

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0118-78

APN 162-04-110-017

Location 2001 W Charleston Blvd

Applicant Memorial Medical Center, Inc.

Subject

Reclassification of property legally
described as Lot 16, Pahor Tract; and Lot 2,
Westwood Park Tract No. 1.



Z-11878

FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS

APPROVALS

1. Floyd C. Heller + Joyce
2. Brad (tel call)
3. Bertha Franklin (2/8 P.C. mtg.) ^{also at}
4. Leona D. Priestwich
5. Petition containing 12 signatures
- * 6. Paul Lampell (P.C. mtg.)
- * 7. Eldon Bolley (P.C. mtg.)
8. Julie Behar (P.C. mtg.)
9. Edith Lamph (P.C. mtg.)
10. Approx 19 people appeared
11. in protest at 1/23/79 P.C. mtg.
12. Petition containing approx.
13. 46 signatures
14. Harlan Olm (2/8 P.C. mtg.)
15. Approx. 23 persons appeared
16. in protest at 2/8/79 P.C. mtg.
17. C. A. Inc.
18. Neil Galatz (P.C. mtg for Smith & Gifford)
19. Julie DeRmond
20. _____

* signed petition

FILE NO. Z-118-78

3-1-79

RECEIVED

MAR 5 1979

PLANNING AND
DEVELOPMENT

The City Commissioners
City Las Vegas Nev.

2-118-78

Gentlemen.

This letter is a cry for help and understanding. The residents on Pahoa Dr. and Westwood Dr. don't want to live in the shadow of a 91 ft building.

We don't want to fight the traffic that building will bring, nor do we want to breathe the carbon dioxide the seven story garage will produce.

Most of us are senior citizens. We wanted to live in a quiet residential neighborhood that is why we bought our homes on Pahoa Dr. The hospital and the medical profession has raped the North side of Charleston and we don't even want to surrender

one inch on the south side. Once they
get a foothold, they will request more.
There is no end to their greed.
We need your help.

Sincerely
Edward and Edith Sampson
1121 Parker Dr. LAmph

X-c

Miss Julie DeArmond
1129 Pahor Drive
Las Vegas, Nevada 89102

March 3, 1979

MAR 5 1979
PLANNING AND
DEVELOPMENT

Commissioners of The City of Las Vegas
City Hall
Las Vegas, Nev. 89101

2-118-78

Dear Sirs:

This is to express my protest against
reclassification of property at 2001 West Charleston Blvd.
from R1 to C-1 for the Memorial Medical Center,
by rezoning Lot 16 Pahor Tract + Lot 2 Westwood Tract.

We are a high density residential area in the
Pahor Drive a short cul de Sac. This Eleven Story
building (taller than the Memorial Hospital new additions)
would be a tremendous encroachment on the entire
neighborhood and would create pollution upon the homes
+ yards from the high rise parking.

This small area is no place for a large
building. It's presence would devalue the
property in this neighborhood as well.

I urge you to vote against this
application.

Thank you,
Julie DeArmond

RECEIVED
MAR 5 10 11 AM '79
CITY CLERK

1-X-C

LAW OFFICES
GALATZ, EARL & BIGGAR

NEIL G. GALATZ
ALLAN R. EARL
THOMAS W. BIGGAR
STEPHEN A. CATALANO

710 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
702 386-0000

February 15, 1979

City Commission
City of Las Vegas
400 E. Stewart
Las Vegas, Nevada 89101

Gentlemen:

Please be advised that this office represents S. A. Inc. S. A., Inc. is the corporation formed by the home owners in the Scotch Eighty Subdivision of the City of Las Vegas. On behalf of my clients and myself, I would wish to advise you that we are strenuously opposed to the proposed medical office building at the corner of Westwood and Charleston. It is our opinion that the building will not only create an impossible traffic problem and hazard, but that the site of the building will cause a total loss of privacy in all of the surrounding home areas.

We have listened to the builder and Mr. Thornley tell how it will be good for the neighborhood. It is strange that people who don't live in the neighborhood seem to have an opinion as to what is good when everybody in the area not only feels, but knows, that it will be bad. The homes in the area are expensive homes. They have been built and occupied for many years. These people who bought the lots and built the homes purchased on the reliance that this was a residential area, convenient to the downtown area, but with all of the amenities and privacies of a residential neighborhood. The intrusion onto the southside of Charleston of a building of this size will destroy that privacy by a person who purchased the property approximately a year ago, knowing that the surrounding area was residential and that the residents thereto strongly opposed any further intrusions onto their privacy. The people in Scotch Eighty have consistently resisted projects of this type. You may recall that we did this successfully on the last occasion which resulted in the nursing home being built and restricted to in

RECEIVED
FEB 20 1979
PLANNING AND
DEVELOPMENT

CITY CLERK

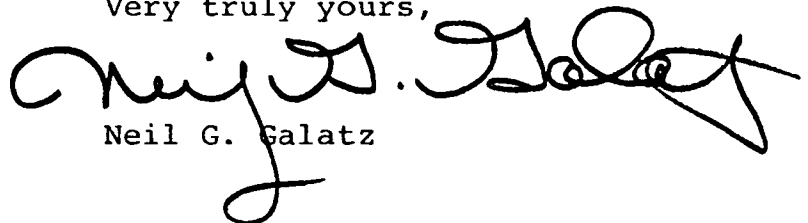
FEB 20 10 51 AM '79

RECEIVED

City of Commission
City of Las Vegas
February 15, 1979
Page 2

height so as not to intrude upon the privacy of the area.
We would again respectfully solicit your vote refusing to
allow a personal firm to secure an economic advantage to the
detriment of all of the many long-standing residents of this
area.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Neil G. Galatz", written in black ink. The signature is fluid and extends to the right with a long, sweeping tail.

Neil G. Galatz

NGG:ms

February 4, 1979

TO: City Planning Commission
Las Vegas, Nevada

SUBJECT: Reclassification of Property Located at 2001 West
Charleston Boulevard.

REFERENCE: Z-118-78.

OBJECTIONS to the Property Reclassification are as Outlined below:

1. ENCROACHMENT

A. Loss in Market Value.

- (1) Assessments do not take effect in a timely fashion in a falling market.
- (2) Multiple numbers of retired persons will be adversely effected financially.

B. Destruction of Aesthetic Values.

- (1) Planned construction in conflict with established concepts in the area.

C. Degredation.

- (1) Residential exterior appearance will noticably deteriorate.
- (2) Natural growth of gardens, bushes, plants and trees will be lessened.

2. FIRE SAFETY and POLICE PROTECTION

A. Marked Increase of Vehicular Parking and Traffic
Congestion on Pahor Drive and Westwood Drive.

- (1) Causing delays in responsiveness to fires,

crimes in commission, and medical emergencies.

(2) Causing an increase in crime. Studies conducted at all levels of Government verify this contention. Commercial build-up on the periphery of and within residential areas is a causitive for increase in crimes of all types.

(3) Causing home insurance rates to increase. (Due 1 above)

3. TRAFFIC CONGESTION

A. Increased Usage of West Charleston Boulevard Coupled With Westwood Drive Pedestrian Walk Light and Shadow Lane Vehicular Traffic and Walk Light.

- (1) Causing massive vehicular traffic slowdown.
- (2) Causing impatient and hurry-up style of driving to develop, thus tending to increase the possibility of accident.
- (3) Causing an increase in emissions of vehicular carbons in the area.
- (4) Causing an increase in motor vehicle operating costs.

4. HIGH CONCENTRATION of POLLUTANT PARTICLES in the WEST CHARLESTON BOULEVARD, SHADOW LANE, WESTWOOD DRIVE and PAHOR DRIVE COMPLEX

A. Health.

- (1) Causing serious respiratory discomfort.
- (2) Causing skin, blood and circulation disorders.
- (3) Causing cardiovascular hypertension upsets.

(4) Causing lung cancer.

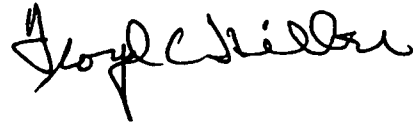
(5) Causing long term degradation of the health of the children.

(6) Causing a shortening of the life span of the aged and infirmed.

5. CONSIDERATIONS

A. Improve the Present Structures on Lot16 Pahor Tract and Lot2 Westwood Park Tract No 1, to Facilitate Their Utilization as Revenue Producing Residences. Utilization of the Present Properties Under this Concept Would Insure a Lucrative Profit in Relationship to the Investment made by the Present Owner(s).

Sincerely



LAS VEGAS PLANNING COMMISSION:

THE TRAFFIC OF 160 CARS IN AND OUT AND THE POLLUTION IT BRINGS IS UNTHINKABLE. WE ALL HAVE WORKED HARD AND LONG TO MAKE THIS CITY WHAT IT IS TODAY, SO LET US LIVE IN PEACE IN OUR HOMES WHICH WE TREASURE SO MUCH.

SINCERELY,

Paul Lampel	1139 Westwood Dr
Julie Edmund	1129 Pahor Dr
Edna Rowley	1138 Westwood Dr
Albert Bell	1140 Pahor Dr.
Paul Ah	1133 Pahor Dr.
Harold Ah	1133 Pahor Dr.
Floyd & Lillian	1136 PAHOR DRIVE
Jean Walsh	1132 Pahor Drive
Lucille Lampel	1137 Westwood Dr
Mike & Irene Brady	1117 Pahor Dr.
Bertha E. Franklin	1128 Pahor Drive
Albina and Nick Pahor	1116 Pahor Drive
Edward & Edith Lampel	1121 Pahor Drive

Mrs. Daniel Vogliotti
Greg White
Thomas P. Currier
Alberta P. Jits
Ingrid Jones
- 4/10 runs mid

1221 Park Circle, Hwy 1,
2131 Edgewood
2021 Waldman Ave.
1515 Westwood Dr
"
732 S 4th St
1921 Bonnie home

Signatures of Property Owners Opposed to Rezoning
of Lakar Drive and Westwood Drive properties

Mrs. Harry Mann	2111 Edgewood -
Mr & Mrs William Horvath	1301 Birch 89102
Mr & Mrs Frank Seeger	1900 Wabash
Donald W. Cyler no	1279 Park Circle
Vernon W. Boyer	1229 PARK CIR
Margaret H. Keenel	1415 Westwood Dr. L.V.
Edna Wynne	3020 Bannier Lane L.V.
Robert M. Mettler	11 Creechway Dr.
Virginia E. Ciliax	1909 Bannier Ln.
Lyndy Harker	1800 Bannier Ln.
Pt. Lampel	1139 Westwood Dr.

ran...

2-6-79 Mrs. S. Hulst	1205 Park Circle
" " " " " "	1244 " "
Virginia Draxton	1212 " "
John C. Salomone	2111 Edgewood
Shirley Greene	1245 Ranch Dr
Nancy Greene	" "
Monetary St. Johnson	1919 St. Edmund Ave.
Judy Higo	1433 Westwood
Marjorie White	1209 Park Circle
James D. Luce	1420 Westwood Dr.
John and Virginia Hilger	1918 Bannier Ln
Frank Allen Sargent	2010 Bannier Lane
Byron Haskins	1725 BANNIER LANE
W. C. Smith	1726 Bannier Ln.
Marshall Smith	" "

2-118-78

12/

Jan. 23, 1979

Dear Sirs:

We the undersigned request your serious consideration for a vote of denial on an application of 2-118-78 for reclassification of property located at 2001 West Charleston Blvd. from R-1 to C-1. for the construction of an 11 story medical building.

Edon Rowley
L.N. Grindell

Arva Rowley
Lennie Grindell

~~Lee D. Bullington~~ 1128 Westwood Dr.
Lee D. Bullington

Don A. Bullington

Mr. + Mrs. B. Phosman 1129 Westwood

Mrs. Mary Braccia 1120 Westwood Ave.

Mrs. Mrs. Kay Waller 5416 W. Varsity

Mr. + Mrs. Paul Lampel 1139 Westwood

Mr. & Mrs. Hugh McAllister 1144 Westwood

Protest
14 January 1979

To: Las Vegas, Nevada; City Planning Commission

Reference: Z-118-78

Subject: Reclassification of property located at 2001 West Charleston Boulevard.

My objections to reclassification of the subject property are as outlined below:

1. TRAFFIC CONGESTION

a. Increased usage of West Charleston Boulevard coupled with Westwood Drive pedestrian walk light and Shadow Lane Vehicular traffic and walk light.

- (1.) Causing massive vehicular traffic slowdown.
- (2.) Causing impatient and hurry-up style of driving to develop, thus tending to increase the possibility of accident.
- (3.) Causing an increase in emissions of vehicular carbons in the area.
- (4.) Causing an increase in motor vehicle operating costs.

2. FIRE SAFETY and POLICE PROTECTION

a. Marked increase in vehicular parking and traffic congestion on Pahor Drive and Westwood Drive.

- (1.) Causing delays in responsiveness to fires, crimes in commission and medical emergencies.
- (2.) Causing an increase in crime. Studies conducted at all levels of Government verify this contention. Commercial build-ups on the fringe as well as invasion of residential areas are causatives for increases in crime of all types.
- (3.) Causing home insurance rates to increase. (Due (1.) above.

3. DESTRUCTION of AESTHETIC VALUES

a. Appearance.

- (1) A tower in conflict with established concepts in effect in the area.

b. Increased residential maintenance costs.

- (16) Pollutants cause paints to peel, fade and lose

their protective qualities.

c. Degredation of Nature.

- (1.) Gardens, plants, shrubs and trees will become stunted, discolored with reproduction stymied.

4. LOSS in MARKET VALUE of RESIDENTIAL PROPERTY

a. Retired persons.

- (1.) On Pahor Drive there are nine retired persons who will be adversely effected financially.

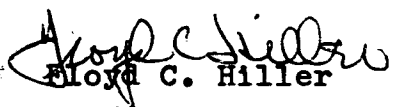
b. Property assessments.

- (1.) Assessments do not take effect in a timely fashion in a falling market.

5. HIGH CONCENTRATION of POLLUTANT PARTICLES in the WEST CHARLESTON BOULEVARD, SHADOW LANE, WESTWOOD DRIVE AND PAHOR DRIVE COMPLEX

a. Health

- (1.) Causing serious respiratory discomfort.
- (2.) Causing skin, blood and circulation disorders.
- (3.) Causing cardiovascular hypertension upsets.
- (4.) Causing lung cancer.
- (5.) Causing long term degredation of the health of the children.
- (6.) Causing a shortening of the life span of the aged and infirmed.


Floyd C. Hiller

1136 Pahor Drive

Las Vegas, 89102



REQUESTED BY: Organization <u>CITY OF LAS VEGAS</u> Name <u>JIM ROBISON</u> Dept. <u>COMMUNITY DEVELOPMENT</u> Phone <u>386-6301</u> Ext. _____	Date to be Completed _____ ID Code <u>Z-118-78</u> Format: Roll List ☐ Extraction ☒ Remarks _____
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Fill in items 1, 2, 3, or 4; fill in item 5:

1. Selection by Book Number. List Books needed:											
Book	Book	Book	Book	Book	Book	Book	Book	Book	Book	Book	Book

2. Selection by District. List Districts needed:											
Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.

3. Selection by Book Pages. List Book and Page:											
Book	Page	Book	Page	Book	Page	Book	Page	Book	Page	Book	Page

4. Selection by Parcel. List Parcels needed:											
Book	Page	Block & No.	Book	Page	Block & No.	Book	Page	Block & No.	Book	Page	Block & No.
030	410	001	030	660	002						
	420	007	1	1	005						
		021		END							
		024									
		027									
	640	012									
		014									
	650	001									
		001									
		017									
		019									
		026									
		201									
		209									

5. Information needed:			
a. Listing to contain: Descriptions ☒ b. Listing to be: One-Part ☒ c. Labels needed: None ☐ d. Label Sequence to be: Same as List ☒	Valuations ☐ Two-Part ☐ One Set ☒ Alpha on Name ☐ Three-Part ☐ Two Sets ☐		

030-410-001	COUNTY OF CLARK(SNMH)	PT SW4 SW4 &	SEC 33 20 61	85755	1133870	30000	1249625
200	%SD NV MEMORIAL HOSP	PT VAC ST					
	1800 W CHARLESTON	LEGAL ACRES: 4.12		GROSS TOTAL	1249625	NET TOTAL	
Z-118-78	LAS VEGAS NV	89102	DOCUMENT: 011:023473 11/07/25				
030-420-007	RAYMOND ENTPRS INC	PT SE4 SW4	SEC 33 20 61	4225	8990		
200	1908 STONEHAVEN DR	LEGAL ACRES: .18					
	LAS VEGAS NV	89108	DOCUMENT: 017:013133 03/12/70	GROSS TOTAL	13215	NET TOTAL	13215
Z-118-78							
030-420-021	JOSEPH ROSE E ETAL	PT SE4 SW4	SEC 33 20 61	14175	24480	75	
200	1488 SANTA ANITA DR	LEGAL ACRES: .51					
	LAS VEGAS NV	89109	DOCUMENT: 888:713557 07/29/68	GROSS TOTAL	38730	NET TOTAL	38730
Z-118-78							
030-420-024	STATE OF NEVADA(NIC)	PT SE4 SW4 SEC 33-20-61		5520			5520
200	515 MUSSER ST	LEGAL ACRES: 1.23					
	CARSON CITY NV	89701	DOCUMENT: 474:433139 11/13/74	GROSS TOTAL	5520	NET TOTAL	
Z-118-78							
030-420-025	HODPER JACK H TRS	PT SE4 SW4 SEC 33-20-61		315			
200	1908 STONEHAVEN DR	LEGAL ACRES: .09					
	LAS VEGAS NV	89108	DOCUMENT: 332:291852 05/30/73	GROSS TOTAL	315	NET TOTAL	315
Z-118-78							
030-420-026	STATE OF NEVADA NIC	PT SE4 SW4 SEC 33-20-61		17760	9620		27380
200	1702 W CHARLESTON BLVD	LEGAL ACRES: 1.86					
	LAS VEGAS NV	89102	DOCUMENT: 460:419860 09/17/74	GROSS TOTAL	27380	NET TOTAL	
Z-118-78							
030-420-027	STATE OF NEVADA NIC	PT SE4 SW4 SEC 33-20-61		7560	39690		47250
200	515 E MUSSER ST	LEGAL ACRES: .62					
	CARSON CITY NV	89701	DOCUMENT: 561:520067 10/14/75	GROSS TOTAL	47250	NET TOTAL	
Z-118-78							
030-640-012	CHARLESTON INVESTORS GROUP	PT NW4 NW4 SEC 4 21 61		7280	282470		
200	1020 E CHARLESTON	LEGAL ACRES: 1.00					
	LAS VEGAS NV	89104	DOCUMENT: 539:498927 07/31/75	GROSS TOTAL	289750	NET TOTAL	289750
Z-118-78							

TAX YEAR 1979-80
AS OF 01/08/79

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION FOR: COMMUNITY DEVELOPMENT

BATCH # A-008-010-80
PAGE 30

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
030-640-013 200 Z-118-78	CHARLESTON INVESTORS GROUP 1020 E CHARLESTON LAS VEGAS NV	PT NW4 NW4 SEC 4 21 61 LEGAL ACRES: .95 DOCUMENT: 539:498927 07/31/75	7105				
	89104		GROSS TOTAL	7105		NET TOTAL	7105
030-640-014 200 Z-118-78	YOUNG GEORGE A 1925 W CHARLESTON BLVD LAS VEGAS NEV	PT NW4 NW4 SEC 4 21 61 LEGAL ACRES: 1.10 DOCUMENT: 522:481116 05/29/75	7630	4630	390		
	89102		GROSS TOTAL	12650		NET TOTAL	12650
030-650-001 200 Z-118-78	NEVADA MOBILE PK INVEST CORP %C DAMUS 225 E BRIDGER AVE #870 LAS VEGAS NV	PT NE4 NW4 SEC 4 21 61 LEGAL ACRES: 1.97 DOCUMENT: 912:871284 07/07/78	22525	12350	260		
	89101		GROSS TOTAL	35135		NET TOTAL	35135
030-651-001 200 Z-118-78	WILEY MARY 2021 W CHARLESTON LAS VEGAS NV	PAHOR TR LOT 01 DOCUMENT: 368:297330 06/21/62	1955	11200	490		
	89102		GROSS TOTAL	13645		NET TOTAL	13645
030-651-002 200 Z-118-78	WALLACE PAUL A JR & VIVIAN L 1116 PAHOR DR LAS VEGAS NV	PAHOR TR LOT 02 DOCUMENT: 915:874004 07/13/78	1955	5600	240		
	89102		GROSS TOTAL	7795		NET TOTAL	7795
030-651-003 200 Z-118-78	PAHOR NICK & ALBINA 1116 PAHOR DR LAS VEGAS NEV	PAHOR TR LOT 03 DOCUMENT: 003:381770 99/99/99	1955	4920			
	89102		GROSS TOTAL	6875		NET TOTAL	6875
030-651-004 200 Z-118-78	PAHOR NICK & ALBINA 1116 PAHOR DR LAS VEGAS NEV	PAHOR TR LOT 04 DOCUMENT: 003:381770 99/99/99	1955	6910	250		
	89102		GROSS TOTAL	9115		NET TOTAL	9115
030-651-005 200 Z-118-78	HODDER JAMES EDWARD ETAL 1120 PAHOR DR LAS VEGAS NV	PAHOR TR LOT 05 DOCUMENT: 974:933474 11/27/78	1955	6290	230		
	89102		GROSS TOTAL	8475		NET TOTAL	8475
030-651-006 200 Z-118-78	FRANKLIN BERTHA E 1128 PAHOR DR LAS VEGAS NV	PAHOR TR LOT 06 DOCUMENT: 004:002461 01/15/70	1955	8030	310		
	89102		GROSS TOTAL	10295		NET TOTAL	10295
030-651-007 200 Z-118-78	WALSH NEAL J & JEAN 1132 PAHOR DR LAS VEGAS NV	PAHOR TR LOT 07 DOCUMENT: 440:355027 04/26/63	1895	5380	200		
	89102		GROSS TOTAL	7475		NET TOTAL	7475

TAX YEAR 1979-80
AS OF 01/08/79

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION FOR: COMMUNITY DEVELOPMENT

BATCH # A-008-010-80
PAGE 31

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
030-651-008 200 Z-118-78	HILLER FLOYD C & KIM YE 1136 PAHOR DR LAS VEGAS NV	PAHOR TR LOT 08 89102 DOCUMENT: 495:454468 02/13/75	2330	12060	360		
			GROSS TOTAL	14750	NET TOTAL		14750
030-651-009 200 Z-118-78	REES ALBERT W & MARION N 1140 PAHOR DR LAS VEGAS NEVADA	PAHOR TR LOT 09 89102 DOCUMENT: 270:218579 11/22/60	2635	9680	340		
			GROSS TOTAL	12655	NET TOTAL		12655
030-651-010 200 Z-118-78	DUGAN R SCOTT & KATHLEEN ANN 1139 PAHOR DR LAS VEGAS NV	PAHOR TR LOT 10 89102 DOCUMENT: 729:688633 04/19/77	2375	10000	350		
			GROSS TOTAL	12725	NET TOTAL		12725
030-651-011 200 Z-118-78	OHR KARL W & URSULA 1133 PAHOR DR LAS VEGAS NV	PAHOR TR LOT 11 89102 DOCUMENT: 847:806897 02/14/78	1785	11710	370		
			GROSS TOTAL	13865	NET TOTAL		13865
030-651-012 200 Z-118-78	DEARMOND JULIA H 1129 PAHOR DR LAS VEGAS NV	PAHOR TR LOT 12 89102 DOCUMENT: 312:271207 03/23/73	1705	8310	320		
			GROSS TOTAL	10335	NET TOTAL		10335
030-651-013 200 Z-118-78	SAMPH EDWARD & EDITH 1121 PAHOR DR LAS VEGAS NV	PAHOR TR LOT 13 89102 DOCUMENT: 113:090364 04/02/71	1730	8450	290		
			GROSS TOTAL	10470	NET TOTAL		10470
030-651-014 200 Z-118-78	BRADY MICHAEL & IRENE 1117 PAHOR DR LAS VEGAS NV	PAHOR TR LOT 14 89102 DOCUMENT: 117:096755 99/99/99	1750	10790	380		
			GROSS TOTAL	12920	NET TOTAL		12920
030-651-015 200 Z-118-78	WILCOX ROBERT D & MARIANE H 404 MCARTHUR WAY LAS VEGAS NV	PAHOR TR LOT 15 89107 DOCUMENT: 216:175438 10/05/59	1775	5810	250		
			GROSS TOTAL	7835	NET TOTAL		7835
030-651-016 200 Z-118-78	MEMORIAL MEDICAL OFFICES INC %C DAMJS 225 BRIDGER #870 LAS VEGAS NV	PAHOR TR LOT 16 89101 DOCUMENT: 763:722239 07/14/77	1795	7820			
			GROSS TOTAL	9615	NET TOTAL		9615
030-651-017 200 Z-118-78	MEMORIAL MEDICAL OFFICES INC %C DAMUS 225 BRIDGER #870 LAS VEGAS NV	PAHOR TRACT LOT 17 & WESTWOOD PK TR 1 89101 LOT 1 BLK 1 DOCUMENT: 763:722239 07/14/77	7765	10860			
			GROSS TOTAL	18625	NET TOTAL		18625

TAX YEAR 1979-80
AS OF 01/08/79

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION FOR: COMMUNITY DEVELOPMENT

BATCH # A-008-010-80
PAGE 32

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
030-651-019 200	MEMORIAL MEDICAL OFFICES INC %C DAMUS 225 BRIDGER #870 LAS VEGAS NV	WESTWOOD PK TR #1 LOT 02 BLK 01 DOCUMENT: 763:722239 07/14/77	1800	6460			
Z-118-78	89101			GROSS TOTAL 8260	NET TOTAL		8260
030-651-020 200	ELWELL WILLIAM H 1112 WESTWOOD DR LAS VEGAS NV	WESTWOOD PK TR #1 LOT 03 BLK 01 DOCUMENT: 275:234152 10/30/72	1800	5420	220		
Z-118-78	89102			GROSS TOTAL 7440	NET TOTAL		7440
030-651-021 200	BRASCIA VINCENT & MARY 1120 WESTWOOD DR LAS VEGAS NV	WESTWOOD PK TR #1 LOT 04 BLK 01 DOCUMENT: 812:652264 07/27/67	1800	5100	240		
Z-118-78	89102			GROSS TOTAL 7140	NET TOTAL		7140
030-651-022 200	BENTLEY JOHN D & DORIS L 205 FREMONT ST LAS VEGAS NEV	WESTWOOD PK TR #1 LOT 05 BLK 01 DOCUMENT: 064:369991 99/99/99	1800	8940	270		
Z-118-78	89101			GROSS TOTAL 11010	NET TOTAL		11010
030-651-023 200	BULLINGTON LEE M & ROSA A 1128 WESTWOOD DR LAS VEGAS NEVADA	WESTWOOD PK TR #1 LOT 06 BLK 01 DOCUMENT: 292:236603 04/13/61	1800	7960	340		
Z-118-78	89102			GROSS TOTAL 10100	NET TOTAL		10100
030-651-024 200	SCOTT RICHARD W 1134 WESTWOOD LAS VEGAS NV	WESTWOOD PK TR #1 LOT 07 BLK 01 DOCUMENT: 817:776129 11/29/77	1800	5430	230		
Z-118-78	89102			GROSS TOTAL 7460	NET TOTAL		7460
030-651-025 200	PRESTWICH ELVIN C & LEONA D 1138 WESTWOOD DR LAS VEGAS NEVADA	WESTWOOD PK TR #1 LOT 08 BLK 01 DOCUMENT: 524:421780 03/24/64	1800	5230	200		
Z-118-78	89102			GROSS TOTAL 7230	NET TOTAL		7230
030-651-026 200	MCALLISTER HUGH & GLADYS 1144 WESTWOOD DR LAS VEGAS NV	WESTWOOD PK TR #1 LOT 09 BLK 01 DOCUMENT: 847:680755 01/17/68	1800	5640	250		
Z-118-78	89102			GROSS TOTAL 7690	NET TOTAL		7690
030-652-001 200	KALKOWSKI MARVIN B & BERNADINE R 1145 WESTWOOD DR LAS VEGAS NEVADA	WESTWOOD PK TR #1 LOT 09 BLK 02 DOCUMENT: 293:237014 04/17/61	1800	7430	290		
Z-118-78	89102			GROSS TOTAL 9520	NET TOTAL		9520
030-652-002 200	LAMPEL PAUL H & LUCILLE 1139 WESTWOOD DR LAS VEGAS NV	WESTWOOD PK TR #1 LOT 08 BLK 02 DOCUMENT: 534:430039 04/30/64	1800	6650	260		
Z-118-78	89102			GROSS TOTAL 8710	NET TOTAL		8710

TAX YEAR 1979-80
AS OF 01/08/79

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION FOR: COMMUNITY DEVELOPMENT

BATCH # A-008-010-80
PAGE 33

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
030-652-003 200 Z-118-78	ROWLEY ELDON & ARVA 1133 WESTWOOD DR LAS VEGAS NV	WESTWOOD PK TR #1 LOT 07 BLK 02 DOCUMENT: 994:797974 11/25/69	1800	6000	270		
			GROSS TOTAL	8070	NET TOTAL		8070
030-652-004 200 Z-118-78	BASLER PATRICIA A 214 CIRCLE DR LAS VEGAS NV	WESTWOOD PK TR #1 LOT 06 BLK 02 DOCUMENT: 877:836577 04/25/78	1800	4460	180		
			GROSS TOTAL	6440	NET TOTAL		6440
030-652-005 200 Z-118-78	GRINDELL LIONEL N & TEDDIE 1125 WESTWOOD DR LAS VEGAS NEV	WESTWOOD PK TR #1 LOT 05 BLK 02 DOCUMENT: 090:074943 99/99/99	1800	5530	250		
			GROSS TOTAL	7580	NET TOTAL		7580
030-652-006 200 Z-118-78	ELWELL MABEL 1117 WESTWOOD DR LAS VEGAS NEVADA	WESTWOOD PK TR #1 LOT 04 BLK 02 DOCUMENT: 070:402836 99/99/99	1800	10190	310		
			GROSS TOTAL	12300	NET TOTAL		12300
030-652-007 200 Z-118-78	LAMPEL PAUL H & LUCILLE 1139 WESTWOOD DR LAS VEGAS NV	WESTWOOD PK TR #1 LOT 03 BLK 02 DOCUMENT: 790:749456 09/21/77	1800	5390	240		
			GROSS TOTAL	7430	NET TOTAL		7430
030-652-008 200 Z-118-78	KLUTH EVELYN 5306 EVERGREEN LAS VEGAS NV	WESTWOOD PK TR #1 LOT 02 BLK 02 DOCUMENT: 706:567864 04/07/66	1800	5010	180		
			GROSS TOTAL	6990	NET TOTAL		6990
030-652-009 200 Z-118-78	YANKE HYMAN & MARCELLE 800 STARKS DR LAS VEGAS NV	WESTWOOD PK TR #1 LOT 01 BLK 02 DOCUMENT: 016:015536 99/99/99	2345	4530	190		
			GROSS TOTAL	7065	NET TOTAL		7065
030-661-002 200 Z-118-78	MATHIS JAMES G 7560 SCHUSTER AVE LAS VEGAS NV	ELLIS ESTS S2 N2 LOT 1 .91 DOCUMENT: 475:434007 11/18/74	4915	10150	420		
			GROSS TOTAL	15485	NET TOTAL		15485
030-661-005 200 Z-118-78	JOSEPHS LIBERTY 1488 SANTA ANITA DR LAS VEGAS NV	ELLIS ESTS PT N2 N2 LOT 1 .41A DOCUMENT: 207:166413 02/14/72	7850				
			GROSS TOTAL	7850	NET TOTAL		7850

Motion for APPROVAL carried unanimously.

3. WAIVER OF SIDEWALKS &
REQUEST FOR "ROLL" TYPE
CURB

BIG SKY RANCH ESTATES,
UNIT NO. 4, TENTATIVE
MAP

APPROVED

Request of DELTA ENGINEERING, INC. for a waiver of sidewalks within the interior boundaries of Big Sky Ranch Estates Unit No. 4, and request for "roll" type curb in lieu of "L" type curb and gutter also within the interior boundaries of Big Sky Ranch Estates Unit No. 4.

MR. NULL presented the staff report and stated the request is for a waiver which only applies to the interior streets. It would consist of a waiver for the sidewalks and for the "roll" type curbs in lieu of "L" type curbs. Staff does not object.

NELSON MEYER, Delta Engineering, represented the application.

MR. JONES made a Motion for APPROVAL of the request for Waiver of Sidewalks and Request for "Roll" Type Curb for Big Sky Ranch Estates, Unit No. 4, Tentative Map.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on February 21, 1979 at 2:00 P.M.

Application of MEMORIAL MEDICAL CENTER, INC. for reclassification of property located at 2001 West Charleston Boulevard, from R-1 (Single Family Residence) to C-1 (Limited Commercial). The above property is legally described as Lot 16, Pahor Tract; and Lot 2, Westwood Park Tract No. 1.

Proposed Use: Eleven Story Office Building

MR. BROWN presented the staff report and stated there have been five requests for rezoning for this lot; in 1970, 1971, 1972 and 1977, which the Planning Commission and the City Commission have denied. The conditions have not changed which would warrant this request of C-1 being deeper than one lot for the purpose of an 11-story building on Charleston. Staff feels that the commercial zoning should be no more than one lot deep on Charleston, especially in this area where the property is surrounded by R-1.

CHAIRMAN SWESSEL declared the public hearing open.

BOB ROGAN, president of the medical complex, appeared in favor of the application.

JOHN THURMAN appeared in favor of the application and stated this would be an 8-story building, not eleven. The top 4 levels would be parking.

FILED

4. Z-118-78

ABEYANCE

MR. MILLER asked if some of the ground parking would be sub-surface.

MR. ROGAN stated the parking is planned to be above ground. However, some could possibly be put underground. He added there would be a 30' buffer between the building and the rear property line with landscaping and high shrubs.

MR. MILLER asked if a rendering of the proposed building was available.

MR. ROGAN replied it was not; however, an elevation was available.

HANK THORNLEY, 2209 El Greco, appeared in favor of the application. He stated there is other commercial zoning deeper than what staff suggested on Charleston and gave examples of that zoning. He added this type of building would be a substantial addition to the tax rolls, would be well-maintained, would not operate all hours and would encourage off-street parking.

MR. MILLER stated there is a large sign currently on the property and if this project was approved, it would have to be taken down.

MR. THORNLEY stated the sign would come down.

CHAIRMAN SWESSEL asked those present in opposition to stand. Nineteen persons were present in protest.

PAUL LAMPFEL, 1139 Westwood, appeared in protest.

ELDON ROLLEY, 1133 Westwood, appeared in protest and presented a petition bearing 16 signatures of protest and a letter of protest signed by Leona Preswick.

JULIE BEHAR, 1129 Pahor, appeared in protest.

EDITH SAMPFELT, 1121 Pahor, appeared in protest.

MR. THORNLEY appeared in rebuttal.

CHAIRMAN SWESSEL suggested that perhaps the developers should get together with the neighbors in an effort to compromise the development of the property.

MR. JONES stated he was concerned with the parking, that there would not be sufficient.

MR. MILLER made a Motion for ABEYANCE of Z-118-78 so the developer can meet with the neighbors in an attempt to agree on an office building acceptable to both parties.

Voting was as follows:

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

Motion for ABEYANCE carried by a 5/1 vote.

5. Z-119-78

APPROVED

Application of LUCILLE RASKOTT and L.C. FOSTER, INC. for reclassification of property generally located on the east side of Malner Lane, 210 feet north of Gowan Road, from R-E (Residence Estates) to R-PD2 (Residential Planned Development). The above property is legally described as a portion of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 12, Township 20 South, Range 60 East, MDB&M.

MR. BROWN presented the staff report and stated the plot plan is as depicted. There are two cul-de-sacs which will be private streets. The reason for the R-PD2 is for the private streets. The density is the same as R-E. Staff would recommend approval.

CHAIRMAN SWESSEL declared the public hearing open.

MRS. COLEMAN asked how large the property in question is.

LEWIS FOSTER stated five acres.

MR. BROWN stated there are three letters of protest.

DONNA BEAL, 5000 Jade, appeared and asked how many homes could be built.

MRS. COLEMAN stated there would be two to an acre.

BRUCE SALADIN, 721 Shetland, appeared in protest.

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 Z-119-78, subject to the following conditions:

1. Resolution of intent to be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan.
3. 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, Mrs. Coleman, Mr. Miller,
Mr. Guthrie and Mr. Jones
"NOES" Mr. Kennedy

VZ-118-78

MINUTES

CITY PLANNING COMMISSION

FEBRUARY 8, 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, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul

STAFF PRESENT:

Harold P. Foster, Director, Department of
Community Planning & Development
Don W. Brown, Supervisor of Zoning
Howard A. Null, Supervisor of Planning
Brett Reale, Planning Assistant
Linda McIntosh, Personnel & Employee Relations

ANNOUNCEMENT:

MR. BROWN stated that the agenda for this regular meeting of the City Planning Commission had been posted and mailed as required by 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 meeting held December 14, 1978 as corrected: Under Z-100-64 (107), it should read "Motion for DENIAL carried unanimously." Motion for APPROVAL of the minutes as corrected carried unanimously.

OLD BUSINESS:

1. Z-118-78

(Abeyance Item
from 1/23/79)

Application of MEMORIAL MEDICAL CENTER, INC. for reclassification of property located at 2001 West Charleston Boulevard, from R-1 to C-1.

Proposed Use: Eleven Story Office Building

DENIED

MR. BROWN presented the staff report and stated staff had recommended denial. At the previous meeting nineteen persons were recorded as being in protest and a petition with six signatures was received. In recommending denial it was felt that the C-1 should not be deeper than one lot in this area as R-1 is abutting this lot on three sides and the proposed use would not be compatible with the established character of the neighborhood. The developer did state at the last meeting he could decrease the number of stories to six. During the previous discussion, the developers agreed to get with the neighbors to see if there couldn't be a meeting of the minds as to the development, and it was left that way.

HANK THORNLEY, 2209 El Greco, appeared in favor of the application.

BOB ROGGEN appeared in favor of the application and stated they thought they had revised and engineered all the problems with regard to the parking and the height. The height was reduced 20' and parking has been increased over the requirements. When meeting with the neighbors it was predetermined they did not want the project approved.

CHAIRMAN SWESSEL asked if any type of resolution was possible.

MR. ROGGEN replied the people want nothing on the property except what is there now.

HANK THORNLEY stated they had attempted to work out a solution with regard to the parking and the height, but there had been no climate for compromise whatsoever. He added the burden of compromise had been placed on the applicant who fulfilled that requirement and met without success. He asked that the application be favorably considered.

MR. MILLER asked what some of the proposed changes were.

MR. ROGGEN stated they had increased the parking by 44 spaces with one revision and 22 spaces with another revision. The total office space under one plan would be reduced from 50,000 to 40,000 sq. ft.

MRS. COLEMAN asked how high the building would be.

MR. ROGGEN stated the height has been reduced 20' from 109'.

MR. THORNLEY stated it had been reduced from 111' to 94'.

MR. ROGGEN stated the building would now be conducive with the buildings across the street at the hospital.

MR. THORNLEY stated that at the last meeting it had been indicated that 40 doctors would occupy the building but since that time research of doctors who would be occupants has revealed there would only be a maximum of 25 doctors in the building.

MR. KENNEDY asked where the cars would exit from the building.

JOHN SHERMAN stated cars would be entering and exiting the building off from Westwood and there is a 32½' driveway on the rear of the property which would be used for paraplegic patients.

MR. KENNEDY asked if it was still proposed the building would have a 10' setback from Charleston.

MR. SHERMAN replied that it was and that he had instructed his people to have landscaping completely around the building, on Pahor and on Westwood.

MR. KENNEDY stated he believed the building was too close to the sidewalk.

KARL OLM, 1133 Pahor, appeared in protest. He stated the residents of the abutting residential district did not want the south side of Charleston to look like the north side of Charleston.

CHAIRMAN SWESSEL asked those present in protest to stand. Twenty-three persons were present in opposition.

BERTHA FRANKLIN, 1128 Pahor, appeared in protest.

NEIL GALATZ, representing SA, Inc. (Scotch Eighty), appeared in protest for that organization.

HANK THORNLEY appeared in rebuttal.

MR. KENNEDY stated that the buildings up and down Charleston all had substantial setbacks.

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

MR. KENNEDY made a Motion for DENIAL of Z-118-78 because the proposed high rise building would not be compatible with the adjacent residential use.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

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

2. Z-121-78

(Abeyance Item
from 1/23/79)

DENIED

Application of PALOMINO GARDENS, ET AL for reclassification of property generally located on the south side of Palomino Lane, 300 ft. east of Shetland Road, from R-E to R-PD2.

Proposed Use: Detached Single Family Dwelling Units

MR. BROWN stated the concern at the last meeting seemed to be ingress and egress of the development to Palomino. The neighbors preferred the ingress/egress to be on the east as shown on the new plot plan. Staff has talked to the Traffic Engineer and he sees no problems with this proposed location. Staff would recommend approval.

JAY DOWNEY represented the application.

MRS. COLEMAN asked what the setbacks for the lots would be.

MR. DOWNEY replied 35' to 45'.

MR. MILLER asked if the abutting property owners would be allowed to keep their horses due to these setbacks.

AGENDA

City of Las Vegas

March 7, 1979

BOARD OF CITY COMMISSIONERS

Page 26

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

Z-118-78

E. COMMUNITY PLANNING AND DEVELOPMENT (CONTINUED)

C. ZONE CHANGE - Z-118-78 - MEMORIAL MEDICAL CENTER, INC.

Application
withdrawn

Property located at 2001 West
Charleston Boulevard.

From: R-1 (Single Family Residence)

To: C-1 (Limited Commercial)

Proposed Use: Eleven Story Office
Building

Planning Commission unanimously
recommends DENIAL.

If approved, following are the
recommended conditions:

1. Resolution of Intent to be
restricted to a twelve (12)
month time limit.
2. All ingress and egress shall be
from Charleston Boulevard.
3. The building shall be located
as required by the Department of
Community Planning and Develop-
ment.

PROTESTS: Approx. 67

D. ZONE CHANGE - Z-121-78 - PALOMINO GARDENS, ET AL

Approved
subject
to conditions
Woofter -
Commissioner
Christensen
voted "no"

Clerk to notify

Planning to
proceed

Property generally located on the
south side of Palomino Lane, 300 ft.
east of Shetland Road.

From: R-E (Residence Estates)

To: R-PD2 (Residential Planned
Development)

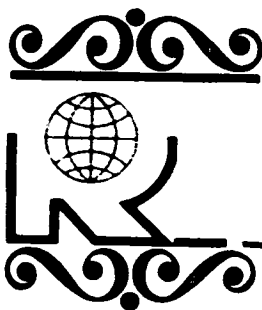
Proposed Use: Detached Single
Family Dwelling Units

Planning Commission recommends DENIAL
(Affirmative Motion, 3-yes; 4-no).

Ty Hilbrecht,
Attorney for
applicant

If approved, following are the
recommended conditions:

1. Resolution of Intent to be
restricted to a twelve (12)
month time limit.



2-118-79
3-100

ROSEN ENTERPRISES, INC.
2456 Domingo Street
Las Vegas, Nevada 89121
(702) 732-7332

Robert Roggen, Pres.

March 2, 1979

City Of Las Vegas
%City Clerk
400 E. Stewart Ave.
Las Vegas, Nev. 89101

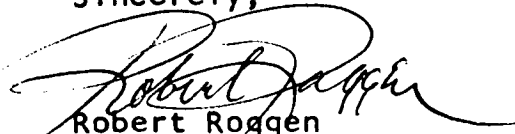
Memorial Medical Center, Inc.

Ref: 2001 West Charleston Blvd.
Requested zone change from R-1 to C-1
Scheduled for Feb. 8, 1979 Planning Commission

Gentleman: Att: Mr. D. W. Brown

Please withdraw our request for the present on
the above ref. request for zone change.

Sincerely,


Robert Roggen
Memorial Medical Center

3-7-79 contacted Mrs. Bowley (384-4041) - Woodward
Mrs. Franklin (382-6515) - Parker
Neil Balatz Atty

+ advised them of the above. They will let
as many people know as possible.

and surrounding land uses, this request would be in accordance with the recommendations of the City's General Plan. The applicant is seeking acceptance from the City on his zoning because connection to the City sewer is necessary for this project. It is the recommendation of the Department of Public Services that this property not be given approval to connect to the City Sewer System until such time as the law suit with the Environmental Protection Agency is settled. This recommendation is based on the number of units in this project and the fact that the present City sewerage plant is at near capacity. There were no protests to this zoning action in the County.

C. ZONE CHANGE - Z-118-78 - MEMORIAL MEDICAL CENTER, INC.

Property located at 2001 West Charleston Boulevard, from R-1 to C-1.
Proposed Use: Eleven Story Office Building

The request involves zoning the second lots south of the C-1 lots that front on Charleston. The purpose is to create a site of sufficient size for the proposed eleven story office building that will have seven levels of parking and four stories of offices. A request for an underground office facility with only two small elevator buildings above ground was requested approximately a year ago on this property and was denied by the City Commission. The lots requested for C-1 are directly across from R-1 on Pahor and Westwood Drives and there is R-1 to the south. The total parcel would front on Charleston Boulevard and would be across from the Southern Nevada Memorial Hospital. The height of this building would be essentially the same as the new high-rise office building under construction for Southern Nevada Memorial Hospital, which is approximately 111 feet. At the Planning Commission meeting, the applicant offered to reduce the height to 90 feet and reduce the number of doctor's offices from 40 to 25. The Planning Commission recommended denial because the building would be located 10 feet from Charleston Boulevard and that all of the vehicular access would be off the residential side streets making it incompatible with the surrounding R-1 area. There were 23 of the 67 protestants at the meeting who felt this structure would be damaging to their R-1 neighborhood and would increase the parking and traffic problems they presently encounter from the commercial uses along Charleston Boulevard.

D. ZONE CHANGE - Z-121-78 - PALOMINO GARDENS, ET AL

Property generally located on the south side of Palomino Lane, 300 ft. east of Shetland Road, from R-E to R-PD2.
Proposed Use: Detached Single Family Dwelling Units

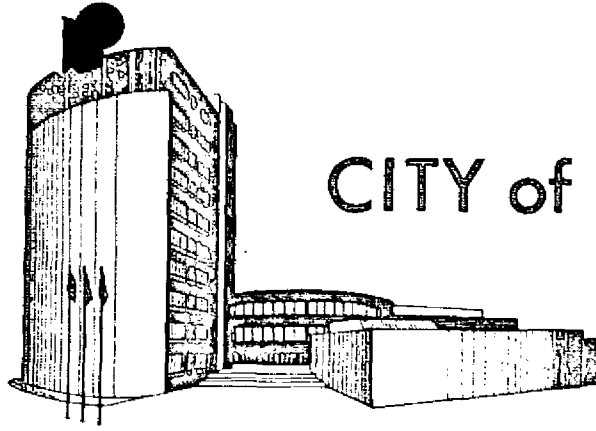
Several months ago there was an application for R-1 on this property that was denied by the City Commission. That application

MAYOR BILL BRIARE

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

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL DORN



VZ-118-78
CITY of LAS VEGAS

February 9, 1979

Mr. Robert Roggen, President
Memorial Medical Center, Inc.
205 E. Harmon Avenue
Las Vegas, Nevada 89109

Dear Mr. Roggen:

Your request for reclassification of property located at 2001 West Charleston Boulevard, from R-1 to C-1, was considered by the City Planning Commission on February 8, 1979.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of DENIAL because the proposed high rise building would not be compatible with the adjacent residential uses.

This item will be considered by the Board of City Commissioners on March 7, 1979, 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, DIRECTOR

D. W. Brown
Supervisor of Zoning

DWB:bjl

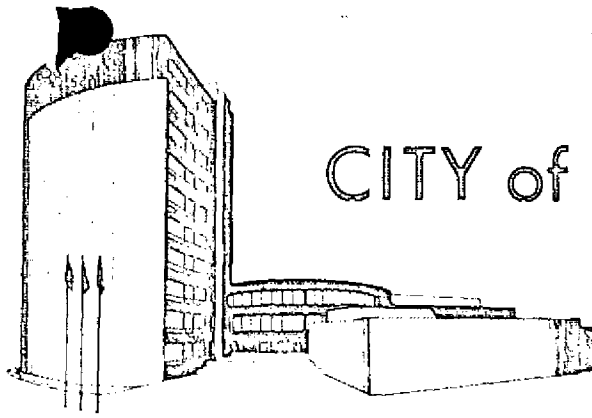
cc: City Clerk

MAYOR BILL BRIARE

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

CITY ATTORNEY
VINE SLOAN

CITY MANAGER
RUSSELL GORN



CITY of LAS VEGAS

January 26, 1979

Mr. Robert Roggen, President
Memorial Medical Center, Inc.
205 E. Harmon Avenue
Las Vegas, Nevada 89109

✓ Re: Z-118-78

Dear Mr. Roggen:

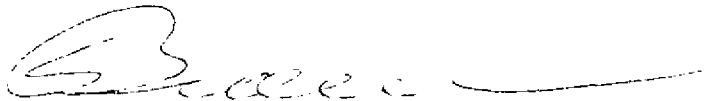
Your request for reclassification of property located at 2001 West Charleston Boulevard, from R-1 to C-1, was considered by the City Planning Commission on January 23, 1979.

The Commission voted to hold this item in ABEYANCE so the developer can meet with the neighbors in an attempt to agree on an office building acceptable to both parties.

This item will again be heard by the City Planning Commission on February 8, 1979, at 7:30 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, DIRECTOR


D. W. Brown
Supervisor of Zoning

DWB:bjl

January 8, 1979

NOTICE OF PUBLIC HEARING

JANUARY 23, 1979

Notice is hereby given that on January 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 of:

Z-118-78 MEMORIAL MEDICAL CENTER, INC. FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 2001 WEST CHARLESTON BOULEVARD.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

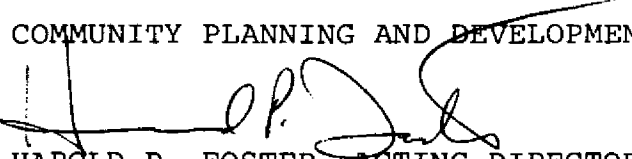
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: ELEVEN STORY OFFICE BUILDING

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT 16,
PAHOR TRACT; AND LOT 2, WESTWOOD PARK TRACT NO. 1.

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

COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, ACTING DIRECTOR

HPF:bj1

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

(SEE LOCATION MAP ATTACHED.)

INTER-OFFICE MEMORANDUM

January 18, 1979

TO:

COMMUNITY PLANNING & DEVELOPMENT

FROM:

FIELD OPERATIONS ENGINEER

SUBJECT:

MEMORIAL MEDICAL CENTER, INC.
Z-118-78

COPIES TO:

BUILDING AND SAFETY

1/23pc

Your memorandum of December 27, 1978 requested comments from the Public Services Department on the request for reclassification of property located at 2001 West Charleston Boulevard from R-1 (Single Family Residence) to C-1 (Limited Commercial) submitted by the Memorial Medical Center, Inc.

All offsite improvements are existing, new driveways must conform to City of Las Vegas standards.

Building and Safety has no objections to granting this request subject to the applicant obtaining all the necessary permits and inspections.



ROBERT D. WEBER, P.E.

RDW/JSH/blc



DATE: Jan 5, 1979

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT : Memorial Medical Center inc
2-118-78

- ☒ 1. No objections.
- ☐ 2. Fire hydrant(s) to be installed when water is available to area.
- ☐ 3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.
- ☒ 4. Fire hydrants to be installed in accordance with City Ordinance 1666.
- ☒ 5. Fire flow requirements to be determined when final construction plans are submitted.
- ☒ 6. Two (2) sets of as-builts to be provided this office.
- ☐ 7. Must meet requirements of Uniform Fire Code.
- ☐ 8. Must meet requirements of Uniform Building Code.
- ☐ 9. Building is to conform to the occupancy use requirements.
- ☒ 10. To be approved under permit from the Las Vegas Building Department.
- ☐ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: Detail requirements will be
indicated on Building Permit plans

S. Hampton

FIRE PREVENTION OFFICER

NOTICE OF PUBLIC HEARING

JANUARY 23, 1979

January 8, 1979

Notice is hereby given that on January 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 of:

Z-118-78 MEMORIAL MEDICAL CENTER, INC. FOR RECLASSIFICATION OF
PROPERTY LOCATED AT 2001 WEST CHARLESTON BOULEVARD.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: ~~1st class office~~
Eleven story office bldg.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT 16,
PAHOR TRACT AND LOT 2, WESTWOOD PARK TRACT NO. 1.

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

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

CHECKED:

DON J. SAYLOR, AIP, DIRECTOR

(date)

BROWN, D.J. *not here*
CLEMMER *12/28/78*
BROWN, D.W. *67 12/28/78*

BARBARA

(THIS FILE MUST BE RETURNED TO ~~XXXXX~~ BY 12/29/78 at NOON).

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

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

DECEMBER 27, 1978

Date

TO: PUBLIC SERVICES, ADM. DIVISION
FIRE SERVICESFROM: HAROLD P. FOSTER, ACTING DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENTSUBJECT: MEMORIAL MEDICAL CENTER, INC.
Z-118-78

COPIES TO:

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

2001 West Charleston Boulevard

From: R-1 (Single Family Residence)

To: C-1 (Limited Commercial)

The above property is legally described as Lot 16, Pahor Tract, and Lot 2, Westwood Park Tract No. 1

CITY PLANNING COMMISSION MEETING: January 23, 1979

Your remarks regarding this application prior to January 12, 1979, will be greatly appreciated.

Plot Plan Attached: Yes xxxx

No

HPF:bjl

cc: Traffic Engineer (copy of plot plan on file in Public Services)
Bldg. & Safety (copy of plot plan attached)
Permit Desk (copy of plot plan on file in Public Services)

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 25, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property herein-after described, hereby presents his application requesting that certain property be reclassified from the D-1 Use District to a C-1 Use District, as established by Section 4, Chapter 1, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$200.00.

The property hereinbefore referred to and in relation to which said changes are hereby applied for, is legally described as follows, to wit:

LOT 16 OF PAHOR TRACT

LOT 2 OF WESTWOOD PARK TRACT #1

2007 W. CHASE BLVD.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

SS:

COUNTY OF CLARK)

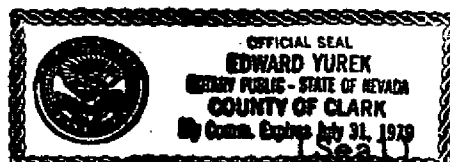
(I, we ROBERT ROGGAN, PAHAR MEMORIAL MEDICAL CENTER being duly sworn, depose and say that (I am, we are) the owner(s) of record of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my, our) knowledge and belief. (SIGN IN INK)

SIGNATURE OF OWNER(S) OF RECORD: MAILING ADDRESS: ZIP CODE: PHONE NO.

Robert Roggan, Pres. 205 E. Harmon Ave, LV 89109 732-7334
Memorial Medical Center, Inc.

Subscribed and sworn to before me this 18 day of DEC, 1978

Edward Yurek CLARK, Nevada
Notary Public in and for said County and State



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

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Section 25, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ 200

Received by: RG

Receipt No.: 346887

Case No. Z-118-78

Date: 12/26/78

Previous application must have been denied over 8 months ago.

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. Five (5) copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.
4. Copy of Deed submitted for verification of ownership.

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION OF PROPERTY:

1. Five (5) copies.
2. Minimum size - 18 X 24 inches
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

VISUAL ENVIRONMENTAL STATEMENT:

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

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

BOOK 763

Quitclaim Deed

722239

By this instrument dated July 14, 1977, for a valuable consideration,

K.L. Keltner, Trustee, U-A dated January 12, 1976

do hereby REMISE, RELEASE, and FOREVER QUITCLAIM to

Memorial Medical Offices, Inc.

the following described real property in the State of Nevada, County of Clark:

Lot Sixteen (16) of PAHOR TRACT, as shown by Map thereof on file in Book 3 of Plats, page 44, in the Office of the County Recorder of Clark County, Nevada.

Lot Seventeen (17) of PAHOR TRACT, as shown by Map thereof on file in Book 3 of Plats, page 44, in the Office of the County Recorder of Clark County, Nevada.

Lot One (1) of WESTWOOD PARK TRACT NO. 1, as shown by map thereof on file in Book 2 of Plats, page 84, in the Office of the County Recorder of Clark County, Nevada.

Lot Two (2) of WESTWOOD PARK TRACT NO. 1, as shown by map thereof on file in Book 2 of Plats, page 84, in the Office of the County Recorder of Clark County, Nevada.

DOCUMENTARY TRANSFER TAX	EXEMPT
COMPUTED ON FULL VALUE OF PROPERTY TRANSFERRED	
OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES CHARGED AT TIME OF CONVEYANCE	
K. L. Keltner	
SIGNATURE OF RECORDANT OR AGENT AUTHORIZED TO SIGN	
FOR NAME	

STATE OF NEVADA
COUNTY OF CLARK

53.

On July 14, 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared

K. L. Keltner

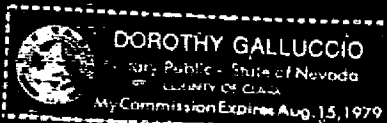
known to me to be the person whose names subscribed to the within instrument, and acknowledged to me that he executed the same.

WITNESS my hand and Official Seal.

(SEAL) Dorothy Galluccio (NOTARY)
Notary Public Commissioned for said County and State.

K. L. Keltner
K. L. KELTNER

Order No.



AFTER RECORDING, MAIL TO

CHARLES M. DANIELS

255 BRIDGER

SUITE 870

600 W. 6th St. NEW 89101

INST. NO. 722239 763
OFFICIAL RECORD BOOK NO.
RECORDED AT REQUEST OF

Memorial Medical Offices

JUL 14 3 42 PM '77

CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDERFEE 3⁰⁰ DEPUTY *in*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LAND TITLE OF NEVADA INC., 823 SOUTH THIRD STREET, LAS VEGAS, NEVADA 89101, (702) 386-7070

Need
reopening

Date: Dec. 18, 1978

ZONING APPLICATION REPORT

FILE NUMBER: _____

LEGAL DESCRIPTION: SEE ATTACHED LEGAL

OWNER AND ADDRESS: Memorial Medical Offices, Inc.

%R. Roggen
205 E. Harmon Ave.
Las Vegas, Nev. 89109

LOT 16 PANOR TRACT.

LOT 2 WESTWOOD PARK TR #1

DEVELOPER: Memorial Medical Offices Inc. GENERAL LOCATION: W. Charleston, L.V.

ARCHITECT: JOHN SHERMAN BUILDING CO.

3212 So. Wynn Road Suite A-110

CONTRACTOR: JOHN SHERMAN BUILDING CO. Co.

Las Vegas, Nevada 89102

EXISTING ZONING: R-1

REQUESTED ZONING: RC

EXISTING USE(S) ON PROPERTY: Residential

PROPOSED USE(S): Medical Office Building (Professional)

PROPOSED DEVELOPMENT INFORMATION (WHERE APPLICABLE):

BLDG. ELEVATIONS SUBMITTED: _____

AESTHETICALLY ACCEPTABLE: _____

TRASH ENCLOSURE: _____

UTILITY FACILITIES SCREENED: _____

BLDG. HEIGHT: _____

NUMBER OF STORIES: _____

NUMBER OF UNITS: _____

NUMBER OF ACRES OR SIZE OF LOT
(NET) _____ (GROSS) _____

DENSITY (RESIDENTIAL): NUMBER OF ACRES OR SIZE OF LOT (NET) _____ (GROSS) _____

NUMBER OF OFF-STREET PARKING SPACES REQUIRED: _____ NUMBER PROVIDED: _____

LANDSCAPING PROVIDED: YES _____ NO _____ IF YES, ADEQUATE _____ INADEQUATE _____

REQUIRED SETBACKS PROVIDED: _____

REQUIRED DEDICATION AND/OR SETBACK FOR MAJOR STREET PLAN: STREET _____ RADIUS _____

FLOOD CONTROL CHANNEL SETBACKS: YES _____ NO _____

OTHER REQUIREMENTS: _____

EXISTING GENERALIZED LAND USE IN SURROUNDING AREA: _____

USE(S) IN CONSONANCE WITH GENERAL PLAN: _____

GENERAL COMMENTS: _____