

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0100-64 (136)

APN 139-34-311-087

Location NEC & SEC of 3rd and Clark

Applicant Robert D. Bowman

Subject

Plot Plan review.



FILE HISTORY

[illegible]

FILE NUMBER: 2-100-64(136)

INTERDEPARTMENT DISTRIBUTION LIST

DATE SENT	DATE RETURNED	C O M M E N T S
BUILDING DEPARTMENT		
FIRE SERVICES		
DESIGN & DEVELOPMENT		
POLICE DEPARTMENT		
LICENSE DEPARTMENT		
HEALTH DEPARTMENT		
CITY ATTORNEY		
CITY MANAGER		

FILE NO. Z-100-64(136)

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MAYOR PRO-TEM LURIE: And the staff's recommendation was for APPROVAL.

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HAROLD FOSTER: Yes.

MAYOR PRO-TEM LURIE: Do you want to state your name, Paul, for the record.

ATTY. PAUL CARELLI: Yes. Paul Carelli, appearing on behalf of Carelli and Miller for the applicant.

MAYOR PRO-TEM LURIE: What type of walkway are you going to put across? Do you have a design so we can take a look at what it looks like?

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ATTY. PAUL CARELLI: It's an enclosed covered --

COUNCILMAN LEVY: Completely enclosed?

ATTY. PAUL CARELLI: Completely enclosed, covered. It's like the Sahara Hotel.

COUNCILMAN LURIE: Similar.

ATTY. PAUL CARELLI: Similar to that.

MAYOR PRO-TEM LURIE: Glass?

ATTY. PAUL CARELLI: Glass.

COUNCILMAN BUNKER: This is 9 feet wide. What would your estimate be of the width of the Sahara walkway? Would you know?

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COUNCILMAN LEVY: Yes.

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ATTY. PAUL CARELLI: Thank you.

MAYOR PRO-TEM LURIE: Thank you.

END OF DISCUSSION

AT THE END OF ITEM H.1, ATTY. PAUL CARELLI
ASKED TO BE RECOGNIZED.

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COUNCILMAN LEVY: Well, Mr. Carelli, then you're going to post a bond.

ATTY. PAUL CARELLI: No.

COUNCILMAN LEVY: You're going to post a bond if anything happens to that. We're not going to be responsible.

ATTY. PAUL CARELLI: No, we've already --

COUNCILMAN LEVY: A liability bond also.

ATTY. PAUL CARELLI: As part of the encroachment agreement, we have -- we will have you insured. That's part of the encroachment agreement. It's 1 and 3 million dollars. It's a liability policy we will have for the City.

MAYOR PRO-TEM LURIE: I believe part of the encroachment agreement covers that as far as liability. What was the number of that E, Carol, what was the number?

CITY CLERK HAWLEY: Page 40, D.3.

MAYOR PRO-TEM LURIE: D.3?

CITY CLERK HAWLEY: Yes.

MAYOR PRO -TEM LURIE: Okay, we'll reconsider the Item on Clark Place Associates. Let's -- is it okay, George, to have a motion to reconsider?

CITY ATTY. OGILVIE: Yes.

MAYOR PRO-TEM LURIE: Okay, I'LL MOVE THEN THAT ITEM D.3 BE RECONSIDERED. Cast your votes for reconsideration. Post. That motion's APPROVED. (Motion carried unanimously with Briare excused) Now, we're back to the original application.

ATTY. PAUL CARELLI: We'd ask that the original application be approved as recommended by staff.

MAYOR PRO-TEM LURIE: I WOULD MOVE THEN --

COUNCILMAN BUNKER: I'd really like to see this-- the design of this walkway. It must be aesthetically pleasing. We don't want a -- just some seal and some concrete up there. Now it says there's going to be a window every 10 feet. It's a 60 foot wide hat's not much -- there won't be much window in it. It's going to look like a tunnel.

ATTY. PAUL CARELLI: Not really. It's going to look -- It's going to match the exterior of the office building.

COUNCILMAN LEVY: Which we don't have a picture of.

COUNCILMAN BUNKER: It's -- will two weeks --

ATTY. PAUL CARELLI: Two weeks is going to cause problems.. We're on a real tight, as the Commission know, real tight --

COUNCILMAN BUNKER: Well -- but those timeframes can be readjusted certainly two weeks. I think we have -- I think you ought to give us an opportunity to look at the design of this building and this walkway.

ATTY. PAUL CARELLI: The thing is we did provide -- we did provide staff with --

COUNCILMAN BUNKER: Well, but we don't have them.

HAROLD FOSTER: We have the building, but we don't have the walkway. It wasn't shown on that.

COUNCILMAN BUNKER: I think that -- the buildings, I'm sure, are going to look fine.

COUNCILMAN LEVY: They never supplied you with those?

ATTY. PAUL CARELLI: No, no. I personally supplied blueprints of the walkway. We made copies of what it was going to be.

COUNCILMAN LEVY: Rendering.

COUNCILMAN BUNKER: Let's have a rendering, a color rendering so we can see what it is.

ATTY. PAUL CARELLI: Well we do have a rendering. I've got one in my office that you can see if we had 5 minutes.

COUNCILMAN BUNKER: And I'd like to know more about the risk we're taking here from Mr. Bowman. Mr. Bowman wasn't on the staff then. Were you on this?

COUNCILMAN LEVY: No, he just started, Monday.

DEPUTY CITY MGR. BOWMAN: No I wasn't, but I do know that the standard clearance is 16 feet and it is unusual to get lower than that and we do tend to invite problems when we have them lower than that.

COUNCILMAN BUNKER: I think we need at least two weeks to consider this more thoroughly.

COUNCILMAN LURIE: How soon can you go get that picture and bring it back here?

HAROLD FOSTER: I'll send my staff if you'd like.

COUNCILMAN BUNKER: But you don't have the walkway.

HAROLD FOSTER: We don't have the walkway.

ATTY. PAUL CARELLI: I've got the walkway.

MAYOR PRO-TEM LURIE: Well we could go ahead. Go ahead and get it because we have another item we're going to discuss and then we'll just be in recess until you get back with it.

ATTY. PAUL CARELLI: Alright.

MAYOR PRO-TEM LURIE: So we can try and get this resolved today.

END OF DISCUSSION AT THIS TIME

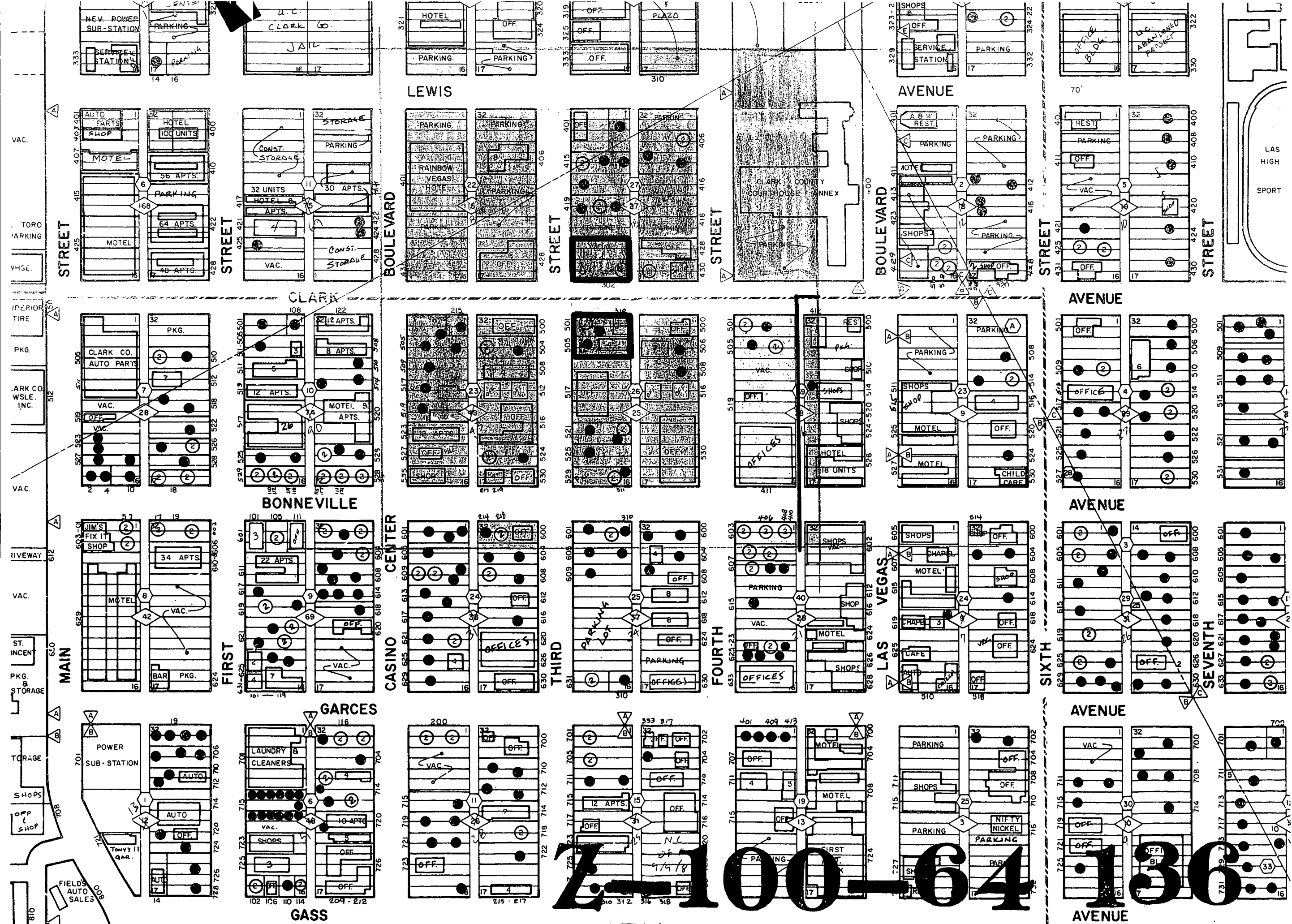
- MAYOR PRO-TEM LURIE: We'll be back in session and we're back on Item D, encroachment request, Clark Place Associates.
- COUNCILMAN BUNKER: Are we sure now then that the backup of 14 foot 6 is not right and it's probably higher than that? Or is that a problem?
- DEPUTY CITY MGR. BOWMAN: Councilman Bunker, he did -- the rendering indicates it's around 18 feet based on the scale of everything on that picture. If you scale something on that picture that should 10 feet, it looks like it would be about 18 and a half feet. If you scale something on the picture about 6 feet, it comes out about 18 feet. Based on the other relative items in the picture. However, his description and narrative indicates that he is going to build it a 14 and a half feet and that's there desire at this juncture. And as I suggested, it's certainly your descretion, but it would provide us with some potential ongoing liability of some kind that -- and I suspect -- he indicated that he was going to provide for that liability.
- ATTY. PAUL CARELLI: We've already provided in the encroachment agreement that I already signed, there's a 1 million, 3 million dolla liability policy which we will be making the City a party to. So we're insuring completely the liability as to those amounts.
- COUNCILMAN BUNKER: Will it look as good as the Sahara Hotel's or the Harrah's in Reno?
- ATTY. PAUL CARELLI: I think it's going to look better.
- COUNCILMAN BUNKER: Okay, I'll take your word for that. Get it on the record.
- MAYOR PRO-TEM LURIE: You know the right thing to say, Paul. That's what he wanted you to say. We have a motion then to approve the request.
- COUNCILMAN BUNKER: Who's motion?
- CITY CLERK HAWLEY: You had started to make one.

MAYOR PRO-TEM LURIE:

Okay. I WILL MOVE THAT WE APPROVE THE ENCROACHMENT AGREEMENT, SUBJECT TO ALL THE NECESSARY CONDITIONS. Cast your votes on the motion. Post. The motion's APPROVED. (Motion carried unanimously with Briare and Levy excused.)

END OF DISCUSSION

/s/



1 Bill No. Z-89-2

2 Ordinance No. 934.254

3 AN ORDINANCE TO AMEND THE ZONING MAP ADOPTED BY THE CITY OF LAS
4 VEGAS UNDER TITLE 19, CHAPTER 2, SECTION 40 OF THE MUNICIPAL CODE
5 OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY CHANGING THE
6 ZONING DESIGNATION OF CERTAIN PARCELS OF LAND; TO PROVIDE FOR
7 OTHER MATTERS PROPERLY RELATING THERETO; AND TO REPEAL ALL
8 ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith.

9 Sponsored by:
10 Mayor Ron Lurie

Summary: Amends the Zoning
Map of the City of Las Vegas by
changing the zoning designations of
certain parcels of land

11 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY
12 ORDAIN AS FOLLOWS:

13 SECTION 1: The Zoning Map adopted by Title 19, Chapter
14 2, Section 40, of the Municipal Code of the City of Las Vegas,
15 Nevada, 1983 Edition, is hereby amended as follows:

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

17 Legally described as:

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

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

21 Legally described as:

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

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

26 Legally described as:

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

FROM N-U TO R-PD4

30 All of Block 2 of The Lakes At West Sahara Phase I,
31 including common area lots B, D, L, M, N, O, P, Q,
32 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.

1 a tangent bearing of North 29°03'07" East, along
2 the arc of a curve to the left, concave
3 Northwesterly and having a radius of 2687.72 feet,
4 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.

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

6 Legally described as:

7 All of Carmel Point No. 5 by Lewis Homes.

8 SECTION 2: If any section, subsection, subdivision,
9 paragraph, sentence, clause or phrase in this ordinance or any
10 part thereof, is for any reason held to be unconstitutional, or
11 invalid or ineffective by any court of competent jurisdiction,
12 such decision shall not affect the validity or effectiveness of
13 the remaining portions of this ordinance or any part thereof.
14 The City Council of the City of Las Vegas hereby declares that it
15 would have passed each section, subsection, subdivision,
16 paragraph, sentence, clause or phrase thereof irrespective of the
17 fact that any one or more sections, subsections, subdivisions,
18 paragraphs, sentences, clauses or phrases be declared unconstitu-
19 tional, invalid or ineffective.

20 SECTION 3: All ordinances or parts of ordinances, sec-
21 tions, subsections, phrases, sentences, clauses or paragraphs
22 contained in the Municipal Code of the City of Las Vegas, Nevada,
23 1983 Edition, in conflict herewith are hereby repealed.

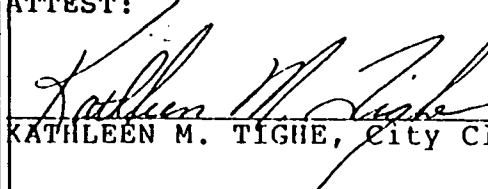
24 PASSED, ADOPTED and APPROVED this 4th day of
25 October, 1989.

26 APPROVED:

27
28 By 
29 RON LURIE, Mayor

Approved
10-5-89

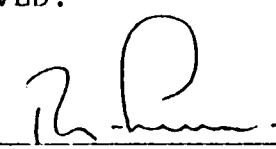
30 ATTEST:

31 
32 KATHLEEN M. TIGHE, City Clerk

1 The above and foregoing ordinance was first proposed and read by
2 title to the City Council on the 6th day of September, 1989,
3 and referred to the following committee composed of Mayor
4 Lurie and councilman Higginson for recommen-
5 dation; thereafter the said committee reported favorably on said
6 ordinance on the 4th day of October, 1989, which was
7 a regular meeting of said Council; that at said
8 regular meeting, the proposed ordinance was read by
9 title to the City Council as first introduced and adopted by the
10 following vote:
11

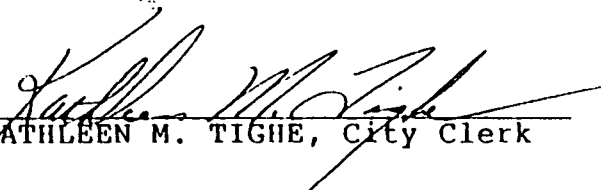
12 VOTING "AYE": Councilmen Higginson, Miller, Nolen and Mayor Lurie
13 VOTING "NAY": NONE
14 ABSENT: Councilman Adamsen

16 APPROVED:

17
18 By 
19 RON LURIE, Mayor

Approved
vs
11-5-89

20 ATTEST:

21
22 
23 KATHLEEN M. TIGHE, City Clerk
24
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30
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32

INTER-OFFICE MEMORANDUM

Date

City Attorney

7/89

TO:

CITY ATTORNEY

FROM:

RLW
RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION
COMMUNITY PLANNING & DEVELOPMENT
JA *KC*

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION

COPIES TO:

REQ. FOR ORD.
ASSESSOR

JIM ROBISON
LES COMEAU

Please prepare an Ordinance to rezone the following property:

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.

RLW:JH:jv

MAYOR BILL BRIARE

COUNCILMEN

RON LURIE

AL LEVY

BOB NOLEN

W. WAYNE BUNKER

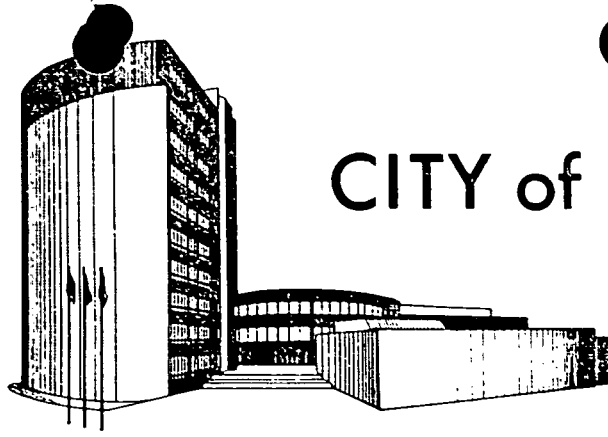
CITY ATTORNEY

GEORGE F. OGILVIE

CITY MANAGER

ASHLEY HALL

CITY of LAS VEGAS



July 12, 1985

Mr. Robert D. Bowman
Haver, Nunn and Collamer
1103 E. Missouri Avenue
Phoenix, Arizona 85014

Re: PLOT PLAN REVIEW
Z-100-64(136)

Dear Mr. Bowman:

The City Council at a regular meeting held June 5, 1985, APPROVED the Plot Plan Review of property generally located on the northeast and southeast corners of Third Street and Clark Avenue, R-4 Zone (under Resolution of Intent to C-2), subject to the following conditions:

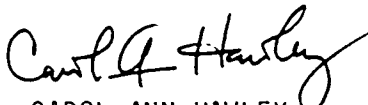
1. Conformance to the plot plan and elevations.
2. Approval of an encroachment agreement for the proposed pedestrian bridge and the off-site landscaping.
3. Installation of landscaping in the right-of-way adjacent to office building and the parking garage as required by the Department of Community Planning and Development.
4. Dedicate ten foot radius corners at the southeast and the northeast corners of Third Street and Clark Avenue as required by the Department of Design and Development.
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 revocation of a business license.



Mr. Robert D. Bowman
Plot Plan Review - Z-100-64(136)
July 12, 1985
Page -2-

6. 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.
7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

Sincerely,


CAROL ANN HAWLEY
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Design and Development
Dept. of Building and Safety
Land Development and Flood Control ,


RECEIVED
JUL 12 1985
PLANNING AND
DEVELOPMENT

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COUNCILMAN LEVY: I've been on Mr. Carelli's derriere about this.

COUNCILMAN BUNKER: Tomorrow, will you do that tomorrow?

ATTY. PAUL CARELLI: If I could explain, Councilman Bunker, we were prepared to do it on the 12th. The title company contacted us and said, the lender who we just recently got the commitment letter will not permit any construction because they're worried about priorities. So as soon as that construction loan goes in place, we have contractors ready to go. We had to call them off.

COUNCILMAN LEVY: I think he has until the 15th of September and then the big bite comes down.

ATTY. PAUL CARELLI: We hopefully -- we will hopefully have it done by then.

COUNCILMAN BUNKER: I used to work for a title company that wouldn't let them blade sagebrush and I had to go out and inspect and take pictures and make sure they hadn't even taken a shovel out there. Some title companies are a little sticky.

ATTY. PAUL CARELLI: You know the problem then. They really got sticky and we -- in fact it was the day before we were going to do it and they said --

COUNCILMAN LEVY: But it is totally enclosed your walkway, Paul?

ATTY. PAUL CARELLI: Totally enclosed, glassed.

COUNCILMAN LEVY: I'LL MOVE TO FOLLOW THE RECOMMENDATION ALONG WITH -- SEPTEMBER 15TH..

HAROLD FOSTER: Councilman, in discussing with Mr. Bowman, he's indicated that 16 feet height is the minimum that's normally --

DEPUTY CITY MGR. BOWMAN: That would give you an odd height. There are a few structures that are only 14 feet 6, but the standard is 16 feet for all normal bridge construction and I think you may be inviting a hit now and then if you have it lower than 16 feet.

MAYOR PRO-TEM LURIE: Well the one out there -- was hit and it --

DEPUTY CITY MGR. BOWMAN: That was 15 foot 1.

COUNCILMAN LURIE: Fifteen feet, that's right.

COUNCILMAN LEVY: Mr. Carelli, I think you'd rather have it 16 too.

ATTY. PAUL CARELLI: I don't -- I don't know if it's a problem or not. I don't have the architect here.

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COUNCILMAN LEVY: No, what happens if you have a truck go through there like on Sahara?

ATTY. PAUL CARELLI: Well, I think if the -- you know, the recommendation of staff was for approval and they were aware it was 14'6". It didn't seem to create much of a problem to staff. I think 14'6" is sufficient height and, as I said, the architect says it's going --

COUNCILMAN LEVY: Well, Mr. Carelli, then you're going to post a bond.

ATTY. PAUL CARELLI: No.

COUNCILMAN LEVY: You're going to post a bond if anything happens to that. We're not going to be responsible.

ATTY. PAUL CARELLI: No, we've already --

COUNCILMAN LEVY: A liability bond also.

ATTY. PAUL CARELLI: As part of the encroachment agreement, we have -- we will have you insured. That's part of the encroachment agreement. It's 1 and 3 million dollars. It's a liability policy we will have for the City.

MAYOR PRO-TEM LURIE: I believe part of the encroachment agreement covers that as far as liability. What was the number of that E, Carol, what was the number?

CITY CLERK HAWLEY: Page 40, D.3.

MAYOR PRO-TEM LURIE: D.3?

CITY CLERK HAWLEY: Yes.

MAYOR PRO -TEM LURIE: Okay, we'll reconsider the Item on Clark Place Associates. Let's -- is it okay, George, to have a motion to reconsider?

CITY ATTY. OGILVIE: Yes.

MAYOR PRO-TEM LURIE: Okay, I'LL MOVE THEN THAT ITEM D.3 BE RECONSIDERED. Cast your votes for reconsideration. Post. That motion's APPROVED. (Motion carried unanimously with Briare excused) Now, we're back to the original application.

ATTY. PAUL CARELLI: We'd ask that the original application be approved as recommended by staff.

MAYOR PRO-TEM LURIE: I WOULD MOVE THEN --

COUNCILMAN BUNKER: I'd really like to see this-- the design of this walkway. It must be aesthetically pleasing. We don't want a -- just some seal and some concrete up there. Now it says there's going to be a window every 10 feet. It's a 60 foot wide hat's not much -- there won't be much window in it. It's going to look like a tunnel.

ATTY. PAUL CARELLI: Not really. It's going to look -- It's going to match the exterior of the office building.

COUNCILMAN LEVY: Which we don't have a picture of.

COUNCILMAN BUNKER: It's -- will two weeks --

ATTY. PAUL CARELLI: Two weeks is going to cause problems.. We're on a real tight, as the Commission know, real tight --

COUNCILMAN BUNKER: Well -- but those timeframes can be readjusted certainly two weeks. I think we have -- I think you ought to give us an opportunity to look at the design of this building and this walkway.

ATTY. PAUL CARELLI: The thing is we did provide -- we did provide staff with --

COUNCILMAN BUNKER: Well, but we don't have them.

HAROLD FOSTER: We have the building, but we don't have the walkway. It wasn't shown on that.

COUNCILMAN BUNKER: I think that -- the buildings, I'm sure, are going to look fine.

COUNCILMAN LEVY: They never supplied you with those?

ATTY. PAUL CARELLI: No, no. I personally supplied blueprints of the walkway. We made copies of what it was going to be.

COUNCILMAN LEVY: Rendering.

COUNCILMAN BUNKER: Let's have a rendering, a color rendering so we can see what it is.

ATTY. PAUL CARELLI: Well we do have a rendering. I've got one in my office that you can see if we had 5 minutes.

COUNCILMAN BUNKER: And I'd like to know more about the risk we're taking here from Mr. Bowman. Mr. Bowman wasn't on the staff then. Were you on this?

COUNCILMAN LEVY: No, he just started, Monday.

DEPUTY CITY MGR. BOWMAN: No I wasn't, but I do know that the standard clearance is 16 feet and it is unusual to get lower than that and we do tend to invite problems when we have them lower than that.

COUNCILMAN BUNKER: I think we need at least two weeks to consider this more thoroughly.

COUNCILMAN LURIE: How soon can you go get that picture and bring it back here?

HAROLD FOSTER: I'll send my staff if you'd like.

COUNCILMAN BUNKER: But you don't have the walkway.

HAROLD FOSTER: We don't have the walkway.

ATTY. PAUL CARELLI: I've got the walkway.

MAYOR PRO-TEM LURIE: Well we could go ahead. Go ahead and get it because we have another item we're going to discuss and then we'll just be in recess until you get back with it.

ATTY. PAUL CARELLI: Alright.

MAYOR PRO-TEM LURIE: So we can try and get this resolved today.

END OF DISCUSSION AT THIS TIME

- MAYOR PRO-TEM LURIE: We'll be back in session and we're back on Item D, encroachment request, Clark Place Associates.
- COUNCILMAN BUNKER: Are we sure now then that the backup of 14 foot 6 is not right and it's probably higher than that? Or is that a problem?
- DEPUTY CITY MGR. BOWMAN: Councilman Bunker, he did -- the rendering indicates it's around 18 feet based on the scale of everything on that picture. If you scale something on that picture that should 10 feet, it looks like it would be about 18 and a half feet. If you scale something on the picture about 6 feet, it comes out about 18 feet. Based on the other relative items in the picture. However, his description and narrative indicates that he is going to build it a 14 and a half feet and that's there desire at this juncture. And as I suggested, it's certainly your descretion, but it would provide us with some potential ongoing liability of some kind that -- and I suspect -- he indicated that he was going to provide for that liability.
- ATTY. PAUL CARELLI: We've already provided in the encroachment agreement that I already signed, there's a 1 million, 3 million dollar liability policy which we will be making the City a party to. So we're insuring completely the liability as to those amounts.
- COUNCILMAN BUNKER: Will it look as good as the Sahara Hotel's or the Harrah's in Reno?
- ATTY. PAUL CARELLI: I think it's going to look better.
- COUNCILMAN BUNKER: Okay, I'll take your word for that. Get it on the record.
- MAYOR PRO-TEM LURIE: You know the right thing to say, Paul. That's what he wanted you to say. We have a motion then to approve the request.
- COUNCILMAN BUNKER: Who's motion?
- CITY CLERK HAWLEY: You had started to make one.

. MAYOR PRO-TEM LURIE:

Okay. I WILL MOVE THAT WE APPROVE THE
ENCROACHMENT AGREEMENT, SUBJECT TO ALL THE
NECESSARY CONDITIONS. Cast your votes on
the motion. Post. The motion's APPROVED.
(Motion carried unanimously with Briare and
Levy excused.)

END OF DISCUSSION

/s/

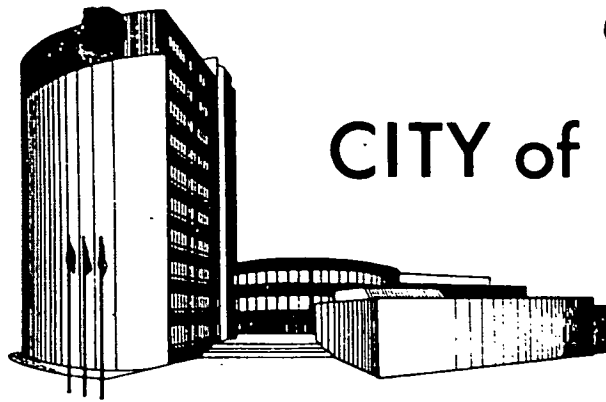
MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY

BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

June 14, 1985

Ms. Denise Keefe
Alpine Realty
1611 E. Charleston Blvd.
Las Vegas, Nevada 89104

Re: PLOT PLAN REVIEW
Z-100-64 (135)

Dear Ms. Keefe:

The City Council at a regular meeting held June 5, 1985, APPROVED the Plot Plan Review of property generally located on the northeast and southeast corners of Third Street and Clark Avenue, R-4 Zone (under Resolution of Intent to C-2), subject to the following conditions:

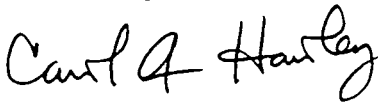
1. Conformance to the plot plan and elevations.
2. Approval of an encroachment agreement for the proposed pedestrian bridge and the off-site landscaping.
3. Installation of landscaping in the right-of-way adjacent to office building and the parking garage as required by the Department of Community Planning and Development.
4. Dedicate ten foot radius corners at the southeast and the northeast corners of Third Street and Clark Avenue as required by the Department of Design and Development.
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 revocation of a business license.



Ms. Denise Keefe
Plot Plan Review - Z-100-64 (135)
June 14, 1985
Page -2-

6. 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.
7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

Sincerely,



CAROL ANN HAWLEY
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Design and Development
Dept. of Building and Safety
Land Development and Flood Control]

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)

2:47

I. PLOT PLAN REVIEW

1. Z-100-64 (136) - HAVER, NUNN & COLLAMER

Request for a Plot Plan Review of property generally located on the northeast and south-east corners of Third Street and Clark Avenue, R-4 Zone (under Resolution of Intent to C-2).

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

1. Conformance to the plot plan and elevations.
2. Approval of an encroachment agreement for the proposed pedestrian bridge and the off-site landscaping.
3. Installation of landscaping in the right-of-way adjacent to office building and the parking garage as required by the Department of Community Planning and Development.
4. Dedicate ten foot radius corners at the southeast and the northeast corners of Third Street and Clark Avenue as required by the Department of Design and Development.

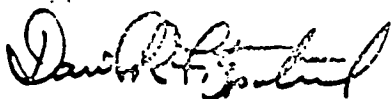
Staff Recommendation: APPROVAL

Lurie -
APPROVED as recom-
mended.
Unanimous
(Levy excused)

Clerk to notify
and Planning to
proceed.

Atty. Paul Carelli
appeared.

APPROVED AGENDA ITEM



AGENDA

City of Las Vegas

June 5, 1985

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

Page

ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED) I. <u>PLOT PLAN REVIEW</u> 1. <u>Z-100-64 (136) - HAVER, NUNN & COLLAMER</u> Request for a Plot Plan Review of property generally located on the northeast and south-east corners of Third Street and Clark Avenue, R-4 Zone (under Resolution of Intent to C-2). Planning Commission unanimously voted to recommend APPROVAL, subject to the following conditions: 1. Conformance to the plot plan and elevations. 2. Approval of an encroachment agreement for the proposed pedestrian bridge and the off-site landscaping. 3. Installation of landscaping in the right-of-way adjacent to office building and the parking garage as required by the Department of Community Planning and Development. 4. Dedicate ten foot radius corners at the southeast and the northeast corners of Third Street and Clark Avenue as required by the Department of Design and Development. Staff Recommendation: APPROVAL		

TO: The City Council
RE: Community Planning and Development Agenda Item
June 5, 1985 City Council Agenda

X.

I. PLOT PLAN REVIEW

1. Z-100-64 (136) - HAVER, NUNN & COLLAMER

The Plot Plan Review that is involved in this request concerns a major office project in the northeast and southeast corners of Third Street and Clark Avenue, on property which is under a Resolution of Intent to C-2. A ten story office building containing 116,760 square feet is proposed on the northeast corner and a seven story parking garage with 311 spaces will be located on the southeast corner. An overhead covered pedestrian walkway is proposed across Clark Avenue at the second story level which will require an encroachment approval from the City. The elevations of the two structures are aesthetically acceptable and landscaping is proposed in the sidewalk areas which will also necessitate encroachment approval.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

AGENDA

City of Las Vegas PLANNING COMMISSION

May 9, 1985

Page 14

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

SUPPLEMENTAL AGENDA:

1. Z-100-64(136) - PLOT PLAN REVIEW - HAVER, NUNN & COLLAMER

Request of HAVER, NUNN & COLLAMER for a Plot Plan Review of property generally located on the northeast and southeast corners of Third Street and Clark Avenue, R-4 Zone (under Resolution of Intent to C-2).

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Approval of an encroachment agreement for the proposed pedestrian bridge and the off-site landscaping.
3. Installation of landscaping in the right-of-way adjacent to office building and the parking garage as required by the Department of Community Planning and Development.
4. Dedicate a ten-foot radius corner at the southeast corner and the northeast corner of Third Street and Clark Avenue as required by the Department of Design and Development.
5. Standard conditions 2 - 8.

Johnston -
APPROVED, subject to the conditions.

Unanimous
(Mack and Bugbee excused)

MR. FOSTER stated this involves two parcels. The parcel on the northeast corner of Third Street and Clark Avenue is a ten-story office building and on the southeast corner will be a seven-story parking garage to connect the pedestrian walkway across Clark Street. There will be street planters in front of the office buildings. Staff feels the planters should also be around the parking structure on the southeast portion. There will be 116,760 square feet in the office building and 311 parking spaces. Staff would recommend approval, subject to the conditions.

ATTY. PAUL CARELLI, 302 South Carson Avenue, appeared and represented the applicant.

ROBERT BOWMAN, architect, Phoenix, Arizona, appeared and represented the owner.

To be heard by the City Council on 6-5-85.

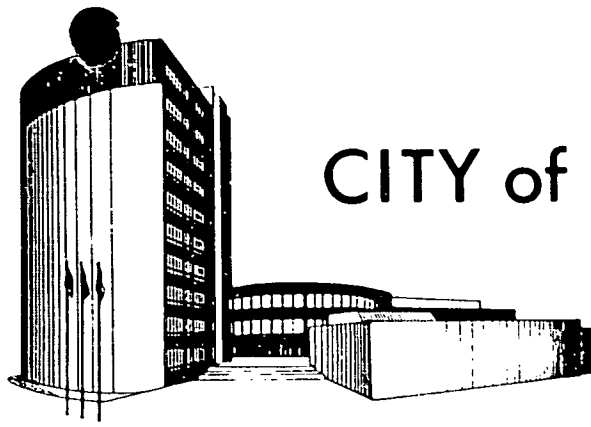
(19:43-19:46)

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 13, 1985

Mr. Robert D. Bowman
Haver, Nunn & Collamer
1103 E. Missouri Avenue
Phoenix, Az 85014

RE: Z-100-64(136) Plot Plan Review

Dear Mr. Bowman:

Your request for a Plot Plan Review of property generally located on the northeast and southeast corners of Third Street and Clark Avenue, R-4 Zone (under Resolution of Intent to C-2) was considered by the City Planning Commission on May 9, 1985.

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

1. Conformance to the plot plan and elevations.
2. Approval of an encroachment agreement for the proposed pedestrian bridge and the off-site landscaping.
3. Installation of landscaping in the right-of-way adjacent to office building and the parking garage as required by the Department of Community Planning and Development.
4. Dedicate ten foot radius corners at the southeast and the northeast corners of Third Street and Clark Avenue as required by the Department of Design and Development.
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 system shall be cause for revocation of a business license.

- continued -



TO: Mr. Robert D. Bowman
RE: Z-100-64 (136) Plot Plan Review

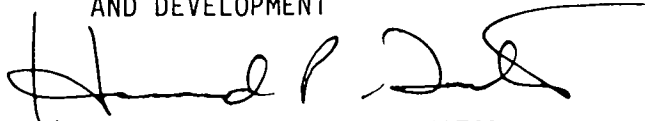
May 13, 1985
Page Two

6. 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.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Satisfaction of City Code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on June 5, 1985 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 be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:lm

INTER-OFFICE MEMORANDUM

Date

May 2, 1985

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

DESIGN AND DEVELOPMENT

SUBJECT:

HAVER, NUNN & COLLAMER
Z-100-64 (136)

COPIES TO:

MAY 03 1985
LAND DEVELOPMENT & FLOOD CONTROL
RIGHT-OF-WAY
SURVEY
TRAFFIC ENGINEERING

Your memorandum dated April 29, 1985, requested comments from this Department prior to May 5, 1985, concerning the request of Haver, Nunn and Collamer for a plot plan review of a proposed development on property generally located on the northeast and southeast corners of Third Street and Clark Avenue in a zoning district designated R-4 (Apartment Residence) under Resolution of Intent to C-2 (General Commercial).

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

1. Redesign the parking to conform to City of Las Vegas Standards and submit the design to the Traffic Engineer.
2. Conformance to the conditions of the previous rezoning action.

(?) SEE V.O.W. MEMO

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

CDP:bjc

INTER-OFFICE MEMORANDUM

Date

May 2, 1985

TO:

DOUG PETERSON, Chief
Survey Department

FROM:

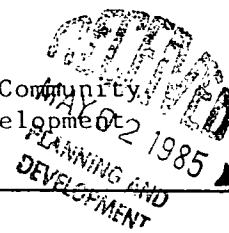
JOANNA C. DANIELLO
Assistant Right-of-Way Agent

SUBJECT:

Plot Plan Review
Z-100-64(136) - Haver, Nunn & Collamer
(3rd & Clark Partnership)

COPIES TO:

L. Mills
Department of Community
Planning & Development

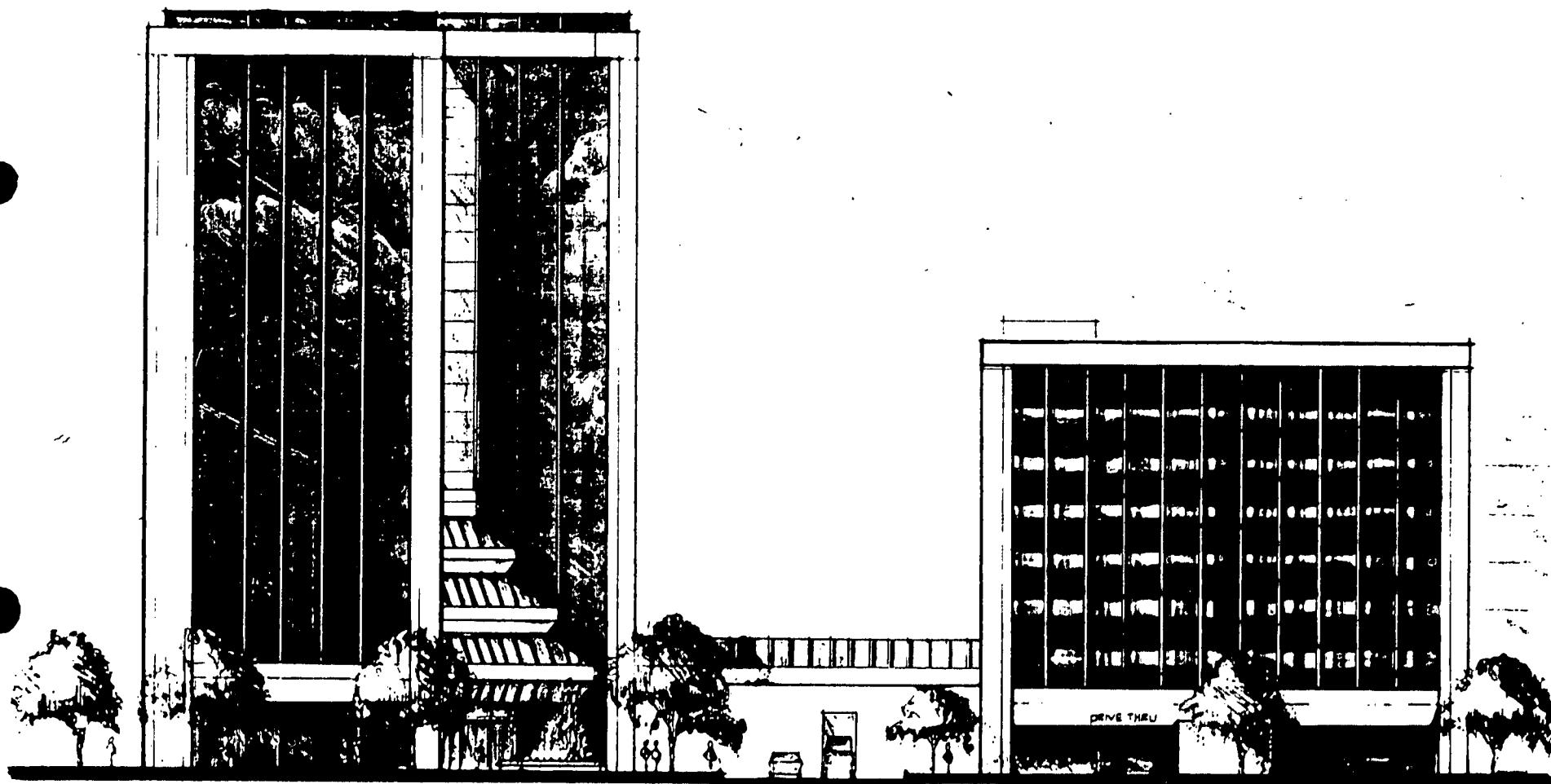


The Right-of-Way Division requests that the following conditions be met before approving subject application:

1. Dedicate a fifteen (15) foot radius corner at the southeast corner and the northeast corner of 3rd Street and Clark Avenue.

/jcd

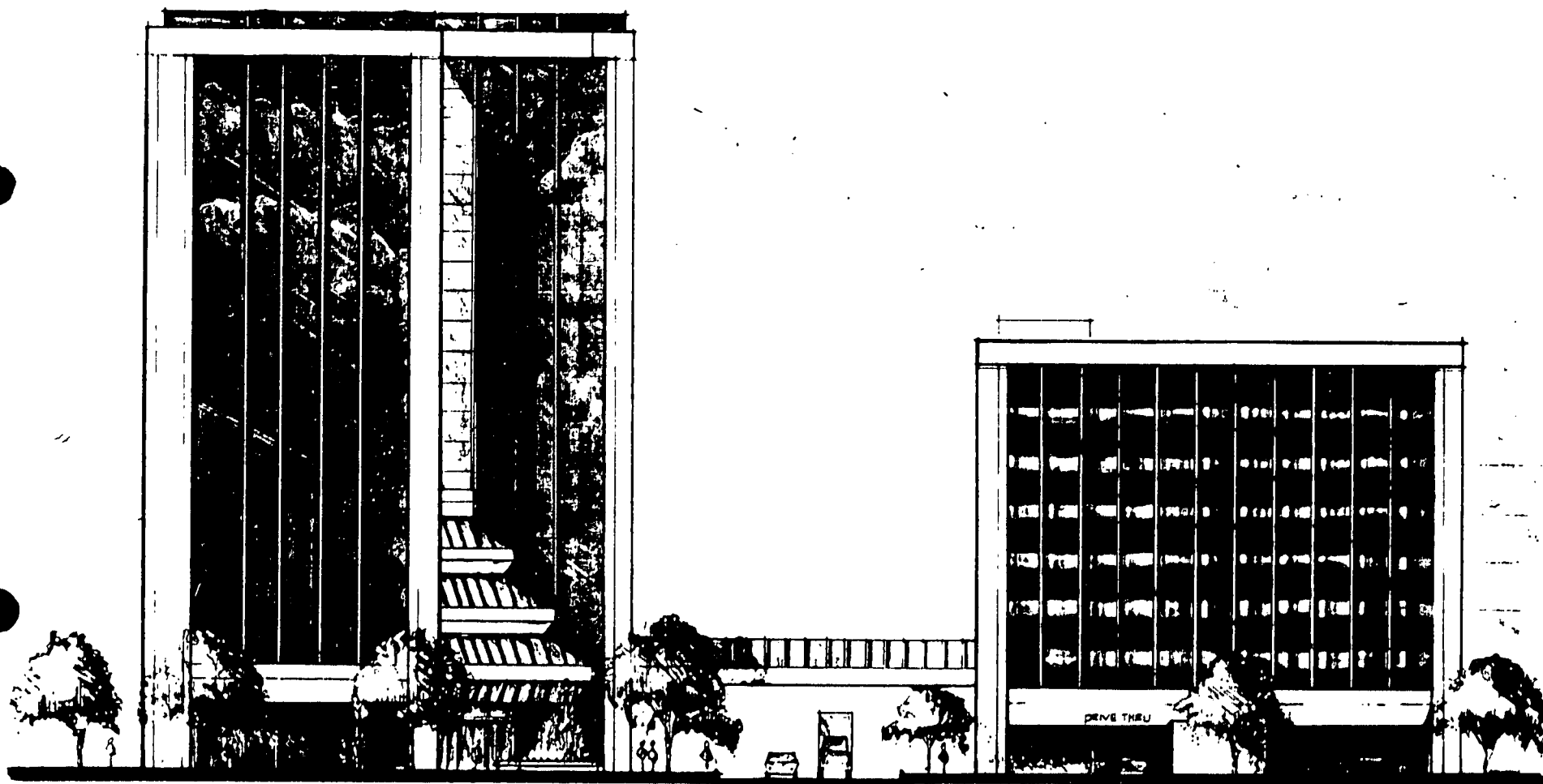
10
PER DOUG PETERSON
5/7/85
[Signature]



WEST ELEVATION

CLARK PLACE

HAVER, NUNN AND COLLAME
 ARCHITECTURE ENGINEERING PLANNING
 108 EAST MISSOURI AVENUE PHOENIX, ARIZONA 85004 602 263 6



WEST ELEVATION

CLARK PLACE

HAVER, NUNN AND COLLAME
 ARCHITECTURE ENGINEERING PLANNING
 108 EAST MISSOURI AVENUE PHOENIX, ARIZONA 85004 602 263 6

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-100-64
HAUER, NUNN

RECEIVED
MAY 09 1985
PLANNING AND
DEVELOPMENT

- ☒ 1. No objections.
- ☐ 2. Fire hydrant(s) to be installed when water is available to area.
- ☒ 3. Fire hydrant to be installed within 300 ⁻⁵⁰⁰ 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: _____

R. People
5/7/85

INTER-OFFICE MEMORANDUM

April 29, 1985

TO:

DESIGN & DEVELOPMENT
BUILDING & SAFETY DEPARTMENT
FIRE SERVICES

FROM:

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

SUBJECT:

PLOT PLAN REVIEW
Z-100-64 (136) HAVER, NUNN & COLLAMER

COPIES TO:

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

generally located on the northeast and southeast corners of Third Street and Clark Avenue, R-4 (ROI to C-2)

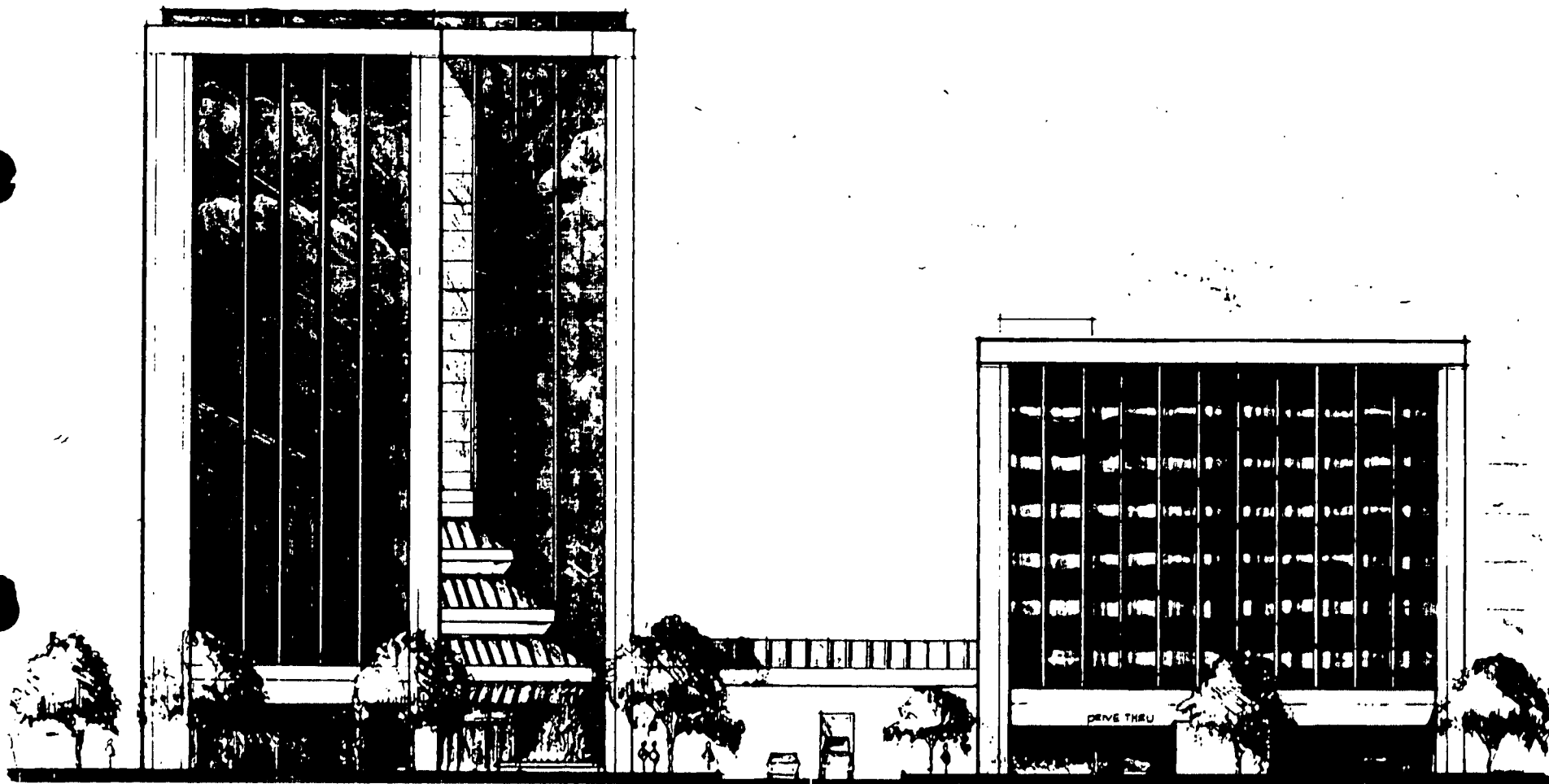
CITY PLANNING COMMISSION MEETING: May 9, 1985

Your remarks regarding this application should be received prior to

May 5, 1985

HPF:lm

Attachment (Plot Plan)



WEST ELEVATION

CLARK PLACE

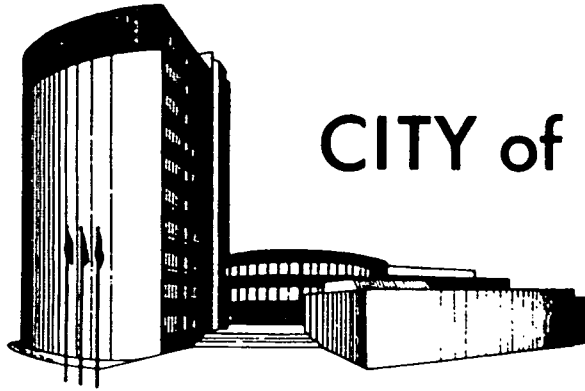
HAYER, NUNN AND COLLAME
 ARCHITECTURE ENGINEERING PLANNING
 108 EAST MISSOURI AVENUE PHOENIX, ARIZONA 85004 602 263 1

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 3, 1985

Mr. Robert D. Bowman
Haver, Nunn & Collamer
1103 E. Missouri Avenue
Phoenix, Az 85014

RE: Z-100-64 (136)

Dear Applicant:

This is to advise you that your request as referred to above will be considered by the City Planning Commission at its regular meeting on May 9, 1985.

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



INTER-OFFICE MEMORANDUM

Date

May 1, 1985

TO:

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

FROM:

DEPARTMENT OF BUILDING
AND SAFETY

SUBJECT:

Z-100-64 (136)
Haver, Nurn & Collamer

COPIES TO:

100-100-64
MAY 1 1985
CITY OF LAS VEGAS
CLV 7007

In answer to your memorandum of April 29, 1985
on the above plot plan review located on the northeast & southeast corners
of Third Street and Clark Avenue

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

INTER-OFFICE MEMORANDUM

April 29, 1985

TO:

DESIGN & DEVELOPMENT
BUILDING & SAFETY DEPARTMENT
FIRE SERVICES

FROM:

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

SUBJECT:

PLOT PLAN REVIEW
Z-100-64 (136) HAVER, NUNN & COLLAMER

COPIES TO:

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

generally located on the northeast and southeast corners of Third Street and Clark Avenue, R-4 (ROI to C-2)

CITY PLANNING COMMISSION MEETING: May 9, 1985

Your remarks regarding this application should be received prior to

May 5, 1985

HPF:lm

Attachment (Plot Plan)

HAVER, NUNN AND COLLAMER
ARCHITECTURE • ENGINEERING • PLANNING, INC.
1103 EAST MISSOURI AVENUE • PHOENIX, ARIZONA 85014 • 602 263-9000

April 26, 1985

RALPH B. HAVER A.I.A.
JIMMIE R. NUNN A.I.A.
GEORGE A. COLLAMER A.I.A.
DONALD E. SURFACE P.E.
ROBERT W. MROZINSKI A.I.A.
ROBERT W. MYERS F.C.S.I. A.I.A.
LYNN R. ARRINGTON III A.I.A.
DAVID W. WATKINS A.I.A.
BRUCE L. LINDQUIST P.A. A.I.A.

City of Las Vegas
Department of Community Planning & Development
City Hall
400 East Stewart
Las Vegas, Nevada 89101

RECEIVED
APR 29 1985
PLANNING AND
DEVELOPMENT

Re: Clark Place - Plan Review

Gentlemen:

Per City of Las Vegas requirements, please find enclosed six (6) copies of Site and Building Plans, six (6) copies of exterior elevation and the required filing fee of twenty-five (\$25.00) dollars.

The project is a ten (10) story office tower and a seven (7) story parking garage connected at Level 2 by a bridge across Clark Street.

Anticipated construction materials include concrete structure, concrete masonry, stucco and glass/aluminum curtain wall.

It is our understanding that the Planning Commission meeting is scheduled for 7:30 p.m., Thursday, May 9, 1985, at which a representative from HNC will be present. Furthermore, we understand that the City commission must also approve the project.

We would like to request inclusion on the agenda for the May 15, 1985 City Commission meeting.

Should you have any questions or comments please contact our office.

Sincerely,

HAVER, NUNN & COLLAMER

Robert D. Bowman

Robert D. Bowman, AIA

RDB/ss

CC: Bill Jurchisin
Scott Pettis
Dave Wilson

*NOTE:
Called applicant and
they will rendering in
large elevations for the
meeting. Also making
small colored
renderings to HNC
5/9/85*

*PPR
2100-64(136)
new action
for Lee
NE corner of
SE Third St and
Clark Ave.
2500 Ave.
GR#70194*

HNC