

Planning & Development Department Scanning Cover Sheet

Case No Z-0108-63 (9)

APN 162-05-801-010

Location SEC of Richfield & El Camino

Applicant Paul Thoryk

Subject

Plot Plan review.



FILE HISTORY

FILE NO.: 2-108-63 (9)

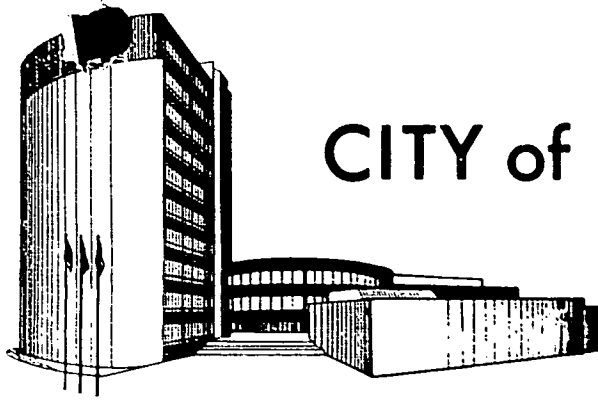
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MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

August 17, 1981

Mr. Paul Thoryk
1157 Columbia Street
San Diego, California 92101

RE: Z-108-63 (a)

Dear Mr. Thoryk:

Your request on behalf of Durable Developers for a plot plan review on property generally located at the southeast corner of Richfield Boulevard and El Camino Avenue, C-1 Zone, was considered by the City Planning Commission on August 13, 1981.

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

1. Conformance to the revised plans,
2. Conformance to the original conditions of approval.
3. Revise the driveways as required by the Traffic Engineer.
4. All driveways must be of the depressed curb type unless approved otherwise by the Traffic Parking Commission.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

cc: Durable Developers, 2800 W. Sahara Avenue
Las Vegas, Nevada 89102



17. Z-52-81

(CONTINUED)

However, during the processing of the application, the applicant had decided to change his request to a medical complex. Staff has a letter on record from the applicant indicating he wishes to amend his application from C-1 to P-R to make it more compatible with the residential area to the south. All the property along Charleston Boulevard that had been approved for commercial or P-R have frontage on Charleston Boulevard. This is south of Charleston Boulevard and only has frontage on Shadow Lane. Staff feels this should be held in abeyance so the property owners could be notified of the change, since the medical office complex could possibly be a more intense use than the convalescent facility. Also, staff requests the applicant to pay \$100 to help defray the cost of notifying the property owners. Staff has three letters of protest on record.

CHAIRMAN COLEMAN declared the public hearing open and asked to hear from the applicant.

DOUG VINEYARD, 220 Rancho Vista Drive, appeared for the application. The reason they want to change the application is the convalescent management group that would be operating the proposed convalescent facility does not want to locate that facility there because of the commercial usage next to it and the density would pose a marketing problem for the elderly people. They feel a P-R use would create a better buffer for that area, which is transitory.

There were no persons present in favor or against this item.

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

MR. JONES made a Motion for ABEYANCE because the change of plan from a convalescent home to a medical clinic was sufficiently different to warrant renotification of the surrounding property owners.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard again by the City Planning Commission on September 10, 1981 at 7:30 P.M.

18. Z-108-63 (9)

PLOT PLAN
REVIEW

APPROVED

Request of PAUL THORYK ON BEHALF OF DURABLE DEVELOPERS for a Plot Plan Review on property generally located at the southeast corner of Richfield Boulevard and El Camino Avenue, C-1 Zone.

MR. FOSTER said this is a revised plot plan with some minor changes. The applicant is proposing additional parking for the commercial buildings that have been approved at this site. They are going to have underground parking under each of the buildings. This will increase the height of the buildings by 5 feet. Staff recommends approval, subject to: 1) Conformance to the revised plot plan; 2) Conformance to the original conditions of approval; 3) Revising the driveways as required by the Traffic Engineer; 4) All driveways must be of the depressed curb type unless approved otherwise by the Traffic and Parking Commission.

18. Z-108-63

(CONTINUED)

DAVID WEIR, VTN-NEVADA, 2800 West Sahara Avenue, appeared for the applicants. They are in agreement with staff's conditions.

BRUCE SPARTON, John Midby and Associates, appeared for the applicants. The only change is the elevation.

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

1. Conformance to the revised plans.
2. Conformance to the original conditions of approval.
3. Revise the driveways as required by the Traffic Engineer.
4. All driveways must be of the depressed curb type unless approved otherwise by the Traffic and Parking Commission.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Miller, Mr. Jones, Mr. Guthrie, Mr. Kennedy, Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced no further action would be taken on this item.

19. Z-31-73(14)

PLOT PLAN
REVIEW

APPROVED

Request of DASIBI ENVIRONMENTAL R AND D CORPORATION for a Plot Plan Review on property located at 1405 South Maryland Parkway, R-1 Zone (under Resolution of Intent to P-R).

MR. FOSTER presented the staff report stating Maryland Parkway is transitioning to P-R uses and the subject property has an existing house on it. There is an 8 foot driveway going to the rear of the property to the parking area. Staff is concerned about the 8 foot driveway and feels there should be a joint access arrangement with the adjoining property to the north. Therefore, this should be held in abeyance until they can work something out with the adjoining property owner.

NILES PATTERSON, Dasibi Environmental R and D Corporation, appeared for the application. On one side of this property is Avery Engineering and they have an 8 foot driveway also. They have a common security fence, so actually it is a 16 foot driveway.

MR. MILLER made a Motion for APPROVAL of Z-31-73(14), Plot Plan Review, subject to the following conditions:

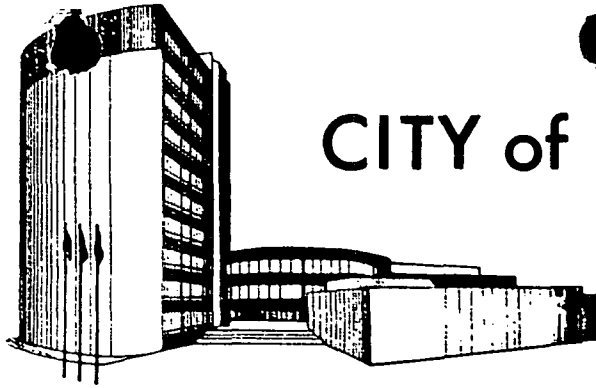
1. Provision of four (4) paved off-street parking spaces.
2. Approval of the building elevations by the Department of Community Planning and Development.
3. Construct a 6 foot block wall along the east property line.
4. Conformance to the plot plan.
5. Landscaping and a permanent underground sprinkler 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

MAYOR BILL BRIARE

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CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

Mr. Paul Thoryk
1157 Columbia Street
San Diego CA 92101

RE: Z-108-63⁽⁹⁾ 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 August 13, 1981.

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:cme
attachment

cc: Durable Developers, Inc.

INTER-OFFICE MEMORANDUM

Date

8-6-81

TO:

COMMUNITY PLANNING & DEVELOPMENT

FROM:

DEPARTMENT OF BUILDING & SAFETY

SUBJECT:

Z-108-63(9)

COPIES TO:

In answer to your memorandum of 7-16-81, on the above zone reclassification at Southwest corner of Richfield and El Camino, this Department has no objections provided all required permits and inspections are obtained.

KD:dh

RECEIVED
AUG 6 1981
PLANNING AND
DEVELOPMENT

INTER-OFFICE MEMORANDUM

August 5, 1981

Community Planning and Development

FROM:

Public Services

SUBJECT:

Paul Thoryk, A.I.A. on behalf
of Durable Developers, Inc.
Z-108-63 (9)

COPIES TO:

Quality Control
Right-of-Way
Subdivisions & Permits
Traffic Engineering

Your memorandum dated July 16, 1981 requested comments from this Department prior to August 6, 1981 concerning the request of Paul Thoryk, A.I.A. on behalf of Durable Developers, Incorporated for a plot plan review of the proposed development of the property generally located at the southeast corner of Richfield Boulevard and El Camino Avenue in a land use zone designated C-1 (Limited Commercial).

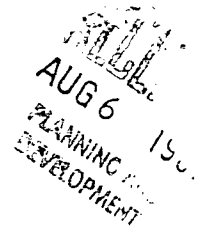
Prior to the approval of this proposed development, this Department requests that the following matters be attended to:

- (1) Revise the driveways to conform to City of Las Vegas standards and the recommendations of the Traffic Engineering Division and submit the revised plan to the Traffic Engineering Division for their review and approval. (See attached plot plan).
- (2) All driveway abutting the public streets must be depressed curb type unless waived by the Traffic and Parking Commission.
- (3) At the time of development, obtain all permits and inspections required by the Department of Public Services.



Donald L. Deacon, P.E.
Chief, Quality Control

DED:CDP:mjn



INTER-OFFICE MEMORANDUM

July 16, 1981

TO:

PUBLIC SERVICES DEPARTMENT
ADMINISTRATIVE DIVISION~~BUILDING & SAFETY DEPARTMENT~~
FIRE SERVICES DEPARTMENT

FROM:

HAROLD P. FOSTER, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT:

COPIES TO:

(a)

Z-108-63 - PAUL THORYK, AIA ON BEHALF OF
DURABLE DEVELOPERS, INC.

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

Generally located at the southeast corner of Richfield Boulevard and El Camino Avenue, C-1 Zone.

CITY PLANNING COMMISSION MEETING: August 13, 1981

Your remarks regarding this application should be received prior to
August 6, 1981.

HPF:cme
attachment (plot plan)RECEIVED
AUG 6 1981
PLANNING AND
DEVELOPMENT

architect paul thoryk, a.i.a.
& associates, environmental consultants, inc.

July 14, 1981

Mr. Rick Williams
Department of Community Development
and Planning
400 East Stewart Avenue
Las Vegas, Nevada 89101

Regarding: Rancho Bonito Plazas
Las Vegas, Nevada

Dear Rick:

Further to our telephone conversation of July 14, 1981
please see attached drawings for submittal to the
Planning Commission.

Please note the following changes to the site plan:

In order to accommodate basement parking
we have raised the first floor level five
feet above grade and will excavate five feet
below grade.

The portion of each basement above grade will be
hidden by means of sensitive landscaping and
earth-berms as indicated on the sections provided.
To this end we are working in close cooperation
with John A. Fitzpatrick, landscape architects.

On-site parking has been increased to 438 cars
and 206 basement parking stalls while each
building has a handicapped ramp provided in
accordance with the local building codes.

Building number 2 is at 45 degrees to El Camino Avenue
while building number 3 is now oriented in a
North-South direction.

*S.I. at the
SE corner of
Bickfield Blvd.
& El Camino Ave.,
C-1 zone*

*7-18-81
Plot Plan
Noted*

*Received
7-15-81
JPA #06589*

Paul Thoryk, A.I.A. on behalf of E. Thoryk Associates, Inc.
1157 columbia street san diego, california 92101 (714) 231-3525

July 14, 1981
Page 2

I trust that this will meet with your approval.
Thanking you.

Yours sincerely,

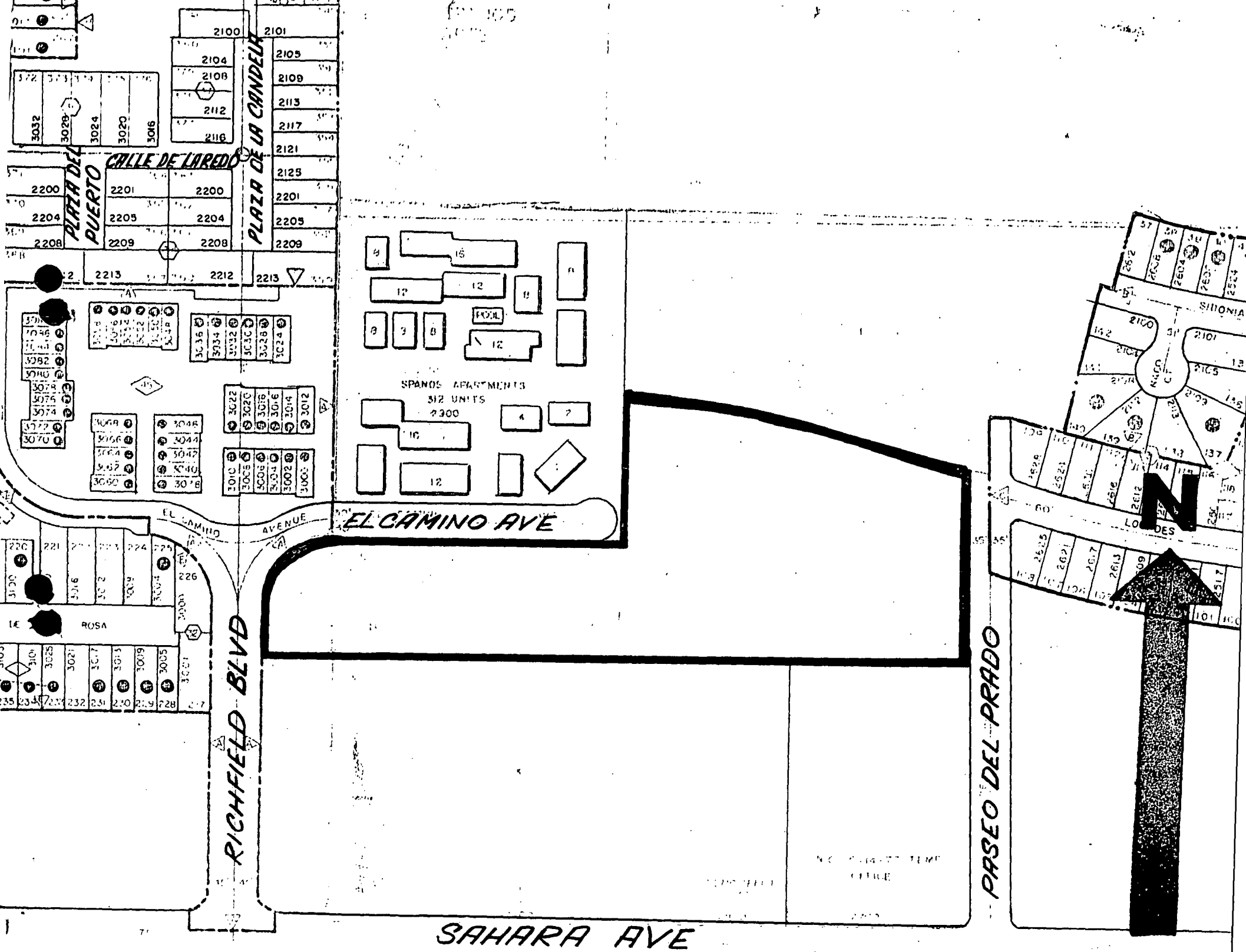
ARCHITECT PAUL THORYK, A.I.A. & ASSOCIATES
ENVIRONMENTAL CONSULTANTS, INC.

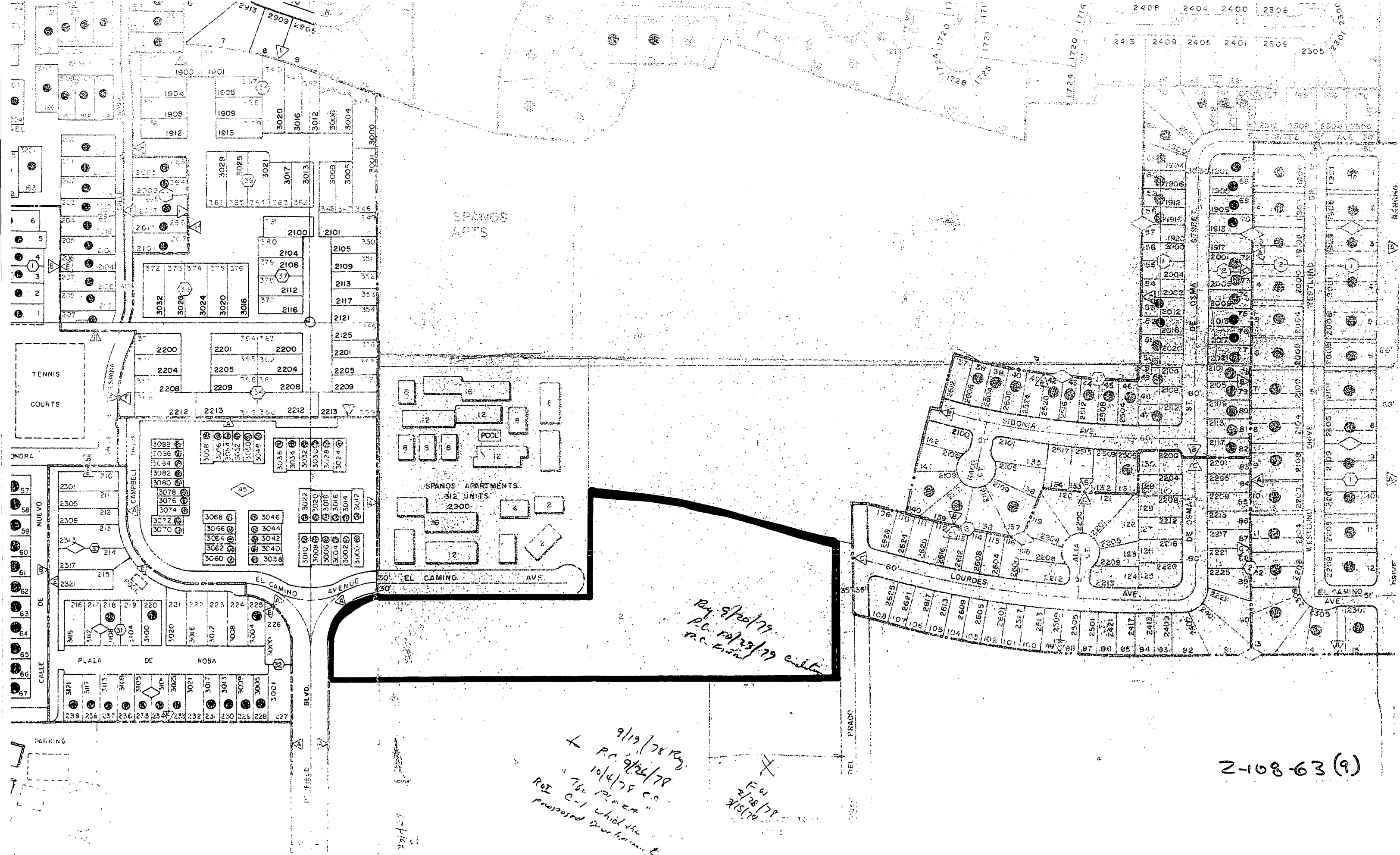
Michael Witkin

Michael Witkin

MW:gg
Enclosure

cc:Rick Brase





SPANOS
APTS

SPANOS APARTMENTS
312 UNITS
2300

By 9/20/79
P.C. 10/23/79
P.C. 11/11/79

9/19/78 reg
+ P.C. 9/26/78
10/4/78 cc
"The Plaza"
ROI C-1 which the
proposed development

F-4
2/28/79
3/15/79

2-108-63 (9)