

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0108-63 (7)

APN 162-05-801-010

Location SEC of Richfield & El Camino

Applicant John H. Midby

Subject

Plot Plan review.



FILE HISTORY

FILE NO.: 2-108-63(7)

[illegible]

TENTATIVE LICENSE

2800 W. Sahara

address

2-108-63

zoning file number

Office ² (Purves)
business name

business name

COMMENTS

3 Lectures - 9/17/80

office
type of business

type of business

applicant name

phone

DATE TENTATIVE APPROVAL GIVEN:

9/17/80

[illegible]

DATE FINALED: _____

7/1 James Shipley	Weldon Spring Kites
7/1 Herman R. Eminger	(C.P.A.)
7/1 E.M.C., Inc.	(Consultants)

<u>Bldg</u>	<u>Phone</u>
7	453-1180
	384-1695
	384-1695

FOR BILL BRIARE
COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

October 25, 1979

Mr. John H. Midby, President
John H. Midby & Assoc.
2800 West Sahara Avenue
Las Vegas, Nevada 89102

✓ Re: Z-108-63
Plot Plan Review

Dear Mr. Midby:

Your request for a Plot Plan Review to allow a proposed office complex (a permitted use) on property generally located at the southeast corner of Richfield Boulevard and El Camino Avenue, under resolution of intent to C-1, was considered by the City Planning Commission on October 23, 1979.

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

1. The driveway at the east end of El Camino shall be closed except for emergency fire access.
2. The driveway on Richfield shall be limited to ingress only and the access on El Camino shall be limited to an exit or egress only.
3. The Traffic Engineer shall provide any needed traffic control signs on Richfield and El Camino.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
6. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.

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

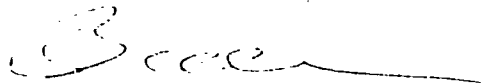
October 25, 1979
Page 2

7. Conformance to the plot plan as amended to reflect the above conditions.
8. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

This action by the Planning Commission is final.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR



D. W. Brown
Supervisor of Zoning

DWB:bjl

MINUTES

CITY PLANNING COMMISSION

OCTOBER 23, 1979

CALL TO ORDER: A regular meeting of the City Planning Commission was called to order at 7:30 P.M. by Chairman Swessel in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PRESENT: Chairman Swessel, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul

EXCUSED: Mrs. Coleman and Mr. Miller

STAFF PRESENT: Harold P. Foster, Director, Community Planning & Development
Don W. Brown, Supervisor of Zoning
Howard A. Null, Supervisor of Planning
Rick Sweet, Planner
Linda McIntosh, Recording Secretary

ANNOUNCEMENT: MR. BROWN stated that the agenda for this regular meeting of the City Planning Commission had been posted and mailed in accordance with NRS Chapter 241 and affidavits are on file in the office of the City Clerk.

MINUTES: MR. GUTHRIE made a Motion for APPROVAL of the Minutes of the City Planning Commission meeting held September 26, 1979. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. Z-103-63
PLOT PLAN REVIEW
(Abeyance Item
from 10/11/79)
APPROVED

Request of JOHN H. MIDBY AND ASSOC. for a Plot Plan Review to allow a proposed office complex (a permitted use) on property generally located at the southeast corner of Richfield Boulevard and El Camino Avenue, under resolution of intent to C-1.

MR. BROWN read the normal conditions that would apply to any approved rezoning applications heard at this meeting.

MR. BROWN presented the staff report and stated this item was postponed for a public hearing in view of the fact the Springhurst people were sensitive to the development of this parcel. It is zoned C-1 and had been approved for multiple family development. The applicant does not now want the multiple family. Instead, an office complex is desired. The plot plan is as shown. Staff would recommend that in view of the fact this has been changed from residential to commercial, that no access be granted from Richfield or El Camino.

CHAIRMAN SWESSEL declared the public hearing open.

JOHN MIDBY, 2800 W. Sahara, represented the application.

CHAIRMAN SWESSEL stated that whatever action was taken by the Planning Commission would be final.

MR. MIDBY described the plot plan and the proposed ingress/egress. He added that traffic to the development would not be 24-hour traffic. This will be a two story building with a gradual increase to three. The tenants will be of the professional type and will not be traffic generators any more than is usual for this type of operation. He added that the Traffic Engineer had attended a meeting with the Springhurst people and the only recommendation was that the traffic should be stopped with a fire gate.

LEE BACKUS, 3068 El Camino, stated there is somewhat of a traffic problem now which has been created by Spanos. He suggested that stop lights or signs could be used to control the traffic on El Camino. He suggested that the ingress/egress problem could be solved by having the main entrance on Richfield and the egress on El Camino.

MR. CANUL stated he thought this could be worked out with the Traffic Engineer.

MR. MIDBY stated they would agree to do that.

CHAIRMAN SWESSEL asked if anyone else wished to be heard; there being no one, he declared the public hearing closed.

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

1. The driveway at the east end of El Camino shall be closed except for emergency fire access.
2. The driveway on Richfield shall be limited to ingress only and the access on El Camino shall be limited to an exit or egress only.
3. The Traffic Engineering shall provide any needed traffic control signs on Richfield and El Camino.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan as amended to reflect the above conditions.
8. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Swessel, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

~~NEW BUSINESS:~~

~~1. TENTATIVE MAP~~

~~STORYBOOK VILLAGE II~~

~~APPROVED~~

Property generally located at the southeast corner of Maverick Street and Cartier Avenue, N-U zone (under resolution of intent to R-1).

Owner/Subdivider: Medallion Corp.

No. of Acres: 4.85 No. of Lots: 18

CHAIRMAN SWESSEL announced he would abstain from participating in the discussion and action on this item.

MR. NULL presented the staff report and stated approval is recommended subject to: approval of the one year extension of time for zoning case ZC-292-78, which is County zoning, plus the normal conditions.

DAVE COMPTON represented the application and agreed to staff stipulations.

MR. CANUL made a Motion for APPROVAL of the Tentative Map of Storybook Village II, subject to the following conditions:

1. Approval of the one year extension of time for ZC-292-78.
2. Approval of the tentative map shall be for no more than twelve (12) months. If a final map, or a series of final maps is/are not recorded on all of the area embraced by the tentative map within the twelve (12) months of the approval

OCTOBER 15, 1979

NOTICE OF ~~XXXXXX~~ HEARING

OCTOBER 23, 1979

Notice is hereby given that on October 23, 1979, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the ~~application~~ ^{request} of:

Z-108-63 JOHN H. MIDBY & ASSOC. FOR A PLOT PLAN REVIEW TO ALLOW
 A PROPOSED OFFICE COMPLEX ^(A permitted use) ~~ON~~ [↑] PROPERTY GENERALLY LOCATED
 AT THE SOUTHWEST ~~CORNER~~ ^{EAST} CORNER OF RICHFIELD BOULEVARD AND
 EL CAMINO AVENUE, C-1 ZONE.

↑ P.O.I to

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

COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:bjl

CHECKED: (date)
 WILLIAMS
 CLEMMER 10/12/79
 BROWN, D.W.

(THIS FILE MUST BE RETURNED TO BARBARA BY 10/12/79 @ 4:00 P.M. .)

(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.)

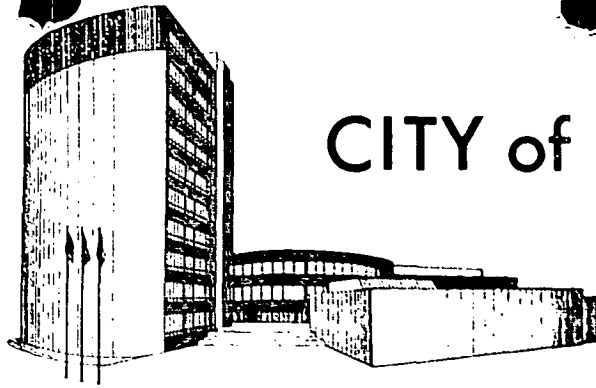
(SEE ATTACHED LOCATION MAP.)

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

October 16, 1979

Mr. John H. Midby, President
John H. Midby & Associates
2800 West Sahara Avenue
Las Vegas, Nevada 89102

✓ Re: Z-108-63
Plot Plan Review

Dear Mr. Midby:

Your request for a Plot Plan Review on property generally located on the north side of Sahara Avenue between Richfield and Rancho Drives, C-1 zone, was considered by the City Planning Commission on October 11, 1979.

The Commission voted to hold this item in ABEYANCE pending notification of the surrounding property owners.

This item will again be considered by the City Planning Commission at their next regular meeting scheduled for October 23, 1979, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

D. W. Brown
Supervisor of Zoning

DWB:bjl

FILE: ^V Z-108-63

(16) Z-108-63
PLOT PLAN REVIEW
ABEYANCE

Voting was as follows:

"AYES" Chairman Swessel, Mr. Miller, Mr. Jones and Mr. Canul
"NOES" Mrs. Coleman and Mr. Guthrie

Motion for DENIAL carried by a 4/1 vote.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on November 7, 1979 at 2:00 P.M.

Request of JOHN H. MIDBY & ASSOC. for a Plot Plan Review on property generally located on the north side of Sahara Avenue between Richfield and Rancho Drives, C-1 zone.

MR. BROWN presented the staff report and gave a review of the history of the property in question, and discussed the sensitivity that was felt by the neighbors regarding the multi-family residential zoning which was granted. Because of the interest shown by the neighbors and the requested change from residential to offices, staff would recommend a Public Hearing be held.

JOHN MIDBY represented the application and stated he did not object to a public hearing. He added, however, the property is commercial and the plan that is proposed fits into the stores in the area. He stated he then saw no need for a hearing.

MR. JONES stated that if a public hearing is not held to inform the neighbors, then it was not only the applicant's neck, but they would be coming after the Commission also.

MR. MIDBY stated the final determination is up to the Traffic Engineer. He added they are abandoning the variance for multi-family and are going back to the commercial use.

MR. JONES stated that is the purpose for the public hearing.

MRS. COLEMAN stated this would be another zone change as far as the neighbors are concerned.

MR. JONES made a Motion for ABEYANCE of the Plot Plan Review under Z-108-63, pending notification of the surrounding property owners.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

17. Z-6-66(10)
PLOT PLAN REVIEW
APPROVED

Request of STEELWOOD CONSTRUCTION, INC. for a Plot Plan Review to allow a storage building on property located at 5301 West Charleston Boulevard, C-1 zone.

MR. BROWN presented the staff report and stated the plot plan is as shown. Staff sees no problem, and would request a 6' block wall plus the normal conditions.

DAN BAILEY represented the application. He stated the storage would be for manure for the nursery which is now stored outside. He stated this would be a metal building, Spanish brown.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under Z-6-66(10), subject to the following conditions:

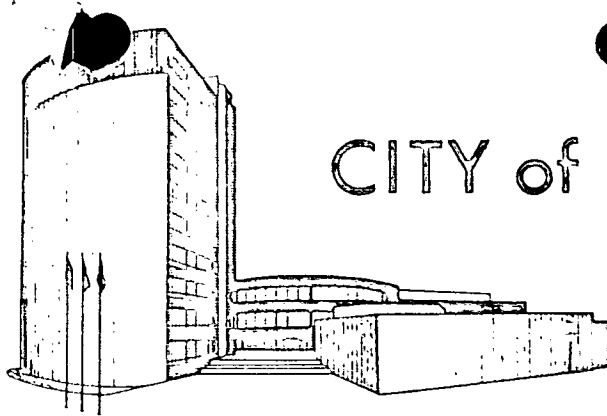
1. Construction of a six ft. block wall on the south property line as required by the Department of Community Planning & Development.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

October 16, 1979

Mr. John H. Midby, President
John H. Midby & Assoc.
2800 West Sahara Avenue
Las Vegas, Nevada 89102

Re: Z-108-63
Plot Plan Review

Dear Applicant:

This is to advise that your request as referred to above will be considered by the City Planning Commission at their regular meeting on October 23, 1979.

This meeting will be held at 7:30 P.M. in the Commission 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,

COMMUNITY PLANNING AND DEVELOPMENT

Harold P. Foster, Director

HPF:bjl
attachment

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

October 10, 1979

TO:

COMMUNITY PLANNING & DEVELOPMENT

FROM:

PUBLIC SERVICES

SUBJECT:

JOHN H. MIDBY & ASSOCIATES
Z-108-63

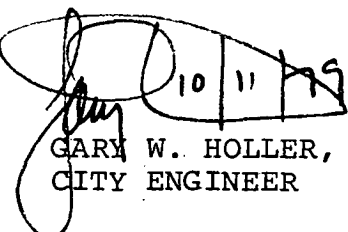
COPIES TO:

BUILDING & SAFETY

Your memorandum of September 28, 1979, requested comments from the Public Services Department on the request for reclassification of property located on the north side of Sahara Avenue between Richfield and Rancho Drives, C-1 zone, submitted by John H. Midby & Associates.

At the time of development, it will be necessary that the applicants construct street improvements in accordance with the Subdivision ordinance and all applicable City codes and standards.

NOTE: Access to El Camino Avenue as shown is not approved as it crosses private property. Other ingress-egress locations on the southern boundary must be approved by the property owner to the south.


GARY W. HOLLER, P.E.
CITY ENGINEER

GWH/JSH/cms

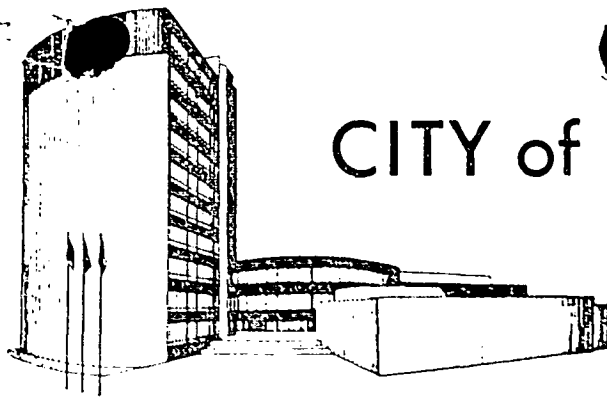

RECEIVED
OCT 22 1979
PLANNING AND
DEVELOPMENT

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

October 4, 1979

Mr. John H. Midby, President
John H. Midby & Associates
2800 West Sahara Avenue
Las Vegas, Nevada 89102

✓ Re: Z-108-63
Plot Plan Review

Dear Applicant:

This is to advise that your request as referred to above will be considered by the City Planning Commission at their regular meeting on October 11, 1979.

This meeting will be held at 7:30 P.M. in the Commission 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,

COMMUNITY PLANNING AND DEVELOPMENT

Harold P. Foster, Director

HPF:bjl
attachment

INTER-OFFICE MEMORANDUM

Date

SEPTEMBER 28, 1979

TO: PUBLIC SERVICES DEPARTMENT ADMINISTRATIVE DIVISION	FROM: <i>Harold P. Foster</i> HAROLD P. FOSTER, DIRECTOR COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: JOHN H. MIDBY & ASSOCIATES Z-108-63	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 Drives, C-1 zone

CITY PLANNING COMMISSION MEETING: October 11, 1979

Your remarks regarding this application should be received prior to October 8, 1979.

HPF:bjl
attachment (plot plan)

JOHN H. MIDBY & ASSOCIATES

2800 WEST SAHARA AVENUE
LAS VEGAS, NEVADA 89102
(702) 873-2896

September 20, 1979

City of Las Vegas
Board of City Commissioners
400 East Stewart Avenue
Las Vegas,
Nevada 89101

Attn: Mr. Harold Foster
Director of Community Planning
and Development

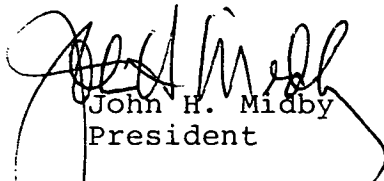
Dear Mr. Foster:

Please accept this letter as a formal request
for architectural review of the Rancho Bonita
Office Complex Project.

Enclosed for your convenience is a parcel
map of the project site and adjacent area as
well as 5 copies of the site plan and a \$25.00
check for the reviewing fee.

Thank you for your consideration.

Sincerely,


John H. Midby
President
JM:jc
Encs.



Fee \$25.00
377083
Z-108 b3
91. North side of ...
between Richfield &
Harmon Dr. C1 zone

October 15, 1979

NOTICE OF HEARING

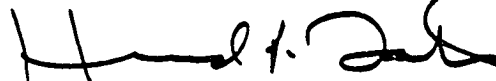
OCTOBER 23, 1979

Notice is hereby given that on October 23, 1979, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the request of:

Z-108-63 JOHN H. MIDBY AND ASSOC. FOR A PLOT PLAN REVIEW TO
ALLOW A PROPOSED OFFICE COMPLEX (A PERMITTED USE)
ON PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER
OF RICHFIELD BOULEVARD AND EL CAMINO AVENUE, UNDER
RESOLUTION OF INTENT TO C-1.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and express their comments on the proposed request; or may, prior to this hearing, file with the Department of Community Planning and Development written comments.

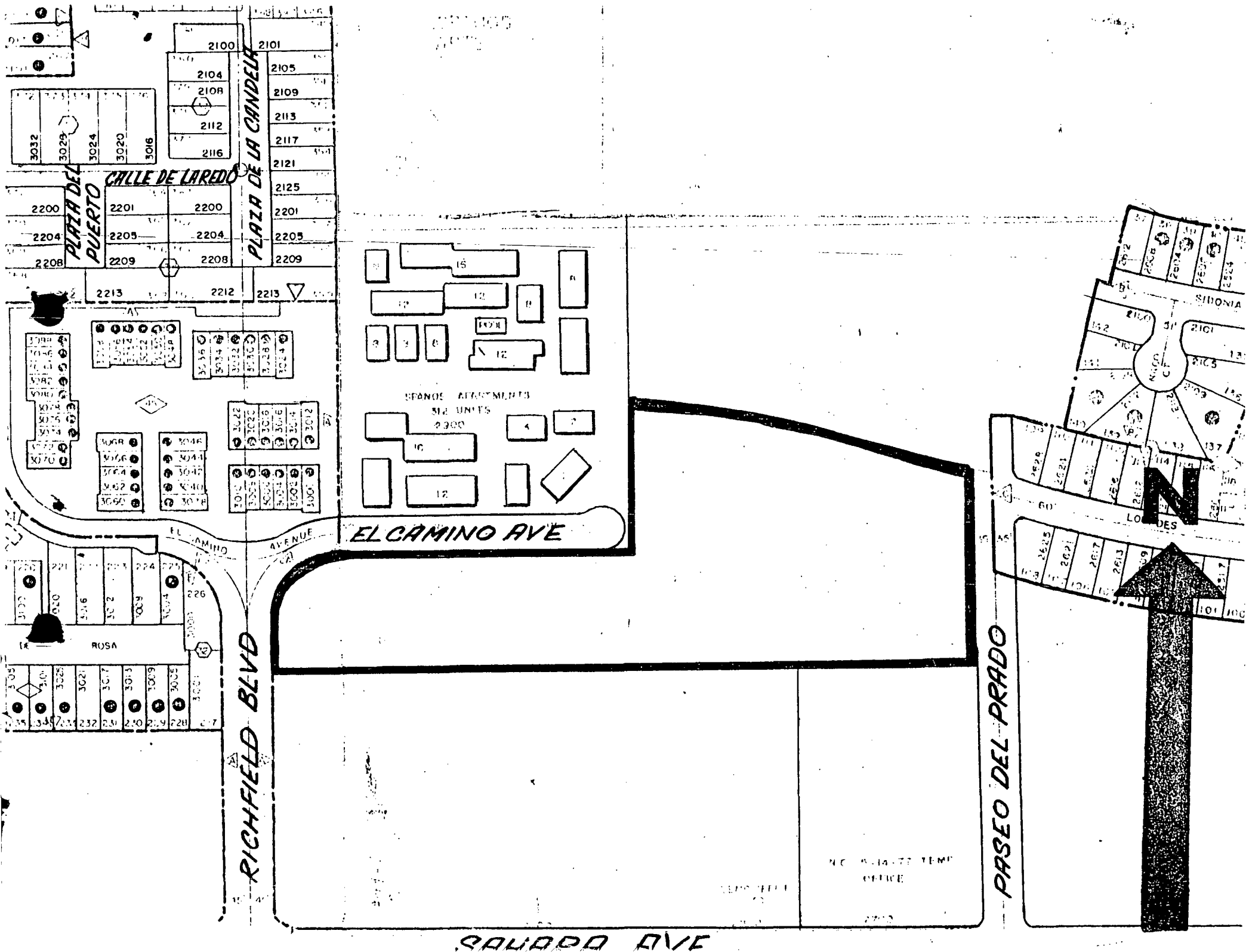
COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:bjl

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)



3 -63	-002	SECURITY FIDELITY PARTNERSHIP #1 3700 LAS VEGAS BLVD S #1126 LAS VEGAS NV 89109	139,400
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3 -63	-017	MEV SERVS INC 3100 W SAMARA AVE LV	48,850
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3 -63	-018	SPANISH OAKS PLAZA INVEST 3150 W SAMARA AVE LV	41,470
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3-63-28		SAMARA APARTMENT LAS VEGAS LTD 2900 ELCAMINO AVE LV	APARTMENTS 312
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3 -63	-033	PLAZA REALTY CORP 3700 LAS VEGAS BLVD S #1126 LAS VEGAS NV 89109	
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3 -63	-034	FIRST WESTERN SAVINGS ASSN 118 LAS VEGAS BLVD S LAS VEGAS NV 89101	
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3 -63 H -001	CASADY CARL B & CHERIE	CONDOMINIUM	1
3 -63 H -002	GERINGER JUNE H ETAL 3088 EL CAMINO AVE LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -003	DECKER CLARABELLE D ETAL 3084 EL CAMINO LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -004	MADILL KEITH 3082 EL CAMINO AVE #4 LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -005	DI-FIORE JOHN 3080 EL CAMINO AVE LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -006	CRAIG BARBARA 3078 EL CAMINO AVE LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -007	ANDERSON PAUL A & ELVADEEN F 3076 EL CAMINO AVE LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -008	MCAFFEE KATHLEEN E 3074 ELCAMINO AVE LV	CONDOMINIUM	1
3 -63 H -009	KILLIAN KENNETH 3072 EL CAMINO AVE LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -010	ROTHSCHILD AGNES D ETAL 3070 EL CAMINO LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -011	BACKUS LELAND W & GEORGIA M 3068 EL CAMINO AVE LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -012	VALANTI KAREN ETAL 3066 EL CAMINO AVE LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -013	JOHNSON WILLIAM H & EVELYN A 3064 EL CAMINO AVE LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -014	ASHWORTH & CO 3062 ELCAMINO AVE LV	CONDOMINIUM	1
3 -63 H -015	GILE MERLYN D & DOROTHY M 3060 EL CAMINO AVE LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -016	GREENE TIMON S 3056 ELCAMINO AVE LV	CONDOMINIUM	1
3 -63 H -017	OSUMDSON NEIL R 3044 EL CAMINO AVE LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -018	LAME ANTHONY & CONSTANCE 3042 EL CAMINO LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -019	MOME CARLTON B & NANCY V 3040 EL CAMINO AVE LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -020	PATTERSON ROBERT & J T 3038 EL CAMINO AVE APT 20 LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -021	JENKINS SHIRLEY A 3010 EL CAMINO AVE LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -022	HOLST M L & SAMMY L 3008 EL CAMINO APT 22 LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -023	BOND AVERY L & ELMA M 3006 EL CAMINO LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -024	DALY J R 3004 ELCAMINO AVE LV	CONDOMINIUM	1
3 -63 H -025	MOSS MELVIN S TRS 3002 ELCAMINO AVE LV	CONDOMINIUM	1
3 -63 H -026	RODMAN GILBERT T & LOIS K 3000 EL CAMINO LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -027	GREENE WALTER T ETAL 3022 EL CAMINO APT 27 LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -028	LARSON DONALD B & ROSE LEE 3020 EL CAMINO APT 28 LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -029	DRADY GREGG M 3018 EL CAMINO AVE LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -030	MUNTEAN PATRICK J & MATIJA TRS 3016 EL CAMINO LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -031	SCHEEL RAYMOND C 3014 ELCAMINO AVE LV	CONDOMINIUM	1
3 -63 H -032	LADD ROSS M & HELEN E 3012 EL CAMINO APT 32 LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -033	MAHOOD G ROBERT & IRENE 3058 EL CAMINO AVE LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -034	TOOKILL MARY H ETAL 3056 EL CAMINO LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -035	ASTI ROBERT V & FEDALMA G 3054 EL CAMINO AVE LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -036	GOODMAN BERENICE M 3052 EL CAMINO LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -037	AUSTIN MABEL 3050 EL CAMINO LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -038	BEUTHIN EDM C & MARGARET 3048 EL CAMINO LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -039	HATH KYRLE 3036 EL CAMINO AVE LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -040	BROWN WILOBEL S 3034 EL CAMINO AVE LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -041	GILBERT NED & ADELE 3032 EL CAMINO LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -042	PETERSON E ROBERT 3030 EL CAMINO AVE LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -043	LONGERGAN EDM & ELMA 3028 EL CAMINO AVE LAS VEGAS NV 89102	CONDOMINIUM	1
3 -63 H -044	WILDER LEROY 3026 ELCAMINO AVE LV	CONDOMINIUM	1
3 -63 H -045	STRAUSS MARION 3024 EL CAMINO AVE LAS VEGAS NV 89102	CONDOMINIUM	1

3 -63 K -051	HENRY WILLIAM P ETAL 2100 NACO CT LAS VEGAS NV 89102	TOWNHOUSES	1
3 -63 K -052	BISSETT RICHARD J 2104 NACO CT LV	TOWNHOUSES	1
3 -63 K -053	GRAYSON CONWAY C 2108 NACO CT LAS VEGAS NV 89102	TOWNHOUSES	1

3-63K-054
3-63K-055
3-63K-056

INTER-OFFICE MEMORANDUM

TO:

CITY ATTORNEY

FROM:

[Signature]
RICHARD L. WILLIAMS, SENIOR PLANNER
DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
[Signature]

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION

COPIES TO:

Z-108-63 ✓
REQ. FOR ORD.
ASSESSOR
CHRONO

JIM ROBISON
DON BROWN
DOC NEMETH

Please prepare an Ordinance to rezone the following property:

Z-108-63 From R-1 to C-1

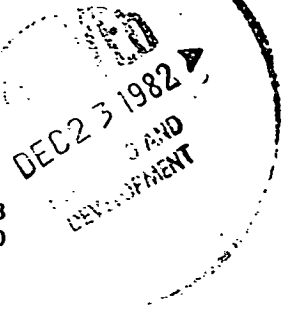
LEGALLY DESCRIBED AS:

THAT PORTION OF LOT 2 as shown by a map on file in the County Recorder's Office in File 17 of Parcel Maps, Page 26, situate in the Southeast Quarter (SE 1/4) of Section 5, Township 21 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, and further described as follows:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE SOUTH 89°40'45" EAST, ALONG THE SOUTH LINE THEREOF, 1,260.62 FEET; THENCE NORTH 00°19'15" EAST, 535.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°40'45" WEST, 499.62 FEET; THENCE NORTH 00°19'15" EAST, 242.89 FEET; THENCE NORTH 45°19'15" EAST, ALONG A RADIAL LINE, 24.96 FEET TO THE POINT OF TANGENCY OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 49.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°52'26" AN ARC DISTANCE OF 22.13 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2.50 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 71°11'41" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°52'26" AN ARC DISTANCE OF 3.09 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°40'45" EAST, 16.34 FEET; THENCE SOUTH 00°19'15" WEST, 25.00 FEET; THENCE SOUTH 89°40'45" EAST, 36.38 FEET; THENCE NORTH 45°19'15" EAST, 34.98 FEET; THENCE SOUTH 89°40'45" EAST, 22.86 FEET; THENCE NORTH 45°19'15" EAST, 70.00 FEET; THENCE NORTH 44°40'45" WEST, 10.41 FEET; THENCE NORTH 15°51'07" EAST, 16.55 FEET TO A POINT OF TANGENCY WITH A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2.50 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°31'52" AN ARC DISTANCE OF 2.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 44°40'45" WEST, 16.05 FEET TO A POINT OF TANGENCY WITH A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°31'52" AN ARC DISTANCE OF 21.13 FEET TO A POINT OF TANGENCY; THENCE NORTH 15°51'07" EAST, 75.37 FEET; THENCE SOUTH 74°08'53" EAST, 330.06 FEET; THENCE SOUTH 00°19'15" WEST, 330.32 FEET TO THE TRUE POINT OF BEGINNING.



CONSULTING ENGINEERS PLANNERS 2800 WEST SAHARA AVENUE, BUILDING 4, SUITE B
LAS VEGAS, NEVADA 89102 PHONE (702) 873-7550



September 22, 1981
W.O. #2849
Revised Dec. 22, 1982

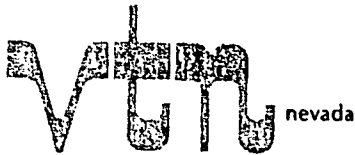
LEGAL DESCRIPTION

Rancho Bonito Office Complex - Phase 1)

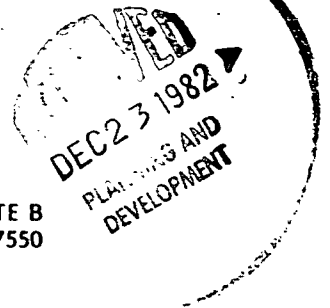
That portion of Lot 2 as shown by a map on file in the County Recorder's Office in File 17 of Parcel Maps, Page 26, situate in the Southeast Quarter (SE $\frac{1}{4}$) of Section 5, T. 21 S., R. 61 E., M.D.M., City of Las Vegas, Clark County, Nevada, and further described as follows:

COMMENCING at the ~~Southwest corner~~ of said ~~Southeast Quarter (SE $\frac{1}{4}$)~~; thence ~~S. 89°40'45" E.,~~ along the South line thereof, 1260.62 feet; thence ~~N. 00°19'15" E.,~~ 535.00 feet to the TRUE POINT OF BEGINNING; thence ~~N. 89°40'45" W.,~~ 499.62 feet; thence N. 00°19'15" E., 242.89 feet; thence N. 45°19'15" E., along a radial line, 24.96 feet to the point of tangency of a curve concave Westerly and having a radius of 49.00 feet; thence Southerly along said curve through a central angle of 25°52'26" an arc distance of 22.13 feet to a point of reverse curvature with a curve concave Northerly and having a radius of 2.50 feet, a radial line to said point bears N. 71°11'41" E.; thence Easterly along said curve through a central angle of 70°52'26" an arc distance of 3.09 feet to a point of tangency; thence S. 89°40'45" E., 16.34 feet; thence S. 00°19'15" W., 25.00 feet; thence S. 89°40'45" E., 36.38 feet; thence N. 45°19'15" E., 34.98 feet; thence S. 89°40'45" E., 22.86 feet; thence N. 45°19'15" E., 70.00 feet; thence N. 44°40'45" W., 10.41 feet; thence N. 15°51'07" E., 16.55 feet to a point of tangency with a curve concave Westerly and having a radius of 2.50 feet; thence Northerly along said curve through a central angle of 60°31'52" an arc distance of 2.64 feet to a point of tangency; thence N. 44°40'45" W., 16.05 feet to a point of tangency with a curve concave Easterly and having a radius of 20.00 feet; thence Northerly along said curve through a central angle of 60°31'52" an arc distance of 21.13 feet to a point of tangency; thence N. 15°51'07" E., 75.37 feet; thence S. 74°08'53" E., 330.06 feet; thence S. 00°19'15" W., 330.32 feet to the TRUE POINT OF BEGINNING.

~~Containing 3.7744 acres, more or less.~~



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September 22, 1981
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Revised Dec. 22, 1982

LEGAL DESCRIPTION

Rancho Bonito Office Complex - Phase 1

That portion of Lot 2 as shown by a map on file in the County Recorder's Office in File 17 of Parcel Maps, Page 26, situate in the Southeast Quarter (SE $\frac{1}{4}$) of Section 5, T. 21 S., R. 61 E., M.D.M., City of Las Vegas, Clark County, Nevada, and further described as follows:

COMMENCING at the Southwest corner of said Southeast Quarter (SE $\frac{1}{4}$); thence S. 89°40'45" E., along the South line thereof, 1260.62 feet; thence N. 00°19'15" E., 535.00 feet to the TRUE POINT OF BEGINNING; thence N. 89°40'45" W., 499.62 feet; thence N. 00°19'15" E., 242.89 feet; thence N. 45°19'15" E., along a radial line, 24.96 feet to the point of tangency of a curve concave Westerly and having a radius of 49.00 feet; thence Southerly along said curve through a central angle of 25°52'26" an arc distance of 22.13 feet to a point of reverse curvature with a curve concave Northerly and having a radius of 2.50 feet, a radial line to said point bears N. 71°11'41" E.; thence Easterly along said curve through a central angle of 70°52'26" an arc distance of 3.09 feet to a point of tangency; thence S. 89°40'45" E., 16.34 feet; thence S. 00°19'15" W., 25.00 feet; thence S. 89°40'45" E., 36.38 feet; thence N. 45°19'15" E., 34.98 feet; thence S. 89°40'45" E., 22.86 feet; thence N. 45°19'15" E., 70.00 feet; thence N. 44°40'45" W., 10.41 feet; thence N. 15°51'07" E., 16.55 feet to a point of tangency with a curve concave Westerly and having a radius of 2.50 feet; thence Northerly along said curve through a central angle of 60°31'52" an arc distance of 2.64 feet to a point of tangency; thence N. 44°40'45" W., 16.05 feet to a point of tangency with a curve concave Easterly and having a radius of 20.00 feet; thence Northerly along said curve through a central angle of 60°31'52" an arc distance of 21.13 feet to a point of tangency; thence N. 15°51'07" E., 75.37 feet; thence S. 74°08'53" E., 330.06 feet; thence S. 00°19'15" W., 330.32 feet to the TRUE POINT OF BEGINNING.

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