango Drive and Lake Sahara Drive, N-U Zone (under Resolution of Intent to C-1). Staff Recommendation: APPROVAL, subject to: 1. Conformance to the original conditions of Z-54-84. 2. Conformance to the plot plan. 3. Conformance to the building elevations for Phase I. 4. Building elevations for all future phases shall be reviewed by the Department of Community Planning and Development. 5. Participate in the amount of 25% of the cost of a future traffic signal at the intersection of Sahara Avenue and Durango Drive as required by the Department of Public Works. 6. Apply for approval of a Special Use Permit for gasoline sales. 7. Standard conditions 2 through 8.	Bugbee - APPROVED, subject to the conditions. Unanimous (Coleman excused) MR. FOSTER stated this is approximately half a mile northeast of the last item on the agenda. This site is for a 15 acre shopping center. They are proposing 127,500 square feet of floor area. There is a first phase of construction on the southeast portion which will consist of a convenience store with gasoline sales and several buildings for shops. There will be a total of 680 parking spaces. Staff would recommend approval, subject to the conditions. ERNIE BECKER, JR., 4405 West Washington Avenue, appeared and represented the application. They concur with staff's conditions except the traffic signal. They feel that is a regional problem because the traffic generated from the shopping center will only be a small portion of the traffic. They are willing to pay their share according to what portion of their property fronts on Sahara Avenue. MR. FOSTER felt the traffic generated just from the shopping center will warrant the traffic signal. It is standard procedure that the developer pay one-quarter of the cost of the signal. This is final action. (7:44-7:49)

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-54-84

RECEIVED JUN 3 1986 PLANNING AND DEVELOPMENT

✓ 1. No objections

✓ 2. Fire hydrants to be installed within ~~300~~ 600 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. Pearl 6/3/86

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

June 2, 1986

Mr. Ernest A. Becker
Ernest A. Becker Enterprises
50 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89107-2699

RE: Z-54-84 PLOT PLAN REVIEW - ABEYANCE ITEM

Dear Applicant:

Please be advised your request as referred to above will be considered by the City Planning Commission at its regular meeting on June 12, 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

CITY OF LAS VEGAS NEVADA

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

June 2, 1986

West Sahara Investment Company
P. O. Box 42427
Las Vegas, Nevada 89116

RE: Z-54-84 PLOT PLAN REVIEW

#C/R (D)

Dear Applicant:

Please be advised your request as referred to above will be considered by the City Planning Commission at its regular meeting on June 12, 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

CITY OF LAS VEGAS NEVADA

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

May 29, 1986

Mr. Ernest A. Becker, Jr.
Ernest A. Becker Enterprises
50 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89107-2699

RE: Z-54-84 Plot Plan Review

Dear Mr. Becker:

Your request for a Plot Plan Review on property located on the south side of Sahara Avenue, between Durango Drive and Lake Sahara Drive, N-U Zone (under Resolution of Intent to C-1), was considered by the Planning Commission on May 27, 1986.

The Planning Commission voted to hold this item in ABEYANCE at your request.

This item will be considered at the next regular meeting on June 12, 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:erh

CITY OF LAS VEGAS NEVADA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

May 28, 1986

TO:	FROM:
Department of Community Planning and Development	Department of Building and Safety
SUBJECT:	**COPIES TO:**
Z-54-86	

RECEIVED MAY 30 1986 PLANNING AND DEVELOPMENT

In answer to your memorandum of May 22, 1986

on the above zone request at The East side of Crystal Water Way, North of Lake East Drive.

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

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: May 28, 1986

TO: Department of Community Planning and Development

FROM: Department of Public Works

RECEIVED MAY 29 1986 PLANNING AND DEVELOPMENT

SUBJECT:

APPLICATION NO. Z-54-84

APPLICANT WEST SAHARA INVESTMENT CO.

COPIES TO:

Land Development & Flood Control
Right-of-Way
Traffic Engineering

Reference your memorandum dated 5-22-86 requesting comments from this Department prior to 5-30-86 concerning subject application:

XX This Department has no objections to the granting of this request. subject to _____

____ 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

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: May 22, 1986

TO:	FROM:
PUBLIC WORKS BUILDING & SAFETY DEPARTMENT FIRE SERVICES LAND DEVELOPMENT	HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: PLOT PLAN REVIEW Z-54-84 - WEST SAHARA INVESTMENT CO.	**COPIES TO:**

A request for a plot plan review has been received on the following described property:

generally located on the East side of Crystal Water Way, North of Lake East Drive, R-PD4

PROPOSED USE: Single-Family Residence

Parcel No.: 440-49E-000

CITY PLANNING COMMISSION MEETING: June 12, 1986

Your remarks regarding this application should be received prior to

May 30, 1986.

HPF:lm

Attachment (Plot Plan)

CLV 7007

ITEM	COMMISSION ACTION
SUPPLEMENTAL AGENDA: (B) 1. PLOT PLAN REVIEW - Z-54-84 - ESI, INC. Request for a Plot Plan Review for approval of site plans for new single-family homes generally located east of Crystal Water Way south of Lake East Drive, N-U Zone (under Resolution of Intent to R-PD3). Staff Recommendation: APPROVAL, subject to: 1. Conformance to the plot plan and elevations. 2. The minimum setbacks on all sites shall be 20 feet from the front property line, 10 feet from each side property line and 20 feet from the rear property line.	Bugbee - APPROVED, subject to the conditions. Unanimous (Mack, Johnston and Coleman excused) MR. FOSTER stated this involves a plot plan review for two new homes that will be in The Lakes at West Sahara development. The front and rear setbacks should be a minimum of 20 feet on the front and rear and 10 feet on each side. Two plot plans have been submitted at this time. One is for Lot 35, which has a 23 foot front setback and 10 to 12 feet on each side and 40 feet in the rear. Lot 42 has a front setback of 35 feet, 10 feet on each side and 35 feet in the rear. Staff would recommend approval of the two plot plans and request as a condition that the setbacks of 20 feet in the front, 20 feet in the rear, and 10 feet on each side be established for the remainder of the development. DENE KRAMETBAUER, Engineers and Surveyors, 7022 West Charleston Boulevard, appeared and represented the applicant. They concur with staff. This is final action. (8:29-8:31)

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

February 3, 1986

ESI, INC. on behalf of Lewis Homes
7022 W. Charleston Boulevard
Las Vegas, Nv 89117

RE: Z-54-84 Plot Plan Review

Dear Sirs:

Your request for a plot plan review of property generally located on Waterside Circle and Captain's Place, west of Lake East Drive, N-U Zone (under Resolution of Intent to R-PD7), was considered by the Planning Commission on January 28, 1986.

The Planning Commission unanimously voted to APPROVE this item, subject to the following conditions:

1. Conformance to the plot plan.

2. The minimum setbacks for future additions are as follows:

   a. Front: 18' minimum
   b. Rear: 15' minimum
   c. Sides: 5' minimum

3. The maximum lot coverage shall be 50 percent of the lot area.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:lm

ITEM	COMMISSION ACTION
2. Z-54-84 - PLOT PLAN REVIEW - LEWIS HOMES OF NEVADA Request for a Plot Plan Review on property generally located on Waterside Circle and Captain's Place, west of Lake East Drive, N-U Zone (under Resolution of Intent to R-PD7). Staff recommends APPROVAL, subject to: 1. Conformance to the plot plan. 2. The minimum setbacks for future additions are as follows: a. Front: 18' minimum b. Rear: 15' minimum c. Sides: 5' minimum 3. The maximum lot coverage shall be fifty percent of the lot area.	Guthrie - APPROVED, subject to the conditions. Unanimous (Coleman excused) MR. FOSTER stated the setbacks were not submitted at the time the development was approved. They want to put patio covers on the back of the buildings and establish minimum setbacks which would affect future additions. LESLIE KRANKENBERG, Lewis Homes, 5240 Polaris Avenue, appeared and represented the application. They are in agreement with staff. This is final action. (10:38-10:39)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT'S: NAME WEST SAHARA INVEST. CO.

ADDRESS P.O. BOX 42427 L.V. NV 89114

PHONE

AGENT'S: NAME

ADDRESS

PHONE

TYPE OF APPLICATION:

THIS IS TO ESTABLISH SETBACK

- [x] ZONING RECLASSIFICATION
- [ ] VARIANCE
- [ ] USE PERMIT
- [x] PLOT PLAN REVIEW Z-54-84
- [ ] OTHER:

PCL # 440-49E-000

ZONING: EXISTING R-PD 4 PROPOSED Same

LAND USE: EXISTING Vacant

PROPOSED ~~Custom~~ Homes SFD

PAST ACTIONS:

CASE NO. Z-54-84 ACTION appd zoning DATE 8/15/84

CASE NO. ACTION DATE

CASE NO. ACTION DATE

DISTRICT MAP NO. Q-8-5 & 6

FLOOD ZONE "A": YES NO X

GENERAL LOCATION: E SIDE OF CRYSTAL WATER WAY N OF LAKE EAST DR

SPECIAL NOTICE REQUIRED: YES NO X

IF YES:

PC 2

CHECKED BY: Leb DATE 5/19/86

AP2-022

ENGINEERS & SURVEYORS INCORPORATED

May 16, 1986

City Of Las Vegas
Planning Department
400 E. Stewart Avenue
Las Vegas, Nevada 89101

Attn: Rick Williams

Re: RPD 4 Lots @ The Lakes At West Sahara

Dear Mr. Williams,

This letter is to request a Plot Plan Review Meeting for the RPD 4 lots of The Lakes At West Sahara, to be put on the next available meeting date for The City Planning Commission, which is to be held on June 12, 1986.

If you have any questions with this request please feel free to contact this office.

Sincerely,
Engineers & Surveyors, Inc.

Gregory D. Rivero, R.L.S.

#C2

25.00
GR #091095 REVIEW
PLOT PLAN
P/C 6/12/86
East side of Crystal
Water way north
of Lake East Dr.
2-54-84

7022 W. Charleston Blvd. • Las Vegas, NV 89117 • (702) 363-6415

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

* * * FOR DEPARTMENT USE ONLY * * *

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.

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. 25 00

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.

DEPARTMENT USE ONLY

*** 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): _____

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 _____.
(date)

_____ (Applicant's Signature) _____ (Date)

_____ (Owner of Record) _____ (Date)

ENGINEERS & SURVEYORS INCORPORATED

7022 W. Charleston Blvd.
Las Vegas, NV 89117
(702) 363-6415

LETTER OF TRANSMITTAL

To City Of Las Vegas

Date May 16, 1986

Project RPD 4 Lots

Attn: Bob Genzer

W.O.No. 4017

Gentlemen:

We are forwarding ☐ By Mail ☒ By Messenger

No. Copies	Description	Sheet No.
7ea.	(blueline) Plot Plans	
1ea.	Check For Filing Fee	
1ea.	Letter Re: Plot Plan Review Meeting	
+ 7ea	ENTIRE RPD-4 AREA	

Remarks: Closing is Monday for PC

This Material is sent for ☒ Checking ☒ Approval ☒ Your Files

☐ Other

Please sign ____ copies and return to our office

By Dawn Davis

Above material received by: _____ Date

OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: May 21, 1986

TO: Department of Community Planning and Development

FROM: Department of Public Works

SUBJECT:

APPLICATION NO. Z-54-84

APPLICANT THE LAKES

COPIES TO:

Land Development & Flood Control
Right-of-Way
Traffic Engineering

Reference your memorandum dated 5-13-86 requesting comments from this Department prior to 5-19-86 concerning subject application:

XX This Department has no objections to the granting of this request. subject to _____

____ 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

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

May 20, 1986

TO:	FROM:
Department of Community Planning and Development	Department of Building and Safety
SUBJECT:	**COPIES TO:**
Z-54-84 The Lakes	

In answer to your memorandum of May 13, 1986 on the above zone request at the corner of Durango Drive, West Sahara Avenue and Lake Sahara Drive this department has no objections provided all required permits and inspections are obtained.

RECEIVED
MAY 21 1986
PLANNING AND DEVELOPMENT

CLV 7007

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Plot Plan Review
Z-54-84

MAY 19 1986
PLANNING AND DEVELOPMENT

✓ 1. No objections

✓ 2. Fire hydrants to be installed within 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.

✓ 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

R. Pugh
5/19/86

COMMENTS:

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

May 15, 1986

Mr. Ernest A. Becker, Jr.
Ernest A. Becker Enterprises
50 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89107-2699

RE: Plot Plan Review - Z-54-84

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, 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

CITY OF LAS VEGAS NEVADA

ERNEST A. BECKER ENTERPRISES

50 South Jones Boulevard • Suite 100 • Las Vegas, Nevada 89107-2699
(702) 878-1903 • (800) 634-6105

May 15, 1986

Mr. Rick Williams
City of Las Vegas
Planning Department
400 East Stewart
Las Vegas, Nevada

RE: PLAZA de LOS LAGOS

Dear Rick:

Enclosed are the revised plot plans for the above captioned project showing the revised parking in front of the 7-Eleven Food Store.

Also, enclosed are the colored elevations and plot per your request to use with the Planning Commission.

If you have any questions, please do not hesitate to call.

Yours truly,

BECKER INVESTMENT COMPANY

Ernest A. Becker, Jr.
Agent

aa

Enclosures - As stated

#C1

ERNEST A. BECKER
BETTY W. BECKER
ERNEST A. BECKER, JR.
BARRY W. BECKER
RANDALL L. BECKER
BRUCE F. BECKER

SO. NEVADA HOME BUILDERS' ASSO.
NATIONAL ASSOCIATION OF HOME BUILDERS OF THE UNITED STATES

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

May 13, 1986

TO:

PUBLIC WORKS
BUILDING & SAFETY DEPARTMENT
FIRE SERVICES
LAND DEVELOPMENT

FROM:

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

SUBJECT:

PLOT PLAN REVIEW

Z-54-84 - THE LAKES

COPIES TO:

A request for a plot plan review has been received on the following described property:

generally located on the corner of Durango Drive, West Sahara Avenue and Lake Sahara Drive

CITY PLANNING COMMISSION MEETING: May 27, 1986

Your remarks regarding this application should be received prior to

May 19, 1986.

HPF:lm

Attachment (Plot Plan)

CLV 7007

ERNEST A. BECKER ENTERPRISES
50 South Jones Boulevard • Suite 100 • Las Vegas, Nevada 89107-2699
(702) 878-1903 • (800) 634-6105

May 9, 1986

Planning Department
City of Las Vegas
400 East Stewart
Las Vegas, Nevada 89101

RE: The Lakes
Commercial

Gentlemen:

Enclosed are the plans for the commercial corner of Durango Drive, West Sahara Avenue, and Lake Sahara Drive. Also, enclosed is our check in the amount of $25.00.

We would appreciate your putting this project on the Agenda for a Plot Plan Review.

If you have any questions, please do not hesitate to call.

Yours truly,

BECKER INVESTMENT COMPANY

Ernest A. Becker, Jr.
Agent

aa

Enclosures - As stated

GR# 091080 MRC
$25
PC 5/27/86
SW. DURANGO & SAHARA
Z-54-84
MU (R01 C-1)

ERNEST A. BECKER
BETTY W. BECKER
ERNEST A. BECKER, JR.
BARRY W. BECKER
RANDALL L. BECKER
BRUCE F. BECKER

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: March 11, 1986

TO: Department of Community Planning and Development

FROM: Department of Public Works

RECEIVED MAR 13 1986 PLANNING & DEVELOPMENT

SUBJECT:

APPLICATION NO. 2-54-84

APPLICANT ENGINEERS & SURVEYORS, INC.

COPIES TO:

Land Development & Flood Control
Right-of-Way
Traffic Engineering

Reference your memorandum dated 3-6-86 requesting comments from this Department prior to 3-10-86 concerning subject application:

XX This Department has no objections to the granting of this request. subject to _____

____ 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, R. L. S.

CDP/grc

CLV 7007

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-54-84

RECEIVED MAR 11 1986 PLANNING AND DEVELOPMENT

✓ 1. No objections

✓ 2. Fire hydrants to be installed within 500/~~300~~ 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.

✓ 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

R. Pugh
3/10/86

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date March 11, 1986

TO: Department of Community Planning and Development

FROM: Department of Public Works

MAR 13 1986

SUBJECT:

APPLICATION NO. Z-54-84

APPLICANT ESI ON BEHALF OF DR. AND MRS. A. H. CAPANNA

COPIES TO:

Land Development & Flood Control
Right-of-Way
Traffic Engineering

Reference your memorandum dated 3-5-86 requesting comments from this Department prior to 3-10-86 concerning subject application:

XX This Department has no objections to the granting of this request. subject to _____

____ 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, R.L.S.

CDP/grc

CLV 7007

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

March 10, 1986

TO:	FROM:
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DEPARTMENT OF BUILDING AND SAFETY
SUBJECT:	**COPIES TO:**
Z-54-84 Engineers and Surveyors Inc.	

In answer to your memorandum of March 6, 1986 on the above plot plan review

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

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

March 7, 1986

TO:	FROM:
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DEPARTMENT OF BUILDING AND SAFETY
SUBJECT:	COPIES TO:
Z-54-84 Capanna	

In answer to your memorandum of March 5, 1986

on the above plot plan review

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

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

March 6, 1986

Engineers & Surveyors, Inc.
7022 W. Charleston Blvd.
Las Vegas, Nv 89117

RE: Z-54-84

Dear Applicant:

Please be advised your request as referred to above will be considered by the City Planning Commission at its regular meeting on March 13, 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

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: March 6, 1986

TO:	FROM:
PUBLIC WORKS BUILDING & SAFETY DEPARTMENT FIRE SERVICES	HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT:	**COPIES TO:**
PLOT PLAN REVIEW **Z-54-84 ENGINEERS & SURVEYORS, INC.**	

A request for a plot plan review has been received on the following described property:

2904 Coast Line Court

2936 Coast Line Court, R-PD

CITY PLANNING COMMISSION MEETING: **March 13, 1986**

Your remarks regarding this application should be received prior to

March 10, 1986.

HPF:lm

Attachment (Plot Plan)

CIV 7007

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-54-84

RECEIVED MAR 12 1986 PLANNING AND DEVELOPMENT

✓ 1. No objections

✓ 2. Fire hydrants to be installed ~~within 500~~ 600 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.

✓ 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

R. Pugh
3/12/86

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: March 5, 1986

TO:	FROM:
PUBLIC WORKS BUILDING & SAFETY DEPARTMENT FIRE SERVICES	HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT:	**COPIES TO:**
PLOT PLAN REVIEW **Z-54-84 ESI ON BEHALF OF DR. AND MRS. A.H. CAPANNA**	

A request for a plot plan review has been received on the following described property:

2913 Coast Line Court, R-PD4 Zone

CITY PLANNING COMMISSION MEETING: **March 13, 1986**

Your remarks regarding this application should be received prior to

March 10, 1986.

HPF:lm

Attachment (Plot Plan)

CLV 7007

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: March 6, 1986

TO:	FROM:
PUBLIC WORKS BUILDING & SAFETY DEPARTMENT FIRE SERVICES	HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT:	**COPIES TO:**
PLOT PLAN REVIEW **Z-54-84 ENGINEERS & SURVEYORS, INC.**	

A request for a plot plan review has been received on the following described property:

2904 Coast Line Court

2936 Coast Line Court, R-PD

CITY PLANNING COMMISSION MEETING: **March 13, 1986**

Your remarks regarding this application should be received prior to

March 10, 1986.

HPF:lm

Attachment (Plot Plan)

ENGINEERS &
SURVEYORS
INCORPORATED

March 6, 1986

City of Las Vegas
Planning Department
400 E. Stewart Avenue
Las Vegas, Nevada 89101
attn: Rick Williams

Re: 2904 Coast Line Court

Dear Mr. Williams,

This letter is to request a Plot Plan Review Meeting for 2904 Coast Line Court (lot 31) of The Lakes at West Sahara, to be put on the next available meeting date for The City Planning Commission, which is to be held on March 13, 1986.

If you have any questions with this request please feel free to contact this office.

Sincerely,
Engineers & Surveyors, Inc.

Gregory D. Rivero

Gregory D. Rivero, RLS

GDR/dld

Z-54-84
PPR
P/C 3/13/86
GR # 86975
25 RD
BETWEEN CRYSTAL WAY AND
WATER LAKE EAST DR

7022 W. Charleston Blvd. • Las Vegas, NV 89117 • (702) 363-6415

ENGINEERS & SURVEYORS INCORPORATED
7022 W. Charleston Blvd.
Las Vegas, NV 89117
(702) 363-6415

LETTER OF TRANSMITTAL

To City of Las Vegas

Date March 6, 1986

Project THE LAKES AT WEST SAHARA

Attn: Rick Williams

W.O.No. 830802

Gentlemen:

We are forwarding ☐ By Mail ☒ By Messenger

No. Copies	Description	Sheet No.
2 ea.	Plot Plan Review Letters for Planning	
	Commission Meeting	
1 ea.	Filing Fee of $25.00	
6 ea.	Prints of Plot Plans	

Remarks:

This Material is sent for ☐ Checking ☒ Approval ☒ Your Files

☐ Other

Please sign ____ copies and return to our office

By Desiree Patterson

Above material received by: _____
Date

ENGINEERS & SURVEYORS INCORPORATED

March 6, 1986

City of Las Vegas
Planning Department
400 E. Stewart Avenue
Las Vegas, Nevada 89101
attn: Rick Williams

Re: 2936 Coast Line Court

Dear Mr. Williams,

This letter is to request a Plot Plan Review Meeting for Steve Swisher, AIA 2936 Coast Line Court (lot 35) of The Lakes at West Sahara, to be put on the next available meeting date for The City Planning Commission, which is to be held on March 13, 1986.

If you have any questions with this request please feel free to contact this office.

Sincerely,
Enigneers & Surveyors, Inc.

Dene E. Krametbauer, RLS

DEK/dld

Z 54.84
PPR
PC 3/13/86
GR # 86975
25.00
BETWEEN CRYSTAL WATER WAY AND LAKE EAST DR

7022 W. Charleston Blvd. • Las Vegas, NV 89117 • (702) 363-6415

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: March 5, 1986

TO:	FROM:
PUBLIC WORKS BUILDING & SAFETY DEPARTMENT FIRE SERVICES	HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT:	**COPIES TO:**
PLOT PLAN REVIEW **Z-54-84 ESI ON BEHALF OF DR. AND MRS. A.H. CAPANNA**	

A request for a plot plan review has been received on the following described property:

2913 Coast Line Court, R-PD4 Zone

CITY PLANNING COMMISSION MEETING: **March 13, 1986**

Your remarks regarding this application should be received prior to

March 10, 1986.

HPF:lm

Attachment (Plot Plan)

ENGINEERS & SURVEYORS INCORPORATED

March 4, 1986

City of Las Vegas
Planning Department
400 E. Stewart Avenue
Las Vegas, Nevada 89101
attn: Rick Williams

Re: Dr. Capana, 2913 Coast Line Court

Dear Mr. Williams,

This letter is to request a Plot Plan Review Meeting for Dr. Capana at 2913 Coast Line Court (lot 42) of The Lakes at West Sahara, to be put on the next available meeting date for The City Planning Commission, which is to be held on March 13, 1986.

If you have any questions with this request please feel free to contact this office.

Sincerely,
Engineers & Surveyors, Inc.

Dene E. Krametbauer, RLS

DEK/dld DLS Plan Review
2-54-84
APD 4
For 3-13-86 PC
IGN# 86966

7022 W. Charleston Blvd. • Las Vegas, NV 89117 • (702) 363-6415

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS

August 24, 1984

Mr. Al Collins
Collins Brothers Construction Company
3150 West Sahara Avenue
Las Vegas, Nevada 89102

Re: RECLASSIFICATION OF PROPERTY
Z-54-84

Dear Mr. Collins:

The City Council at a regular meeting held August 15, 1984, APPROVED the reclassification of property generally bounded by Sahara Avenue on the north, Durango Drive on the east, Desert Inn Road on the south and Fort Apache Way on the west, from N-U (Non-Urban) to: R-1 (Single Family Residence), R-PD3 (Residential Planned Development), R-PD4 (Residential Planned Development), R-PD7 (Residential Planned Development), R-PD12 (Residential Planned Development), R-PD23 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), and C-V (Civic), subject to the following conditions:

1. Resolution of Intent.

2. Approval of the plot plans and elevations of each phase of development by the Planning Commission, except the 44 acre C-1 site for which there are plans.

3. Standard conditions 2-8 shall apply to the C-1, P-R and R-PD23, and R-PD12 portions of the development.

4. Provisions of CC&R's for the maintenance of the lake as required by the Clark County Health Department.

5. Standard conditions 5-8 shall apply to the R-1, R-PD3, R-PD4 and R-PD7 portions of the development.

6. Amendment of the Major Street Plan to include the major streets proposed.

CITY OF LAS VEGAS NEVADA

7. Dedicate 75 feet of right-of-way for Sahara Avenue and 50 feet right-of-way for Durango Drive, Desert Inn Road and Fort Apache Road and the radius corners at the intersection of the above-cited streets as required by the Department of Design and Development as related to each phase of development.

8. Install street improvements on Sahara Avenue, Durango Drive, Desert Inn Road and Fort Apache Road as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development as related to each phase of development.

9. Submit a hydrology study to the Division of Land Development and Flood Control of the Department of Community Planning and Development as related to each phase of development.

10. Provide CC&R's for the maintenance of the landscaping in the dedicated public right-of-way.

11. The C-V site in the southeast portion of the development shall be amended to R-PD12 and the southerly 700 feet of the easterly 700 feet of the R-PD23 site in the northwest corner of the project shall be amended to C-V for a net area of 10 acres.

12. Provide conduits for installation of street lights in the future.

13. Close the north driveway of the employee parking area of the Citicorp site as required by the Traffic Engineer.

Sincerely,

CAROL ANN HAWLEY
City Clerk

Linda M. Owens

By
Linda M. Owens
Acting City Clerk

CAH:LMO:jp

cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Building and Safety
Dept. of Design and Development - 4th Floor

Central Telephone Company
Nevada

A Centel Company
Las Vegas, NV 89152
Telephone 702 877 7171

CENTEL

August 6, 1984

City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada

Attention: Mr. Harold P. Foster
Director of Community Development

Gentlemen:

The tentative subdivision The Lakes At West Sahara Phase I, located on Sahara Avenue and Durango Drive, is in our serving area. We shall provide telephone facilities to this development.

To ensure availability of facilities, contact should be made with Centel's Developer Liaison at 877-7804, three months prior to groundbreaking.

Very truly yours,

Gene R. Kirschner
Operational Planning Manager

GRK:CJR:sc

cc: Collins
c/o Engineering Surveyors Incorporated
7022 W. Charleston Boulevard
Las Vegas, Nevada 89117

RECEIVED
AUG 09 1984
PLANNING AND
DEVELOPMENT

MAYOR BRIARE: Due to the lenght of time that was spent on the public hearing that we just concluded and because of some scheduling problems, normally, we would probably be through the entire agenda at this time, but that's not the case and a matter later on the agenda -- we're going to take up now because I'm confident that anybody that wanted to be present for this particular item on the agenda would be here before now and so if it meets with the approval of the Board, we're going to go right immediately to Item G which is zone change request Z-54-84 for the West Sahara Investment Company; and there being no objections, we will then proceed with Item G and then we will return to the other parts of the agenda. Your West Sahara Investment Company?

AL COLLINS: Yes. My name is Al Collins, E. A. Collins, partner in West Sahara Investment.

MAYOR BRIARE: There was one protest at the Planning meeting. Do you know if that one protestor is represented here today?

AL COLLINS: I have no idea.

DEPUTY CITY MGR. SAYLOR: Yes, he is I believe, Mayor.

MAYOR BRIARE: Did you wish to add anything to the application we have before us?

AL COLLINS: No, we'll go with the recommendations of Planning.

MAYOR BRIARE: The procedure was explained on a little earlier item. Your the applicant. We will hear from the protestant and then you will be given an opportunity to make comment on his, but you will not be allowed, Mr. Collins, you will not be allowed to go back and represent an application. You can only address your remarks to the rebuttal to anyone protesting this application. Is there anyone in the audience that's here to protest this application?

DICK BOBERTZ: Mr. Mayor and members of the Council. My name is Dick Bobertz. I live at 4241 Park Court in Las Vegas. I represent only myself as a City of Las Vegas taxpayer. I must protest this application because I believe it will cause inefficient and expenditure tax funds and I really believe that a positive action on this appli-

DICK BOBERTZ: cation will really commit the taxpayers of this City to about 20 years of inefficient expenditures. By way of illustration, I'd like to give you the example of Sahara Avenue. To accommodate for proposed development, Sahara Avenue will require two miles of major improvements to reach the site, that's from Rainbow Boulevard. It's now a two-lane paved road. I expect and I think that almost anyone will agree that road will have to be expanded to four lanes at approximately a million dollars a mile, that's a rule of thumb, but I think it's fairly close. As will, probably either Spring Mountain or Desert Inn or Carleston to accommodate 20,000 people two miles out from Rainbow. This is at a time when we're 100 million dollars plus behind in the original highway improvements for the already urbanized area. I can't help but wonder where the millions of dollars for those road improvements will come from and I wonder which area of the community will suffer when their project is moved down the list to make way for the extension of Sahara. The highway costs are just the tip of the iceberg. All services are much more expensive to provide and maintain when growth occurs that far from existing urban development. So I must protest this application. I think it constitutes leapfrog development. There are volumes of information to substantiate the fact that leapfrog development is most inefficient. It's the most inefficient possible way to accommodate future growth. I sincerely hope you will give consideration to these factors in your deliberation today. Thank you.

MAYOR BRIARE: Thank you, Mr. Bobertz. Is there anyone else that's here today that wishes to protest this request? Then, Mr. Collins, for rebuttal purposes if you wish, the microphone is yours.

AL COLLINS: I have nothing to say other than, as a developer, I've never yet developed anything that didn't have to, at a later date have some improvements installed, but it's a normal part of progress in the County and the City.

COUNCILMAN LURIE: I have a question that you said you would agree to the Planning Commission's recommendations. Staff's recommendation has the R-PD to R-PD7 on the southwest portion. Was that agreeable also?

AL COLLINS: Oh, that. I would go with Planning Commission's recommendation which was to restore the R-PD23 and we would install conduits in Sahara Avenue for future traffic lights so that those streets wouldn't have to be cut.

MAYOR BRIARE: Any other questions or comments? Councilman Nolen.

COUNCILMAN NOLEN: I have a question that was --

MAYOR BRIARE: Mr. Saylor, how -- I guess that's all. There's no more questions from the Council. Mr. Collins didn't address the comment about the length of improvements that would have to be made on West Sahara from Rainbow west. Do you have any comments on that?

DEPUTY CITY MGR. SAYLOR: Well, except to say, yes, improvements will have to be made and that's been the history of the whole growth of Las Vegas. We try to anticipate growth hoping that the growth will take place and pay for the improvements. Some 40 years ago when I was in graduate school in planning taking my graduate degree one of the philosophies of planning that was expounded at that time was that a city should grow by a series of concentric circles with the heaviest density the core area and then expanding out with lower densites, but from a practical viewpoint, working in the realm of democratic processes, the realm of economics of supply and demand and what it takes to provide development, we know that cities don't grow that way. The fingers extend out, either because of transportation corridors, because of natural features, rivers, whatever and then gradually growth fills it all in again; and, as as I said, historically that's been the pattern. This, is as you can see on the wall up there, immediately to the north of this is two miles of City area and extending a mile to the west is City. This is an integral part of the overall growth pattern and sure these things have to be paid for, but no matter where growth takes place, you have these costs and the growth then takes care of the cost.

COUNCILMAN LEVY: Mr. Mayor.

MAYOR BRIARE: Councilman Levy.

COUNCILMAN LEVY: I don't know -- Mr. Bobertz is his name -- realized that just a few years ago this board zoned on the north side of Sahara between Charleston and Sahara, almost -- well, two miles of property to be residential and if this property had been developed and the developer had been probably a little more successful, then we probably wouldn't be talking today about this south side of Sahara and the fact that it's been annexed into the City. I can't see how this differs from any other parcel of land within the City limits that we are analyzing and to be developed. I think sometimes these people get carried away and I feel that we're doing the right thing here today.

MAYOR BRIARE: Any other comments by the Council meembers? We have two parts to Item G. There's part 1 and part 2. What's the pleasure of the Council?

COUNCILMAN NOLEN: Your Honor, I MAKE A MOTION THAT WE FOLLOW THE RECOMMENDATION OF THE PLANNING COMMISSION ON G-1 -- let me find part 2.

MAYOR BRIARE: G-2 is on page 46.

COUNCILMAN LEVY: That's just the tentative map.

COUNCILMAN NOLEN: THEN MOVE FOR APPROVAL ON G-2.

MAYOR BRAIRE: Comments by the Council? All subject to the recommendations?

COUNCILMAN NOLEN: RECOMMENDATIONS OF THE PLANNING COMMISSION.

MAYOR BRIARE: Comments by the Council? Cast your votes. Post. Motion's APPROVED. (Motion carried unanimously)

END OF EXCERPT

COMMISSIONER BUGBEE: I'm going to move for APPROVAL with the full R-PD23 and let Mr. Collins buy the street lights.

E. A. COLLINS: I'm not talking about street lights. We're talking about traffic lights.

COMMISSIONER BUGBEE: Traffic lights. I think we'll leave that an R-PD23. You can see your way fit to do that, Mr. Collins.

E. A. COLLINS: Well, Mr. Bugbee, my only problem is that if I have to put the street lights in now in addition to everything else, I'm busted before I get started. We don't think they will be required out there in the country until after we have -- our entire tentative map is coming up next on our entire lake. It's a project itself which we'll spend $8,700,000 to get 169 lots recorded so we don't think that many people will require a traffic light. However, what I would do is put in the appropriate conduits and whatever else is needed so the pavement wouldn't have to be disturbed later to put them in.

COMMISSIONER JOHNSTON: Do you want to amend that motion?

COMMISSIONER BUGBEE: That's fair enough. I'm just going to let it go with the R-PD23. I think -- my reasoning on this is that, in development, once you establish a pattern, I've seen some of Mr. Collins developments, I have some of my own, and you put up a map and sell the people this is what it's going to be and that's the way it stays. You're not breaking any -- they know what's happening.

COMMISSIONER GUTHRIE: I think the concern was the total density out there.

COMMISSIONER BUGBEE: I'm aware of what it is, but, there's a lot of if's, maybe's.

E. A. COLLINS: I think the best way to do it is to take -- let the market demands take care of the thing within reason. It will probably work out that it's less density in the final analysis, but it's hard to look ahead on a ten year project like this.

COMMISSIONER BUGBEE: Okay. I'm still going to make a motion for APPROVAL with the understanding you're going to put the conduit in for the lights and we'll see what happens. Is that clear enough?

ROBERT CLEMMER: Then the other condition is that you're allowing the R-PD23?

VICE CHAIRMAN KENNEDY: Cast your vote, please. That will be heard on August 15.

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

February 3, 1986

ESI, INC. on behalf of Lewis Homes
7022 W. Charleston Boulevard
Las Vegas, Nv 89117

RE: Z-54-84 Plot Plan Review

Dear Sirs:

Your request for a plot plan review of property generally located on Waterside Circle and Captain's Place, west of Lake East Drive, N-U Zone (under Resolution of Intent to R-PD7), was considered by the Planning Commission on January 28, 1986.

The Planning Commission unanimously voted to APPROVE this item, subject to the following conditions:

1. Conformance to the plot plan.

2. The minimum setbacks for future additions are as follows:

   a. Front: 18' minimum
   b. Rear: 15' minimum
   c. Sides: 5' minimum

3. The maximum lot coverage shall be 50 percent of the lot area.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:lm

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

January 16, 1986

ESI, Inc. On Behalf of Lewis Homes
7022 W. Charleston Boulevard
Las Vegas, Nv 89117

RE: Z-54-84

Dear Applicant:

Please be advised your request as referred to above will be considered by the City Planning Commission at its regular meeting on January 28, 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

CITY OF LAS VEGAS NEVADA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: January 24, 1986

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FROM: DEPARTMENT OF BUILDING AND SAFETY

SUBJECT: Z-54-84
ESI

COPIES TO:

RECEIVED JAN 27 1986

In answer to your memorandum of January 21, 1986
on the above plot plan review

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

RECEIVED
JAN 29 1986
PLANNING AND DEVELOPMENT

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-54-84 ESI, INC. - LEWIS HOMES

_____ 1. No objections

✓ 2. Fire hydrants to be installed within ~~500~~ 600 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: 1-28-86 Hank Moore

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

January 21, 1986

TO:	FROM:
PUBLIC WORKS BUILDING & SAFETY DEPARTMENT FIRE SERVICES	HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT:	**COPIES TO:**
PLOT PLAN REVIEW **Z-54-84 ESI, INC. ON BEHALF OF LEWIS HOMES**	

A request for a plot plan review has been received on the following described property:

Generally located on Waterside Circle, west of Lake East Drive, N-U Zone (under Resolution of Intent R-PD7)

CITY PLANNING COMMISSION MEETING: **January 28, 1986**

Your remarks regarding this application should be received prior to

January 24, 1986.

HPF:lm

Attachment (Plot Plan)

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: January 28, 1986

TO: DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

FROM: SURVEY DIVISION
DEPARTMENT OF PUBLIC WORKS

SUBJECT:
APPLICATION NO. Z-54-84
APPLICANT E.S.I., Inc. on behalf of Lewis Homes

COPIES TO:
LAND DEVELOPMENT & FLOOD CONTROL
RIGHT-OF-WAY
~~XXXXXXX~~
TRAFFIC ENGINEERING

Reference your memorandum dated 1-21-86 requesting comments from this Department prior to 1-24-86 concerning subject application:

XXX This Department has no objections to the granting of this request./ subject to _____

____ 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.

CDP:bjc

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

January 21, 1986

TO:

PUBLIC WORKS
BUILDING & SAFETY DEPARTMENT
FIRE SERVICES

FROM:

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

SUBJECT:

PLOT PLAN REVIEW
Z-54-84 ESI, INC. ON BEHALF OF LEWIS HOMES

COPIES TO:

A request for a plot plan review has been received on the following described property:

Generally located on Waterside Circle, west of Lake East Drive, N-U Zone (under Resolution of Intent R-PD7)

CITY PLANNING COMMISSION MEETING: **January 28, 1986**

Your remarks regarding this application should be received prior to

January 24, 1986.

HPF:lm

Attachment (Plot Plan)

ENGINEERS & SURVEYORS INCORPORATED

January 21, 1986

City of Las Vegas
Planning Department
400 E. Stewart Ave.
Las Vegas, Nevada 89101

Attn: Bob Genzer

Re: LAKEVIEW

Dear Mr. Genzer,

On behalf of Lewis Homes we are requesting a Plot Plan Review for LAKEVIEW Plot Plan Z5484 RPD-7 to be heard before the January 28, 1986 Planning Commission. If you have any questions please contact this office.

Z-54-84 PPR

Sincerely,
Engineers & Surveyors, Inc.

Dene E. Krametbauer, RLS

RECEIPT # 82815
GRN. LOC. ON WATERSIDE
CIR., W. OF LAWE
EAST DR.

7022 W. Charleston Blvd. • Las Vegas, NV 89117 • (702) 363-6415

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS

August 24, 1984

Mr. Al Collins
Collins Brothers Construction Company
3150 West Sahara Avenue
Las Vegas, Nevada 89102

Re: RECLASSIFICATION OF PROPERTY
Z-54-84

Dear Mr. Collins:

The City Council at a regular meeting held August 15, 1984, APPROVED the reclassification of property generally bounded by Sahara Avenue on the north, Durango Drive on the east, Desert Inn Road on the south and Fort Apache Way on the west, from N-U (Non-Urban) to: R-1 (Single Family Residence), R-PD3 (Residential Planned Development), R-PD4 (Residential Planned Development), R-PD7 (Residential Planned Development), R-PD12 (Residential Planned Development), R-PD23 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), and C-V (Civic), subject to the following conditions:

1. Resolution of Intent.

2. Approval of the plot plans and elevations of each phase of development by the Planning Commission, except the 44 acre C-1 site for which there are plans.

3. Standard conditions 2-8 shall apply to the C-1, P-R and R-PD23, and R-PD12 portions of the development.

4. Provisions of CC&R's for the maintenance of the lake as required by the Clark County Health Department.

5. Standard conditions 5-8 shall apply to the R-1, R-PD3, R-PD4 and R-PD7 portions of the development.

6. Amendment of the Major Street Plan to include the major streets proposed.

CITY OF LAS VEGAS NEVADA

7. Dedicate 75 feet of right-of-way for Sahara Avenue and 50 feet right-of-way for Durango Drive, Desert Inn Road and Fort Apache Road and the radius corners at the intersection of the above-cited streets as required by the Department of Design and Development as related to each phase of development.

8. Install street improvements on Sahara Avenue, Durango Drive, Desert Inn Road and Fort Apache Road as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development as related to each phase of development.

9. Submit a hydrology study to the Division of Land Development and Flood Control of the Department of Community Planning and Development as related to each phase of development.

10. Provide CC&R's for the maintenance of the landscaping in the dedicated public right-of-way.

11. The C-V site in the southeast portion of the development shall be amended to R-PD12 and the southerly 700 feet of the easterly 700 feet of the R-PD23 site in the northwest corner of the project shall be amended to C-V for a net area of 10 acres.

12. Provide conduits for installation of street lights in the future.

13. Close the north driveway of the employee parking area of the Citicorp site as required by the Traffic Engineer.

Sincerely,

CAROL ANN HAWLEY
City Clerk

Linda M. Owens

By
Linda M. Owens
Acting City Clerk

CAH:LMO:jp

cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Building and Safety
Dept. of Design and Development - 4th Floor

tion	ITEM	Council Action	Department Action
	X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
	G. ZONE CHANGE		
ify to 3:30 to 3:39	1. Z-54-84 - WEST SAHARA INVESTMENT CO. Reclassification of property generally bounded by Sahara Avenue on the north, Durango Drive on the east, Desert Inn Road on the south and Fort Apache Way on the west. From: N-U (Non-Urban) To: R-1 (Single Family Residence), R-PD3 (Residential Planned Development), R-PD4 (Residential Planned Development), R-PD7 (Residential Planned Development), R-PD12 (Residential Planned Development), R-PD23 (Residential Planned Development), P-R (Professional Offices & Parking), C-1 (Limited Commercial), and C-V (Civic) Planning Commission unanimously recommends APPROVAL, subject to the following conditions: 1. Resolution of Intent. 2. Approval of the plot plans and elevations of each phase of development by the Planning Commission, except the 44 acre C-1 site for which there are plans. 3. Standard conditions 2-8 shall apply to the C-1, P-R and R-PD23, and R-PD12 portions of the development. 4. Provisions of CC&R's for the maintenance of the lake as required by the Clark County Health Department. 5. Standard conditions 5-8 shall apply to the R-1, R-PD3, R-PD4 and R-PD7 portions of the development.	Nolen - APPROVED Items G-1 and G-2 as recommended by the Planning Commission. Unanimous VERBATIM TRANSCRIPT MADE A PART OF THE FINAL MINUTES.	Clerk to notify and Planning to proceed. A. E. Collins, Collins Bros., 5195 S. Las Vegas Blvd., appeared and represented the applicant. Richard Bobertz, 4241 Park Court, appeared in opposition.

ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
G. ZONE CHANGE		
1. Z-54-84 - WEST SAHARA INVESTMENT CO. (CONTINUED)	APPROVED See Page 45	See Page 45
6. Amendment of the Major Street Plan to include the major streets proposed.		
7. Dedicate 75 feet of right-of-way for Sahara Avenue and 50 feet right-of-way for Durango Drive, Desert Inn Road and Fort Apache Road and the radius corners at the intersection of the above-cited streets as required by the Department of Design and Development as related to each phase of development.		
8. Install street improvements on Sahara Avenue, Durango Drive, Desert Inn Road and Fort Apache Road as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development as related to each phase of development.		
9. Submit a hydrology study to the Division of Land Development and Flood Control of the Department of Community Planning and Development as related to each phase of development.		
10. Provide CC& R's for the maintenance of the landscaping in the dedicated public right-of-way.		
11. The C-V site in the southeast portion of the development shall be amended to R-PD12 and the southerly 700 feet of the easterly 700 feet of the R-PD23 site in the northwest corner of the project shall		

APPROVED AGENDA ITEM
mp Cook

ction	ITEM	Council Action	Department Action
	X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
	G. ZONE CHANGE		
	1. Z-54-84 - WEST SAHARA INVESTMENT CO. (CONTINUED)	APPROVED See Page 45	See Page 45
	11. (continued) be amended to C-V for a net area of 10 acres. 12. Provide conduits for installation of street lights in the future. 13. Close the north driveway of the employee parking area of the Citicorp site as required by the Traffic Engineer. PROTESTS: 1 STAFF RECOMMENDATION: APPROVAL		

APPROVED AGENDA ITEM

mp Cool

ITEM	Council Action	Department Acti
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED) - ZONE CHANGE		
G. TENTATIVE MAP RELATED TO ZONE CHANGE Z-54-84 (Item F.1) 2. THE LAKES AT WEST SAHARA PHASE I Property generally located west of Durango Drive and south of Sahara Avenue, N-U Zone (proposed R-PD3, R-PD4 and R-PD7). Owner: West Sahara Investment Co. Subdivider: E.L. Collins No. of Acres: 79.5 No. of Lots: 169 Planning Commission unanimously recommends APPROVAL, subject to the following conditions: 1. Approval of zoning application Z-54-84. 2. Conformance to the conditions of approval for Z-54-84. 3. No vehicular access from the abutting residential lots to any street which has a width of 80 feet or greater and is located within the perimeter of the development. 4. A waiver be permitted for the length of the cul-de-sac streets. 5. Approval of the hammerhead cul-de-sac design for the private streets in the R-PD3 and R-PD4 areas. 6. Provide emergency access to each residential area as required by the Dept. of Fire Services with final design to be approved by the Dept. of Community Planning and Development.	Nolen - APPROVED Items G-1 and G-2 as recommended by the Planning Commission. Unanimous	Clerk tn notif and Planning t proceed. A. E. Collins, Collins Bros., 5195 S. Las Vegas Blvd., appeared and represented the applicant. Richard Bobert 4241 Park Cou appeared in opposition.

MP Case

ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
G. ZONE CHANGE		
1. [redacted]	Nolen - APPROVED Items G-1 and G-2 as recommended by the Planning Commission. Unanimous	Clerk to notify and Planning to proceed.
Reclassification of property generally bounded by Sahara Avenue on the north, Durango Drive on the east, Desert Inn Road on the south and Fort Apache Way on the west. From: N-U (Non-Urban) To: R-1 (Single Family Residence), R-PD3 (Residential Planned Development), R-PD4 (Residential Planned Development), R-PD7 (Residential Planned Development), R-PD12 (Residential Planned Development), R-PD23 (Residential Planned Development), P-R (Professional Offices & Parking), C-1 (Limited Commercial), and C-V (Civic)		A. E. Collins, Collins Bros., 5195 S. Las Vegas Blvd., appeared and represented the applicant. Richard Bobertz, 4241 Park Court, appeared in opposition.
Planning Commission unanimously recommends APPROVAL, subject to the following conditions: 1. Resolution of Intent. 2. Approval of the plot plans and elevations of each phase of development by the Planning Commission, except the 44 acre C-1 site for which there are plans. 3. Standard conditions 2-8 shall apply to the C-1, P-R and R-PD23, and R-PD12 portions of the development. 4. Provisions of CC&R's for the maintenance of the lake as required by the Clark County Health Department. 5. Standard conditions 5-8 shall apply to the R-1, R-PD3, R-PD4 and R-PD7 portions of the development.	VERBATIM TRANSCRIPT MADE A PART OF THE FINAL MINUTES.	

ITEM	Council Action	Department Acti
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
G. ZONE CHANGE		
1. [redacted] (CONTINUED)	APPROVED See Page 45	See Page 45
6. Amendment of the Major Street Plan to include the major streets proposed.		
7. Dedicate 75 feet of right-of-way for Sahara Avenue and 50 feet right-of-way for Durango Drive, Desert Inn Road and Fort Apache Road and the radius corners at the intersection of the above-cited streets as required by the Department of Design and Development as related to each phase of development.		
8. Install street improvements on Sahara Avenue, Durango Drive, Desert Inn Road and Fort Apache Road as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development as related to each phase of development.		
9. Submit a hydrology study to the Division of Land Development and Flood Control of the Department of Community Planning and Development as related to each phase of development.		
10. Provide CC& R's for the maintenance of the landscaping in the dedicated public right-of-way.		
11. The C-V site in the southeast portion of the development shall be amended to R-PD12 and the southerly 700 feet of the easterly 700 feet of the R-PD23 site in the northwest corner of the project shall		

APPROVED AGENDA ITEM

MP Cole

ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
G. ZONE CHANGE		
1. [redacted] (CONTINUED)	APPROVED See Page 45	See Page 45
11. (continued) be amended to C-V for a net area of 10 acres.		
12. Provide conduits for installation of street lights in the future.		
13. Close the north driveway of the employee parking area of the Citicorp site as required by the Traffic Engineer.		
PROTESTS: 1 STAFF RECOMMENDATION: APPROVAL		

APPROVED AGENDA ITEM

mD Cook

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS

August 24, 1984

Mr. Al Collins
Collins Brothers Construction Company
3150 West Sahara Avenue
Las Vegas, Nevada 89102

Re: RECLASSIFICATION OF PROPERTY
Z-54-84

Dear Mr. Collins:

The City Council at a regular meeting held August 15, 1984, APPROVED the reclassification of property generally bounded by Sahara Avenue on the north, Durango Drive on the east, Desert Inn Road on the south and Fort Apache Way on the west, from N-U (Non-Urban) to: R-1 (Single Family Residence), R-PD3 (Residential Planned Development), R-PD4 (Residential Planned Development), R-PD7 (Residential Planned Development), R-PD12 (Residential Planned Development), R-PD23 (Residential Planned Development), P-R (Professional Offices and Parking), C-1 (Limited Commercial), and C-V (Civic), subject to the following conditions:

1. Resolution of Intent.

2. Approval of the plot plans and elevations of each phase of development by the Planning Commission, except the 44 acre C-1 site for which there are plans.

3. Standard conditions 2-8 shall apply to the C-1, P-R and R-PD23, and R-PD12 portions of the development.

4. Provisions of CC&R's for the maintenance of the lake as required by the Clark County Health Department.

5. Standard conditions 5-8 shall apply to the R-1, R-PD3, R-PD4 and R-PD7 portions of the development.

6. Amendment of the Major Street Plan to include the major streets proposed.

CITY OF LAS VEGAS
NEVADA

7. Dedicate 75 feet of right-of-way for Sahara Avenue and 50 feet right-of-way for Durango Drive, Desert Inn Road and Fort Apache Road and the radius corners at the intersection of the above-cited streets as required by the Department of Design and Development as related to each phase of development.

8. Install street improvements on Sahara Avenue, Durango Drive, Desert Inn Road and Fort Apache Road as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development as related to each phase of development.

9. Submit a hydrology study to the Division of Land Development and Flood Control of the Department of Community Planning and Development as related to each phase of development.

10. Provide CC&R's for the maintenance of the landscaping in the dedicated public right-of-way.

11. The C-V site in the southeast portion of the development shall be amended to R-PD12 and the southerly 700 feet of the easterly 700 feet of the R-PD23 site in the northwest corner of the project shall be amended to C-V for a net area of 10 acres.

12. Provide conduits for installation of street lights in the future.

13. Close the north driveway of the employee parking area of the Citicorp site as required by the Traffic Engineer.

Sincerely,

CAROL ANN HAWLEY
City Clerk

Linda M. Owens

By
Linda M. Owens
Acting City Clerk

CAH:LMO:jp

cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Building and Safety
Dept. of Design and Development - 4th Floor

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS

August 13, 1984

Mr. Al Collins
Collins Brothers Construction Co.
3150 West Sahara Avenue
Las Vegas, Nv 89102

RE: Z-54-84

Dear Mr. Collins:

Your request for reclassification of property generally bounded by Sahara Avenue on the north, Durango Drive on the east, Desert Inn Road on the south, and Fort Apache Way on the west from N-U (Non-Urban) to:

R-1 (Single Family Residence)
R-PD3 (Residential Planned Development)
R-PD4 (Residential Planned Development)
R-PD7 (Residential Planned Development)
R-PD12 (Residential Planned Development)
R-PD23 (Residential Planned Development)
P-R (Professional Offices & Parking)
C-1 (Limited Commercial), and
C-V (Civic)

was considered by the Planning Commission on August 9, 1984.

The Planning Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Resolution of Intent.

2. Approval of the plot plans and elevations of each phase of development by the Planning Commission, except the 44 acre C-1 site for which there are plans.

3. Standard conditions 2-8 shall apply to the C-1, P-R and R-PD23, and R-PD12 portions of the development and they are attached for your review.

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011

4. Provisions of CC & R's for the maintenance of the lake as required by the Clark County Health Department.

5. Standard conditions 5 through 8 shall apply to the R-1, R-PD3, R-PD4 and R-PD7 portions of the development.

6. Amendment of the Major Street Plan to include the major streets proposed.

7. Dedicate 75 feet of right-of-way for Sahara Avenue and 50 feet of right-of-way for Durango Drive, Desert Inn Road and Fort Apache Road and the radius corners at the intersection of the above-cited streets as required by the Department of Design and Development as related to each phase of development.

8. Install street improvements on Sahara Avenue, Durango Drive, Desert Inn Road and Fort Apache Road as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development as related to each phase of development.

9. Submit a hydrology study to the Division of Land Development and Flood Control of the Department of Community Planning and Development as related to each phase of development.

10. Provide CC & R's for the maintenance of the landscaping in the dedicated public right-of-way.

11. The C-V site in the southeast portion of the development shall be amended to R-PD12 and the southerly 700 feet of the easterly 700 feet of the R-PD23 site in the northwest corner of the project shall be amended to C-V for a net area of 10 acres.

12. Provide conduits for installation of street lights in the future.

13. Close the north driveway of the employee parking area of the Citicorp site as required by the Traffic Engineer.

This item will be considered by the City Council on August 15, 1984 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

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

Robert C. Clemmer

ROBERT C. CLEMMER
ACTING DIRECTOR

RCC:lm
Enclosure

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION BUREAU

SUBJECT: Z-54-84

✓ 1. No Objections.

___ 2. Fire hydrant(s) to be installed when water is available to area.

___ 3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.

___ 4. Fire hydrants to be installed in accordance with current fire code adopting ordinance.

___ 5. Fire flow requirements to be determined when final construction plans are submitted.

___ 6. Hydrants are to be installed and charged with water before construction begins.

___ 7. Must meet requirements of Uniform Fire Code.

___ 8. Dead end fire lanes not to exceed 150'.

___ 9. Cul-de-sacs not to exceed 400'. Minimum turning radius of 45' 6".

___ 10. Crash gate(s) shall be approved by the Fire Department prior to installation.

___ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

RECEIVED
AUG 0 8 1984
PLANNING AND
DEVELOPMENT

R. Peopl 8-8-84

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: August 2, 1984

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FROM: DEPARTMENT OF BUILDING AND SAFETY

SUBJECT: Z-54-84
W. Sahara Investment Co.

COPIES TO:

In answer to your memorandum of August 1, 1984, on the above zone request bounded by Sahara Ave. on the north, Durango Dr. on the east, Desert Inn Rd. on the south, and Fort Apache Way on the west, this department has no objections provided all required permits and inspections are obtained.

RECEIVED
AUG 03 1984
PLANNING AND DEVELOPMENT

	ITEM	Council Action	Department Action
	X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
	G. ZONE CHANGE		
3:30 to 3:39	1. Z-54-84 - WEST SAHARA INVESTMENT CO. Reclassification of property generally bounded by Sahara Avenue on the north, Durango Drive on the east, Desert Inn Road on the south and Fort Apache Way on the west. From: N-U (Non-Urban) To: R-1 (Single Family Residence), R-PD3 (Residential Planned Development), R-PD4 (Residential Planned Development), R-PD7 (Residential Planned Development), R-PD12 (Residential Planned Development), R-PD23 (Residential Planned Development), P-R (Professional Offices & Parking), C-1 (Limited Commercial), and C-V (Civic) Planning Commission unanimously recommends APPROVAL, subject to the following conditions: 1. Resolution of Intent. 2. Approval of the plot plans and elevations of each phase of development by the Planning Commission, except the 44 acre C-1 site for which there are plans. 3. Standard conditions 2-8 shall apply to the C-1, P-R and R-PD23, and R-PD12 portions of the development. 4. Provisions of CC&R's for the maintenance of the lake as required by the Clark County Health Department. 5. Standard conditions 5-8 shall apply to the R-1, R-PD3, R-PD4 and R-PD7 portions of the development.	Nolen - APPROVED Items G-1 and G-2 as recommended by the Planning Commission. Unanimous VERBATIM TRANSCRIPT MADE A PART OF THE FINAL MINUTES.	Clerk to notify and Planning to proceed. A. E. Collins, Collins Bros., 5195 S. Las Vegas Blvd., appeared and represented the applicant. Richard Bobertz, 4241 Park Court, appeared in opposition.

APPROVED AGENDA

ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
G. ZONE CHANGE		
1. Z-54-84 - WEST SAHARA INVESTMENT CO. (CONTINUED)	APPROVED See Page 45	See Page 45
6. Amendment of the Major Street Plan to include the major streets proposed.		
7. Dedicate 75 feet of right-of-way for Sahara Avenue and 50 feet right-of-way for Durango Drive, Desert Inn Road and Fort Apache Road and the radius corners at the intersection of the above-cited streets as required by the Department of Design and Development as related to each phase of development.		
8. Install street improvements on Sahara Avenue, Durango Drive, Desert Inn Road and Fort Apache Road as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development as related to each phase of development.		
9. Submit a hydrology study to the Division of Land Development and Flood Control of the Department of Community Planning and Development as related to each phase of development.		
10. Provide CC& R's for the maintenance of the landscaping in the dedicated public right-of-way.		
11. The C-V site in the southeast portion of the development shall be amended to R-PD12 and the southerly 700 feet of the easterly 700 feet of the R-PD23 site in the northwest corner of the project shall		

APPROVED AGENDA ITEM

mp Cook

AGENDA

City of Las Vegas

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

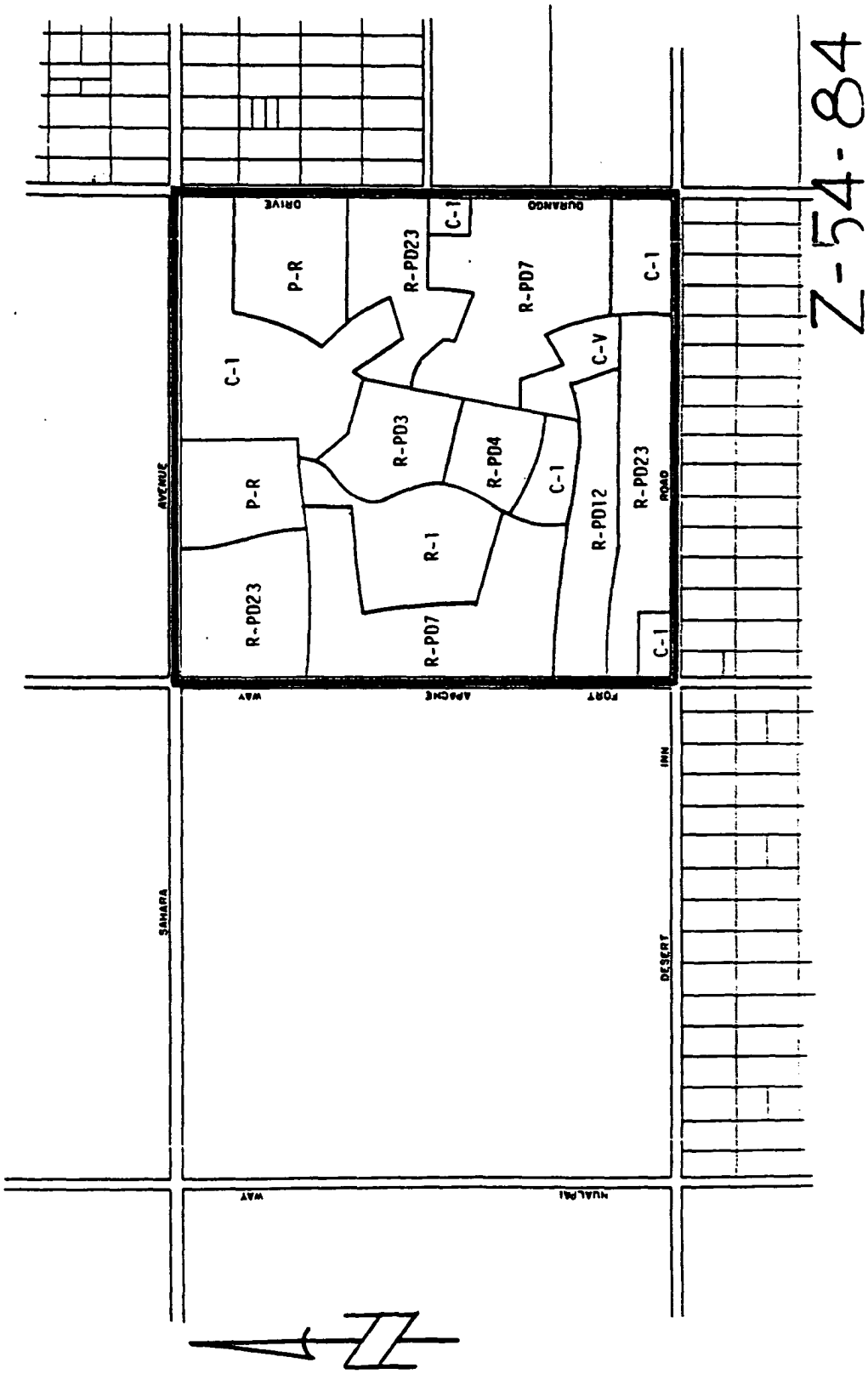
August 15, 1984

ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
G. ZONE CHANGE		
1. Z-54-84 - WEST SAHARA INVESTMENT CO. (CONTINUED)	APPROVED See Page 45	See Page 45
11. (continued) be amended to C-V for a net area of 10 acres.		
12. Provide conduits for installation of street lights in the future.		
13. Close the north driveway of the employee parking area of the Citicorp site as required by the Traffic Engineer.		
PROTESTS: 1		
STAFF RECOMMENDATION: APPROVAL		

APPROVED AGENDA ITEM

mp Cook

6. 1. LOCATION MAP - Z-54-84



MAYOR BRIARE: Due to the lenght of time that was spent on the public hearing that we just concluded and because of some scheduling problems, normally, we would probably be through the entire agenda at this time, but that's not the case and a matter later on the agenda -- we're going to take up now because I'm confident that anybody that wanted to be present for this particular item on the agenda would be here before now and so if it meets with the approval of the Board, we're going to go right immediately to Item G which is zone change request Z-54-84 for the West Sahara Investment Company; and there being no objections, we will then proceed with Item G and then we will return to the other parts of the agenda. Your West Sahara Investment Company?

AL COLLINS: Yes. My name is Al Collins, E. A. Collins, partner in West Sahara Investment.

MAYOR BRIARE: There was one protest at the Planning meeting. Do you know if that one protestor is represented here today?

AL COLLINS: I have no idea.

DEPUTY CITY MGR. SAYLOR: Yes, he is I believe, Mayor.

MAYOR BRIARE: Did you wish to add anything to the application we have before us?

AL COLLINS: No, we'll go with the recommendations of Planning.

MAYOR BRIARE: The procedure was explained on a little earlier item. Your the applicant. We will hear from the protestant and then you will be given an opportunity to make comment on his, but you will not be allowed, Mr. Collins, you will not be allowed to go back and represent an application. You can only address your remarks to the rebuttal to anyone protesting this application. Is there anyone in the audience that's here to protest this application?

DICK BOBERTZ: Mr. Mayor and members of the Council. My name is Dick Bobertz. I live at 4241 Park Court in Las Vegas. I represent only myself as a City of Las Vegas taxpayer. I must protest this application because I believe it will cause inefficient and expenditure tax funds and I really believe that a positive action on this appli-

DICK BOBERTZ: cation will really commit the taxpayers of this City to about 20 years of inefficient expenditures. By way of illustration, I'd like to give you the example of Sahara Avenue. To accommodate for proposed development, Sahara Avenue will require two miles of major improvements to reach the site, that's from Rainbow Boulevard. It's now a two-lane paved road. I expect and I think that almost anyone will agree that road will have to be expanded to four lanes at approximately a million dollars a mile, that's a rule of thumb, but I think it's fairly close. As will, probably either Spring Mountain or Desert Inn or Carleston to accommodate 20,000 people two miles out from Rainbow. This is at a time when we're 100 million dollars plus behind in the original highway improvements for the already urbanized area. I can't help but wonder where the millions of dollars for those road improvements will come from and I wonder which area of the community will suffer when their project is moved down the list to make way for the extension of Sahara. The highway costs are just the tip of the iceberg. All services are much more expensive to provide and maintain when growth occurs that far from existing urban development. So I must protest this application. I think it constitutes leapfrog development. There are volumes of information to substantiate the fact that leapfrog development is most inefficient. It's the most inefficient possible way to accommodate future growth. I sincerely hope you will give consideration to these factors in your deliberation today. Thank you.

MAYOR BRIARE: Thank you, Mr. Bobertz. Is there anyone else that's here today that wishes to protest this request? Then, Mr. Collins, for rebuttal purposes if you wish, the microphone is yours.

AL COLLINS: I have nothing to say other than, as a developer, I've never yet developed anything that didn't have to, at a later date have some improvements installed, but it's a normal part of progress in the County and the City.

COUNCILMAN LURIE: I have a question that you said you would agree to the Planning Commission's recommendations. Staff's recommendation has the R-PD to R-PD7 on the southwest portion. Was that agreeable also?

AL COLLINS: Oh, that. I would go with Planning Commission's recommendation which was to restore the R-PD23 and we would install conduits in Sahara Avenue for future traffic lights so that those streets wouldn't have to be cut.

MAYOR BRIARE: Any other questions or comments? Councilman Nolen.

COUNCILMAN NOLEN: I have a question that was --

MAYOR BRIARE: Mr. Saylor, how -- I guess that's all. There's no more questions from the Council. Mr. Collins didn't address the comment about the length of improvements that would have to be made on West Sahara from Rainbow west. Do you have any comments on that?

DEPUTY CITY MGR. SAYLOR: Well, except to say, yes, improvements will have to be made and that's been the history of the whole growth of Las Vegas. We try to anticipate growth hoping that the growth will take place and pay for the improvements. Some 40 years ago when I was in graduate school in planning taking my graduate degree one of the philosophies of planning that was expounded at that time was that a city should grow by a series of concentric circles with the heaviest density the core area and then expanding out with lower densites, but from a practical viewpoint, working in the realm of democratic processes, the realm of economics of supply and demand and what it takes to provide development, we know that cities don't grow that way. The fingers extend out, either because of transportation corridors, because of natural features, rivers, whatever and then gradually growth fills it all in again; and, as as I said, historically that's been the pattern. This, is as you can see on the wall up there, immediately to the north of this is two miles of City area and extending a mile to the west is City. This is an integral part of the overall growth pattern and sure these things have to be paid for, but no matter where growth takes place, you have these costs and the growth then takes care of the cost.

COUNCILMAN LEVY: Mr. Mayor.

MAYOR BRIARE: Councilman Levy.

COUNCILMAN LEVY: I don't know -- Mr. Bobertz is his name -- realized that just a few years ago this board zoned on the north side of Sahara between Charleston and Sahara, almost -- well, two miles of property to be residential and if this property had been developed and the developer had been probably a little more successful, then we probably wouldn't be talking today about this south side of Sahara and the fact that it's been annexed into the City. I can't see how this differs from any other parcel of land within the City limits that we are analyzing and to be developed. I think sometimes these people get carried away and I feel that we're doing the right thing here today.

MAYOR BRIARE: Any other comments by the Council meembers? We have two parts to Item G. There's part 1 and part 2. What's the pleasure of the Council?

COUNCILMAN NOLEN: Your Honor, I MAKE A MOTION THAT WE FOLLOW THE RECOMMENDATION OF THE PLANNING COMMISSION ON G-1 -- let me find part 2.

MAYOR BRIARE: G-2 is on page 46.

COUNCILMAN LEVY: That's just the tentative map.

COUNCILMAN NOLEN: THEN MOVE FOR APPROVAL ON G-2.

MAYOR BRAIRE: Comments by the Council? All subject to the recommendations?

COUNCILMAN NOLEN: RECOMMENDATIONS OF THE PLANNING COMMISSION.

MAYOR BRIARE: Comments by the Council? Cast your votes. Post. Motion's APPROVED. (Motion carried unanimously)

END OF EXCERPT

ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED) - ZONE CHANGE		
G. TENTATIVE MAP RELATED TO ZONE CHANGE Z-54-84 (Item F.1)	Nolen - APPROVED Items G-1 and G-2 as recommended by the Planning Commission. Unanimous	Clerk tn notify and Planning to proceed.
2. THE LAKES AT WEST SAHARA PHASE I Property generally located west of Durango Drive and south of Sahara Avenue, N-U Zone (proposed R-PD3, R-PD4 and R-PD7). Owner: West Sahara Investment Co. Subdivider: E.L. Collins No. of Acres: 79.5 No. of Lots: 169 Planning Commission unanimously recommends APPROVAL, subject to the following conditions: 1. Approval of zoning application Z-54-84. 2. Conformance to the conditions of approval for Z-54-84. 3. No vehicular access from the abutting residential lots to any street which has a width of 80 feet or greater and is located within the perimeter of the development. 4. A waiver be permitted for the length of the cul-de-sac streets. 5. Approval of the hammerhead cul-de-sac design for the private streets in the R-PD3 and R-PD4 areas. 6. Provide emergency access to each residential area as required by the Dept. of Fire Services with final design to be approved by the Dept. of Community Planning and Development.		A. E. Collins, Collins Bros., 5195 S. Las Vegas Blvd., appeared and represented the applicant. Richard Bobertz, 4241 Park Court, appeared in opposition.

APPROVED AGENDA ITEM

mp Cook

ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED - ZONE CHANGE		
G. TENTATIVE MAP RELATED TO ZONE CHANGE Z-54-84 (Item F.1)	APPROVED See Page 46	See Page 46
2. THE LAKES AT WEST SAHARA PHASE I		
Conditions (continued)		
7. Provide paved access along Sahara Avenue from Durango Drive to the most westerly north/south street and on both north/south streets from Sahara Avenue to the interior loop street as required by the Department of Community Planning and Development.		
8. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.		

APPROVED AGENDA ITEM

mp Cook

To: The City Council X.
Re: Community Planning and Development Agenda Item
August 15, 1984 City Council Agenda

G. 2. TENTATIVE MAP - THE LAKES AT WEST SAHARA PHASE I

This tentative map is related to the zone change under Item G. 1. The map is for residential development on the east and west sides of the lake. A portion of the subdivision will have private streets. The map conforms to the Subdivision Regulations and to the zoning plan submitted under the rezoning application. If the zoning application is approved, this map may also be approved.

PLANNING COMMISSION RECOMMENDATION : APPROVAL (Unanimous)

STAFF RECOMMENDATION: APPROVAL

To: The City Council
Re: Community Planning and Development Agenda Item
August 15, 1984 City Council Agenda

G. 1. ZONE CHANGE - Z-54-84 - WEST SAHARA INVESTMENT COMPANY

The request involves one section of land containing approximately 659 acres southwest of Durango Drive and Sahara Avenue that was annexed into the City recently. The applicant is requesting the property be rezoned from N-U (Non-Urban) to the following:

ZONE	NUMBER OF ACRES
R-1 (Single Family Residence)	65.2
R-PD3 (Residential Planned Development)	27.9
R-PD4 (Residential Planned Development)	20.8
R-PD7 (Residential Planned Development)	168.7
R-PD12 (Residential Planned Development)	46.0
R-PD23 (Residential Planned Development)	124.6
P-R (Professional Offices and Parking)	76.8
C-1 (Limited Commercial)	112.1
C-V (Civic)	17.1

This application is the east half of a large planned community for this area to be named The Lakes at West Sahara. The zoning application for the west half will be submitted in the near future and that development will tie into the street system on this parcel and will have a similar zoning pattern. Each half section will have a 25 acre lake in the central portion as a focal point. The zoning requested on this application proposes lower density residential around the lake with higher density residential, commercial and professional proposed on the north (Sahara Avenue) and south (Desert Inn Road) sides. There will be a joint elementary school/park site in the C-V zone on the southeast portion of the development. The C-1 zoning requested for the Citicorp site on this property contains 44.3 acres and is located south of W. Sahara approximately 1,000' west of Durango Drive. The overall density for this section averages 7.74 units per acre, whereas the General Plan recommends 7.4 units per acre for this suburban neighborhood. The density for the entire development is essentially the same as that approved on the Peccole property to the north. Also, due to the size of this project, there are no plans submitted on the individual parcels and each phase of development will be subject to Planning Commission review or subdivision approval. Further, the Resolution of Intent is recommended to have no time limit due to the duration of this project. The zoning was handled in the same manner on the Peccole property.

PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL - With the R-PD23 parcel on the southwest portion being amended to R-PD7 which will be increased in density to the extent any of the other parcels are developed with a lesser density than allowed.

PROTESTS: 1

SEE ATTACHED LOCATION MAP

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date: August 6, 1984

TO:	FROM:
Community Planning and Development	Design and Development
SUBJECT:	**COPIES TO:**
Z-54-84 West Sahara Investment Company	Permits Right-of-Way Survey Traffic Engineering

RECEIVED AUG 07 1984 PLANNING AND DEVELOPMENT

In addition to our previous comments we request that the attached be made conditions of granting this request for the reclassification of the property.

C. D. Peterson

CARL D. PETERSON, R.L.S.

CDP:nm

w/Attachment

CLV 7007

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

August 6, 1984

TO:	FROM:
Community Planning and Development	Design and Development
SUBJECT:	**COPIES TO:**
Z-54-84 West Sahara Investment Company	Permits Right-of-Way Survey Traffic Engineering

RECEIVED
AUG 07 1984
PLANNING AND DEVELOPMENT

In addition to our previous comments we request that the attached be made conditions of granting this request for the reclassification of the property.

C. D. Peterson

CARL D. PETERSON, R.L.S.

CDP:nm

w/Attachment

CLV 7007

CITY OF LAS VEGAS

REVISED PLANS

INTER-OFFICE MEMORANDUM

Date

J August 1, 1984

TO:

ENGINEERING SERVICES
FIRE SERVICES
BUILDING & SAFETY DIVISION

FROM:

HAROLD P. FOSTER, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

Z-54-84 - WEST SAHARA INVESTMENT CO.

COPIES TO:

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

Generally bounded by Sahara Avenue on the north, Durango Drive on the east, Desert Inn Road on the south, and Fort Apache Way on the west.

From: N-U (Non-Urban)

To: R-1 (Single Family Residence)
R-PD3 (Residential Planned Development),
R-PD4 (Residential Planned Development),
R-PD7 (Residential Planned Development),
R-PD12 (Residential Planned Development),
R-PD23 (Residential Planned Development),
P-R (Professional Offices & Parking),
C-1 (Limited Commercial) and
C-V (Civic)

See attached comments.

ROUTING		Initials	Date
1	Traffic		8-6-84
2	Right-of-Way		8-6-84
3	Survey		8/6/84
	Engr. Design		
	Land Development		

REVISED PLANS

CITY PLANNING COMMISSION MEETING: AUGUST 9, 1984

Your remarks regarding this application prior to August 6, 1984 will be greatly appreciated.

Plot Plan Attached: Yes X
No ____

RECEIVED
AUG 1 1984
DEPT. OF
ENG. SERVICES

HPF:cme

CLV-6217

TOTAL — 1,304.32 ACRES

		%	AC	DU's
R-CL	1.	14.88 (3.98)	51.91	415
R-3	2.	6.42 (1.72)	22.43	538
PUD	3.	11.96 (3.20)	41.74	584
S	4.	2.06 (0.55)	7.17	—
RCL	5.	8.14 (2.18)	28.43	227
R-1	6.	10.55 (2.82)	36.78	154
C-2	7.	5.90 (1.58)	20.61	—
R-3	8.	12.35 (3.30)	43.04	1033
PUD	9.	6.35 (1.70)	22.17	310
C/2/P-R	10.	8.41 (2.25)	29.35	—
"	11.	14.55 (3.89)	50.74	—
PUD	12.	4.97 (1.33)	17.35	243
P	13.	1.17 (0.31)	4.04	—
PUD	14.	1.43 (0.38)	4.96	69
R-1	15.	9.84 (2.63)	34.30	144
PUD	16.	6.14 (1.64)	21.39	299
PUD	17.	3.17 (0.85)	11.09	155
R-3	18.	18.16 (4.85)	63.26	1518
PUD	19.	8.31 (2.22)	28.96	405
R-CL	20.	22.36 (5.98)	78.00	624
R-3	21.	10.64 (2.84)	37.04	889
PUD	22.	7.75 (2.07)	27.00	378
RCL	23.	32.64 (8.73)	113.87	911
R-1	24.	10.05 (2.69)	35.09	147
PUD	25.	1.66 (0.44)	5.74	80
P	26.	1.16 (0.31)	4.04	—
PUD	27.	5.48 (1.46)	19.04	266
C-2/PR	28.	11.30 (3.02)	39.39	—
R-3	29.	6.39 (1.71)	22.30	535
S	30.	2.23 (0.60)	7.83	—
PUD	31.	7.99 (2.14)	27.91	391
R-CL	32.	15.09 (4.03)	52.56	420
PUD	33.	7.60 (2.03)	26.48	371

		%	AC	DU's
RCL	34.	7.79 (2.08)	27.13	217
R-1	35.	10.12 (2.71)	35.35	148
C-2	36.	6.50 (1.74)	22.70	—
R-3	37.	8.25 (2.21)	28.83	692
C2/PR	38.	19.80 (5.29)	69.00	—
L	39.	1.02 (0.27)	3.52	—
PUD	40.	13.73 (3.67)	47.87	670
L	41.	4.15 (1.11)	14.48	—
L	42.	0.96 (0.26)	3.39	—
L	43.	4.65 (1.24)	16.17	—
		374.07 (100.00)	1304.45	12,833

	ACRES	DU's
R-1 —	141.52	593
R-CL —	351.90	2,814
PUD —	301.70	4,221
R-3 —	216.90	5,205
TOTAL	1,012.02	12,833

	ACRES
C-2 —	43.31
C-2/PR —	188.48
Total	231.79

	ACRES
P —	8.08
S —	15.00
Total	23.08

	ACRES
LAKES —	37.56

traffic lanes near higher density of more intense development. Lane requirements to maintain level of service 'C' should be addressed in the traffic study.

5. The interior circular street should be a minimum of four traffic lanes with left turn lanes, parking prohibited, and access only from public streets. In the eastern part of the development six traffic lanes may be needed. This should be studied as part of the independent traffic study.

This street was deleted in current plan. Should increase loop street to 6 lanes on easterly part, if traffic study demonstrates need.

6. The interior main east-west major street along the Edna Avenue or Pennwood Drive alignment shall be a minimum of four traffic lanes, a left turn lane, parking prohibited, and access only from public streets. The possible need for six traffic lanes from the interior circular street to Durango Drive should be addressed in the traffic study. The alignment of this street shall satisfy the requirements for a 50 m.p.h. design speed.

7. The major street alignments shall be designed to satisfy the requirements of a 50 m.p.h. design speed.

Street was deleted

8. Edna Avenue or Pennwood Drive (the major interior east-west street) shall be aligned to connect at the Fort Apache

intersection with no offset.

9. The major street intersections shall be spaced ~~in~~ so that progression between future traffic signals can be optimized.

From Preliminary Plan

10. A summary of the land uses and traffic generated from each land use area is attached.

11. The alignment recommendations made previously are made to reduce or eliminate weaving problems between major intersection and to reduce the need for signalizing intersections.

~~The above alignment recommendations are made to reduce or eliminate weaving problems between major intersections.~~

Area	Zoning	D.U.'s or Acres	Trip Generation Rate	Trip's Generated
1	R-CL	415	10.0	4150
2	R-3	538	6.1	3282
3	PUD	584	7.9	4614
4	S	650 Students 7.17ac	0.6/Student 0.6/Student	390
5	R-CL	227	10.0	2270
6	R-1	154	10.0	1540
7	C-2	(Comm.S.C) 20.61ac	330/ac.	6801
8	R-3	1033	6.1	6301
9	PUD	310	7.9	2449
10	Office Park C-2/P-R	29.35ac	277/ac	8,130
11	Office Park C-2/P-R	50.74ac	277/ac	14,055
12	PUD	243	7.9	1920
13	P	4.04ac	60/ac.	242
14	PUD	69	7.9	545
15	R-1	144	10.0	1440
16	PUD	299	7.9	2362
17	PUD	155	7.9	1225
18	R-3	1518	6.1	9260
19	PUD	405	7.9	3200
20	R-CL	624	10.0	6240
21	R-3	889	6.1	5423
22	PUD	378	7.9	2986
23	R-CL	911	10.0	9110
24	R-1	147	10.0	1470
25	PUD	80	7.9	632
26	P	4.04ac	60/ac -	242
27	PUD	266	7.9	2101
28	C-2/PR	39.39ac	277ac.	10,911
29	R-3	535	6.1	3264
30	S	650 Students	0.6/Student	390
31	PUD	391	7.9	3089
32	R-CL	420	10.0	4200
33	PUD	371	7.9	2931
34	R-CL	217	10.0	2170
35	R-1	148	10.0	1480
36	C-2	Community Shopping Center 22.7ac	330/ac.	7491

Area	Zoning	D.U or Acres	Trip Generation Rate	Trip's Genera
37	R-3	692	6.1	42
38	C-2/PR	69.0ac	277/ac	19,11
39	Lake	3.52	0	0
40	PUD	670	7.9	529
41	Lake	14.48	0	0
42	Lake	3.39	0	0
43	Lake	16.17	0	0

650 students

CASE

COMMENTS ON COLLINS BROTHERS
MASTER PLAN 2-54-84

1. An independent traffic study of the master plan should be conducted after consultation with traffic engineering staff of the City of Las Vegas.

2. The proposed development will generate over 150,000 new trips in an area with limited major street access. Street improvements on major east-west streets from Rainbow Boulevard west must be made to provide an adequate level of service for traffic proceeding to and from the site.

3. The following streets should ~~be~~ have six traffic lanes with restricted parking and limited access.

   A. Hualpai Way
   B. Fort Apache Road
   C. Durango Drive
   D. Sahara Avenue
   E. Desert Inn Road
   F. Possibly interior loop street due to elimination of street (east-west) on the Edna (Fenwood) alignment

4. The major connectors from the interior circular ~~drive~~ street to Sahara Avenue and Desert Inn Road should be aligned with Grand Canyon Drive or El Capitan Way. Left turn lanes should be provided and parking prohibited. A minimum of ~~four traffic lanes~~ should be provided at each connector, with the possibility of needing six

CITY OF LAS VEGAS

REVISED PLANS

INTER-OFFICE MEMORANDUM

Date

J August 1, 1984

TO:

ENGINEERING SERVICES
FIRE SERVICES
BUILDING & SAFETY DIVISION

FROM:

HAROLD P. FOSTER, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

Z-54-84 - WEST SAHARA INVESTMENT CO.

COPIES TO:

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

Generally bounded by Sahara Avenue on the north, Durango Drive on the east, Desert Inn Road on the south, and Fort Apache Way on the west.

From: N-U (Non-Urban)

To: R-1 (Single Family Residence)
R-PD3 (Residential Planned Development),
R-PD4 (Residential Planned Development),
R-PD7 (Residential Planned Development),
R-PD12 (Residential Planned Development),
R-PD23 (Residential Planned Development),
P-R (Professional Offices & Parking),
C-1 (Limited Commercial) and
C-V (Civic)

REVISED PLANS

CITY PLANNING COMMISSION MEETING: AUGUST 9, 1984

Your remarks regarding this application prior to August 6, 1984 will be greatly appreciated.

Plot Plan Attached: Yes X
No ____

HPF:.cme

CLV-6217

AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme
Enclosure

CITY OF LAS VEGAS NEVADA

CLV 6218