

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0108-63 (6)

APN 162-05-802-009

Location N of Sahara btw Richfield & Rancho

Applicant John H. Midby

Subject

Plot Plan review.



FILE HISTORY

FILE NO.: 2-100-63(6)

[illegible]

LICENSE INSPECTION LOG

LOCATION 2800 W. Sahara
TENTATIVE LICENSE ISSUED ON 9/17/80

CASE NO. 2-108-63(2)
(6)

FIELD INSPECTION LOG

DATE/BY 10/9/80 PS

partial HS installed
All Blaps constructed
Project incomplete

On _____, the conditions of approval have been met.

APPROVED BY _____

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE March 13, 1981

TO: DIRECTOR OF BUSINESS ACTIVITY
FROM: DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: LICENSE APPLICATION NO. E02-03583

NAME OF BUSINESS PACIFIC WEST LEASING COMPANYTYPE OF BUSINESS EQUIPMENT LEASINGADDRESS 2800 W. Sahara Avenue #2-F ZONE Z-108-63 (16) C-1

YES

NO

THIS IS A CHANGE OF NAME

☐☐ XXXX

THIS IS A CHANGE OF OWNERSHIP

☐☐ XXXX

THIS IS A CHANGE OF LOCATION

☐☐ XXXX

APPLICATION IS

APPROVED

☐

DENIED

☐ XXXXand
forwarded
to

BLDG.

☐

LICENSE

☐ XXXX

COMMENTS:

DENIED:

On March 13, 1981 I had a telephone conversation with Hazel Haig. She stated that all goods are to be drop shipped directly to the customer.

Also, that one the lease is up and the lessor does not want to purchase the equipment, it will be sent directly back to the factory or supply house.

Thus this is an office use only. Applicant will be in to initial this change.

gtr
Logged by

BRETT A. REALE
Approved/Denied by

March 24, 1980

The Plazas
At First Western Square
2800 W. Sahara
Las Vegas, Nevada 89102

ATTENTION: Dick Crosley

Re: Conditions of Approval of 7-108-63 (6)

Dear Mr. Crosley:

The review of the site plan to allow the development of the Plaza's Commercial Complex was approved by the City Commission on October 4, 1978. This approval carried with it development control conditions.

At the time the building permit was issued by the City of Las Vegas detailed plans were submitted by the developer which were reviewed by our department.

Care was taken to insure the development would be in total compliance with all of the above mentioned conditions.

In our perusal of the development plans and subsequent approval of the building permit we were satisfied that your development, when constructed in accord with the approved plans will be in full compliance with all conditions of the original zoning approval.

Sincerely yours,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

Richard Williams
Senior Planner

RW:gtr

LICENSE INSPECTION LOG

LOCATION 2800 W. Sahara
TENTATIVE LICENSE ISSUED ON 9/11/80

CASE NO. 2-108-63(9) (6)

FIELD INSPECTION LOG

DATE/BY 11/20/80 RS

Development meets condition of
Approval - A.C.M.

On _____, the conditions of approval have been met.

APPROVED BY

RS

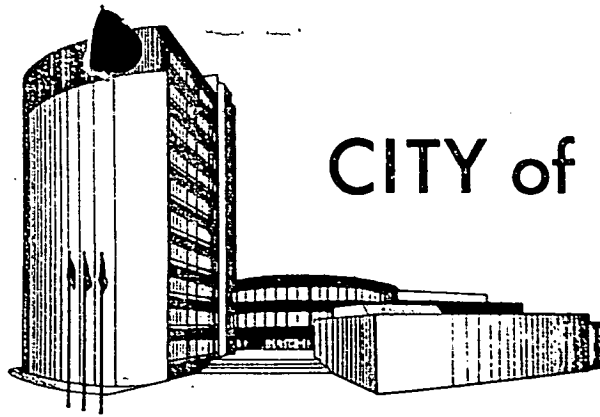
OK
Ira

MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
MYRON E. LEAVITT
ROY WOOFER

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

October 12, 1978

Mr. John H. Midby, President
John H. Midby & Associates
3266 West Spring Mountain Road
Las Vegas, Nevada 89103

Re: Z-108-63 (6)
PLOT PLAN REVIEW

The Board of City Commissioners, at a regular meeting held October 4, 1978, APPROVED your request to allow offices and retail sales on property generally located on the north side of Sahara Avenue, between Richfield and Rancho Drive, C-1 zone, as recommended by the Planning Commission, subject to the following conditions:

1. Condition #2 of the original approval of Z-108-63 requiring at least one major department store be rescinded.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
4. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.

October 12, 1978

John H. Midby
Z-108-63

5. Conformance to the plot plan.
6. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.



EDWINA M. COLE, CMC
CITY CLERK

EMC:gtr

cc: ✓ Dept. of Community Planning & Development
Dept. of Public Services
Dept. of Fire Services
Division of Building & Safety

RECEIVED
OCT 13 1978
PLANNING AND
DEVELOPMENT

ADA

City of Las Vegas

October 4, 1978

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BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Z-108-63(8)

Commission Action

Department Action

**X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)**

N. ZONE CHANGE - Z-71-78 - E. A. BECKER, JR.

Property generally located on the northwest corner of Cheyenne Avenue and Lorenzi Blvd.

From: N-U (Non-Urban)

To: R-E (Residence Estates)

R-D (Single Family Residence, Restricted)

R-1 (Single Family Residence)

R-PD20 (Residential Planned Develop.)

C-1 (Limited Commercial)

Planning Commission recommends APPROVAL (4=yes, 3=no), subject to the following conditions:

1. Drainage from the west shall be distributed on the Gowan Road and Cheyenne Avenue alignments as required by the Department of Public Services.
2. Right-of-way dedications to include 20 ft. additional right-of-way for Cheyenne Avenue; 50 ft. right-of-way for Lorenzi Boulevard, 80 ft. for Gowan Road and radius corners as required by the Department of Public Services, within sixty days after approval of the zoning.
3. Development plans to be approved on the C-1 portion by the Planning Commission prior to construction.
4. The layout of the residential areas shall be revised as required by the Department of Community Planning and Development.

PROTESTS: 17

P. PLOT PLAN REVIEW - Z-108-63(9) JOHN H. MIDBY AND ASSOCIATES

Request for a Plot Plan Review to allow offices and retail sales on property generally located on the north side of Sahara Avenue between Richfield and Rancho Drive, C-1 zone.

Abeyance

11/1/78 Agenda

The following to be notified when this item will again be on the City Commission agenda:

Teri Hannaman
3360 N. Serene Dr.
L.V. 08
648-9204

David Kent
6772 Atwood
L.V. 08
647-1080

Approved as recommended by Planning Commission
Christensen - unanimous

Clerk to notify Planning to proceed

AG/AG

City of Las Vegas

October 4, 1978

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 41-A

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

Planning Commission unanimously recommends
APPROVAL, subject to the following condition:

1. Condition #2 of the original approval of
Z-108-63 requiring at least one major
department store be rescinded.

P. SET DATE ON ANY APPEALS FILED FROM THE BOARD
OF ZONING ADJUSTMENT MEETING HELD SEPTEMBER
28, 1978.

Q. SET DATE FOR PUBLIC HEARING ON ANY VACATIONS
AND/OR STREET NAME CHANGES ACTED UPON BY THE
PLANNING COMMISSION AT THEIR MEETING HELD
SEPTEMBER 26, 1978.

See Page 41

See Page 41

N o n e

Set date for
Public Hearing
for Amendment to
the MASTER STREET
PLAN - JONES BLVD.
between VEGAS DRIVE
and RANCHO DR.

Clerk to proceed

11/1/78 Agenda

2:00 P.M.
11/1/78

Z-71-78

Motion fails by the following vote:
Commissioners Leavitt and Woofter
voting aye.
Noes: Mayor Briare and Commissioner
Christensen
Excused: Commissioner Lurie

V Z-108-63
Z-108-63 (6)
JOHN MIDBY

Mayor Briare: The next is a plot plan review for John Midby.

Mr. Foster: This involves a revised plot plan on a site that was originally zoned for a regional shopping center, which is on the north side of Sahara between Richfield Village and Rancho. The site has been reduced in size, the commercial area over the years for...

Mayor Briare: Excuse me just one minute. Folks, before you leave, could you come back just for a second? It's conceivable that this Commission will not have a quorum at the next meeting. Now you've noticed that this just went by a tie vote. There will not be a full Board at the next meeting, and it's conceivable that there won't even be a quorum which means that the next meeting would have to be cancelled or postponed until a later date. I'm only telling you this because I'd like you to be notified if you would leave your addresses with the City Clerk here, so that we can notify you if there is to be no meeting. I'm trying to save you the trouble of coming down here and going through it again.

Commissioner Leavitt: Why don't we just continue this matter until November 1?

Commissioner Christensen: Then there's no question.

Mayor Briare: All right, then, if the Commission has no objection, as a result of the tie vote instead of following our normal procedure, we'll just definitely put it off until..if we don't have a meeting on the 18th, how would we go about notifying? Public notice in the newspaper or something? Because there'll be a number of things that might normally be on the agenda for next meeting.

Commissioner Christensen: What you're saying is that if we don't have a meeting on the 18th, we might have to have one on the 25th.

Mayor Briare: That's what I'm trying to get around here to see what we'll do. Well maybe we just better leave it be until after we can make a determination amongst ourselves as to how we're going to conduct our business at our next meeting whatever it might be, whether it be a special meeting. I

kind of doubt whether we should postpone the meeting entirely. We'll decide that later. I just wanted to see if we could make a determination on that right now, but I wanted to let you know that there will not be a full Commission, and it possibly might be no Commission meeting the next time. Okay.

Okay, let's proceed onto the next part. John Midby.

Mr. Becker: When would you know? I'm going to be in Washington, D.C.

Mayor Briare: When are you going to be in Washington?

Mr. Becker: On the 18th. I have to know. I have to leave very early in the morning.

Mayor Briare: You won't be here on the 18th. It would be nice.

Commissioner Leavitt: For the record, I won't be here on the 18th. I don't know who else is going to make it.

Mayor Briare: Would the first be...let's set this thing to be held at that meeting in any event so if there's a special meeting, this will not be heard. It'll be heard at the first regular meeting in November, November 1. Are we ready to proceed?

Mr. Foster: This was formerly a regional shopping center site at Rancho and Sahara. They have requested since then rezoning for residential in the area that was under resolution for commercial. It has reduced that area substantially, and now they're proposing a commercial site. It's being outlined on the screen right on the north side of Sahara just east of Richfield Boulevard.

One of the conditions on the original zoning was that there would be a Planning Commission review of this development plan prior to development and secondly that there be a major department store in the first phase of development. Because the area has been reduced substantially in size, the Planning Commission felt it was proper to rescind that condition, and they did approve the submitted plot plan which indicates the areas of retail and office buildings, the area indicated in white with plazas throughout, heavy landscaping and adequate parking. The First Western facility, which would be their main office was approved for a plot plan review previously and shall be part of the overall complex, and this development will extend west to Richfield Boulevard. So the Planning Commission has recommended approval and has recommended rescinding the condition that there be a major department store in this development.

Z-108-63
CONT

Mr. Crossley: I am Dick Crossley. I live at 3729 Fortune Avenue. I am Project Coordinator for John Midby and Associates. I don't have any particular comments, but I am here to answer any questions if it's within my capabilities of doing so. We have two other renderings here which may be of interest to you which have been prepared by our architect, Mr. Paul Thort, from San Diego who has been a gold medal winner of many designs over the past few years.

Commissioner Christensen: I move we follow the recommendations of the Planning Commission.

Mayor Briare: Comments. Cast your votes. Opposed. The motion is approved, Mr. Crossley. Very nice pictures.

Motion approved by the following vote:
Mayor Briare, Commissioners Christensen,
Leavitt and Woofert voting aye.
Noes: None.
Excused: Commissioner Lurie

- - - - -

Mayor Briare: Is there anyone here that wishes to make any comments before the Commission? Then, relative to the meeting of the 18th, Mr. Dorn I think that within the next 24 hours or so you better try to make a determination as to whether there's going to be a quorum for the meeting of the 18th. If you can make that kind of a determination...Mrs. Cole, when would be the, we'd have to post notices if we're going to have a meeting. I think we'd better cancel it. And if we cancel it, would we reset it? Do you have any idea what the Planning agenda is going to be like?

Mr. Foster: There's about six or eight Public Hearings on the zoning.

Mayor Briare: Gentlemen, would the 25th be...would you review the business that would normally be coming up and within the next 24 hours we'll notify the press if we could ask for their cooperation and notify everybody else if there's not to be a meeting. Otherwise we'll just proceed without a full Board.

Mr. Foster: The protestants and people who were for the various applications at the Planning Commission meeting in September were notified at that meeting that all those applications will come up on the 18th.

Mayor Briare: Do the best you can because by public notice in the newspaper a public of cancellation of this meeting, which is not unheard of. It wouldn't be historic. It's been done on numerous occasions.

Commissioner Christensen: It would be automatic if you don't have a quorum.

Mayor Briare: It would be automatic, that's true, but it would be very embarrassing also. Because we know there's a great livelihood. So let's, if the Commissioners have no objections, the meeting of the 18th will be cancelled. That means the next meeting of the City Commission will be on November 1, and we'll just work like the dickens to make up. Okay? We're adjourned.

Meeting Adjourned at 3:30 P.M.

seventeen protestants at the meeting who initially objected to the overall development but towards the end of the hearing seemed to be more concerned about maintaining an R-E strip along Lorenzi rather than the proposed R-D.

O. PLOT PLAN REVIEW Z-108-63(6) JOHN H. MIDBY AND ASSOCIATES

Request for a Plot Plan Review to allow offices and retail sales on property generally located on the north side of Sahara Avenue between Richfield and Rancho Drive, C-1 zone.

The request is for a plot plan review and to rescind a condition which required a major department store be constructed in this development since it was rezoned for a regional shopping center in 1963. The site has been reduced substantially in size for residential development and the condition pertaining to the major department store is no longer appropriate. The proposed development is for a series of retail and office buildings in a very attractive arrangement with plazas, walkways and heavy landscaping. The Planning Commission recommended approval of the plot plan and deleted the requirement that a major department store be constructed on the property.

- P. SET DATE ON ANY APPEALS FILED FROM THE BOARD OF ZONING ADJUSTMENT MEETING HELD SEPTEMBER 28, 1978.
- Q. SET DATE FOR PUBLIC HEARING ON ANY VACATIONS AND/OR STREET NAME CHANGES ACTED UPON BY THE PLANNING COMMISSION AT THEIR MEETING HELD SEPTEMBER 26, 1978.
 - 1. Amendment to the Master Plan of Streets and Highways for Jones Boulevard between Vegas Drive and Rancho Drive.

(Location maps are attached for all of the new zoning items, the two annexations items and the vacation item.)

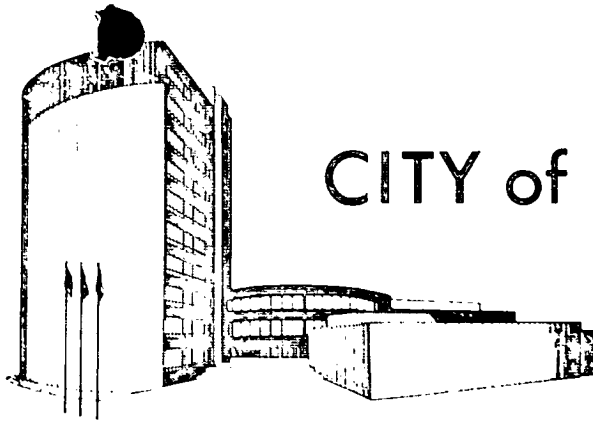
HPF:bjl

MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
MYRON E. LEAVITT
ROY WOOFER

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

September 28, 1978

Mr. John H. Midby, President
John H. Midby & Associates
3266 West Spring Mountain Road
Las Vegas, Nevada 89103

✓ Re: Z-108-63
Plot Plan Review

Dear Mr. Midby:

Your request for a Plot Plan Review to allow offices and retail sales on property generally located on the north side of Sahara Avenue between Richfield and Rancho Drive, C-1 zone, was considered by the City Planning Commission on September 26, 1978.

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

1. Condition #2 of the original approval of Z-108-63 requiring at least one major department store be rescinded.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
4. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
5. Conformance to the plot plan.
6. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

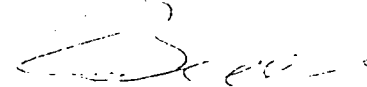
Mr. John H. Midby, President
Re: Z-108-63

September 28, 1978
Page 2

This item will be heard by the Board of City Commissioners on October 4, 1978, at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, ACTING DIRECTOR



D. W. Brown
Supervisor of Zoning

DWB:bjl

cc: City Clerk

15. Z-108-63 (6)
PLOT PLAN REVIEW
APPROVED

Z-108-63 (6)

Request of JOHN H. MIDBY & ASSOCIATES for a Plot Plan Review to allow offices and retail sales on property generally located on the north side of Sahara Avenue between Richfield Boulevard and Rancho Drive, C-1 zone.

MR. BROWN presented the staff report and stated that some time ago this was approved for a shopping center with a major department store. Now the zoning has been decreased by half which negates the requirements for the department store. Everything is in order, it has been attractively done, and staff would recommend approval.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under Z-108-63, subject to the following conditions:

1. Condition #2 of the original approval of Z-108-63 requiring at least one major department store be rescinded.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Conformance to the plot plan.
6. Securing all necessary permits and licenses and satisfaction of all City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Miller, Mrs. Coleman, Mr. Guthrie, Mr. Jones,
Mr. Swessel, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on October 4, 1978 at 2:00 P.M.

16. CV-1-74
STATUS REVIEW
APPROVED

Status Review of the ECHOES OF FAITH MINISTRIES operation on property located at 1401 East Washington Avenue, C-V zone.

MR. BROWN presented the staff report and stated that to the best of staff's knowledge in checking this item out, nothing untoward was found and unless there is something to be reported by someone else, staff would recommend the use be continued.

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

September 25, 1978

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

FIELD OPERATIONS ENGINEER

SUBJECT:

JOHN H. MIDBY & ASSOCIATES
Z-108-63 ~~4~~ PLOT PLAN REVIEW
(6)

COPIES TO:

Your memorandum of September 20, 1978 requested comments from the Public Services Department on the plot plan review submitted by John H. Midby and Associates to allow offices and retail sales on property generally located on the north side of Sahara Avenue between Richfield and Rancho Drive, C-1 zone.

It will be required that the applicant:

1. Construct all remaining driveways and sidewalk on Sahara and Paseo Del Parque.
2. Parking plan to conform to City of Las Vegas standards.

A sewer easement exists on the northerly portion of this property.



ROBERT D. WEBER, PE & RLS

RDW/JSH/blc



2:40 PM

CITY LAS VEGAS INTER-OFFICE MEMORANDUM

SEPTEMBER 20, 1978

Date

TO: PUBLIC SERVICES DEPARTMENT
ADMINISTRATIVE DIVISION

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

SUBJECT: JOHN H. MIDBY & ASSOCIATES
Z-108-63 (6)

COPIES TO:

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

generally located on the north side of Sahara Avenue between Richfield and Rancho Drive, C-1 zone.

TO ALLOW: offices and retail sales

CITY PLANNING COMMISSION MEETING: September 26, 1978

Your remarks regarding this application should be received prior to
September 25, 1978.

HPF:bjl
attachment (plot plan)

JOHN H. MIDBY & ASSOCIATES

3226 W. SPRING MOUNTAIN ROAD
LAS VEGAS, NEVADA 89103
702-873-2896

September 19, 1978

Director of Community Planning
and Development
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

Dear Sirs:

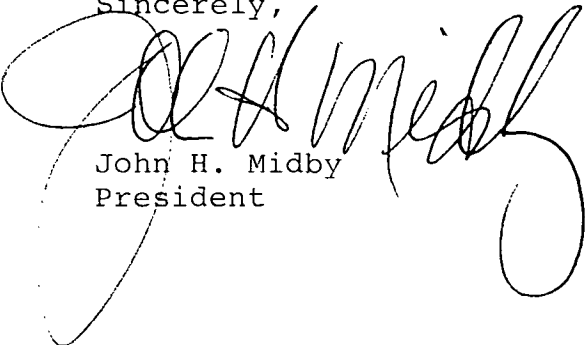
We respectfully request a Plot Plan Review, as required under the condition of approval on zoning application Z-108-63. (6)

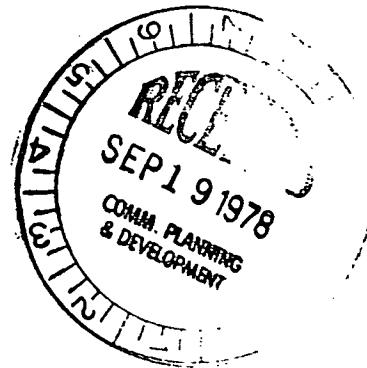
Enclosed is a check for filing fee of twenty-five dollars (25.00) as well as 5 copies of Plot Plan, and 1 copy of Elevation. Colored renderings will also be made available for presentation to both Planning Commission, as well as City Commission as required.

We would greatly appreciate the above being placed on the September 26, 1978 Planning Commission Meeting.

Thank you for your consideration and cooperation.

Sincerely,


John H. Midby
President



Rec 9/19/78
\$25.00
334766