

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0122-88(4)

APN 139-20-403-002

Location NW CORNER OF VEGAS & SIMMONS STREET

Applicant MCDONALD 1983 TRUST

Subject

REVIEW OF CONDITION.



FILE HISTORY

FILE NO.: Z-122-88(4)

[illegible]

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
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FILE NO:

Z-122-88(4)

NOTICE OF PUBLIC HEARING

REVIEW OF CONDITION
Z-122-88(4)

MEETING: CITY PLANNING COMMISSION
DATE: MARCH 12, 1992
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA

REQUEST BY DURABLE HOMES TO MODIFY THE CONDITION REQUIRING THE CONSTRUCTION OF PAVING AND CURB AND GUTTER ON SIMMONS STREET, BETWEEN VEGAS DRIVE AND HOLLY AVENUE, CONCURRENT WITH THE FIRST PHASE OF DEVELOPMENT, AND TO DELETE THE REQUIRED LANDSCAPING INSETS ON THE PERIMETER STREETS.

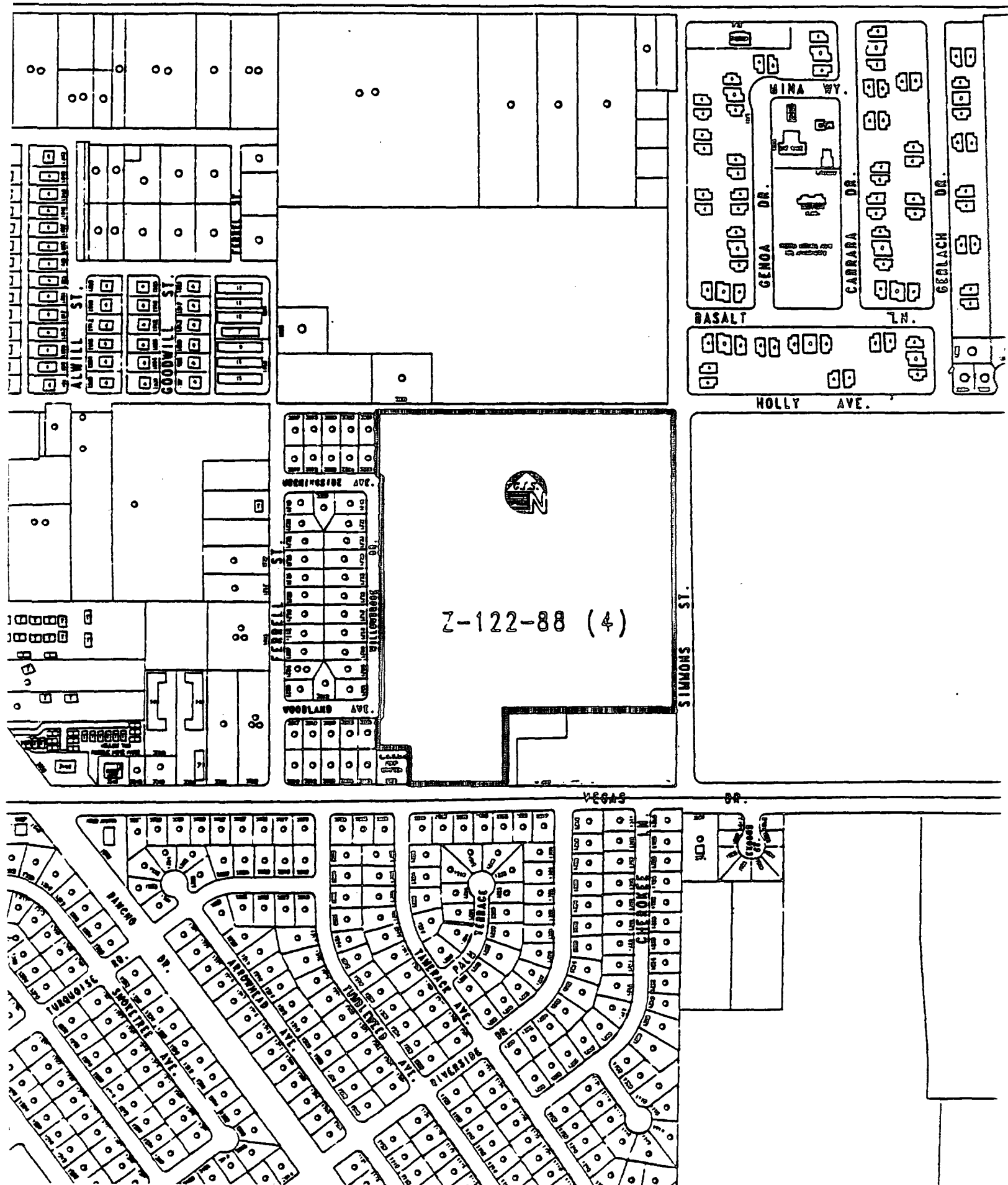
Any and all interested persons may appear before the City Planning Commission either in person or by representative to object to or express approval of this request; or may, prior to this hearing, file written objections thereto or approval thereof with the Department of Community Planning and Development, 400 East Stewart Avenue, Las Vegas, NV 89101



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

A handwritten signature in dark ink, appearing to read "Norman R. Standerfer".
NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE



Z-122-88 (4)

SIMMONS ST.

HOLLY AVE.

BASALT LN.

MINA WY.

GENOA DR.

CARRABA DR.

GEDLACH DR.

ALWILL ST.

COOKEVILLE ST.

WOODBRIDGE AVE.

WOODLAND AVE.

VEGAS DR.

RIVERVIEW

PALM TERRACE

CHEROKEE

511-50

NOV 23 AM
CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

Date

22 NOV 88

Page

1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name ERVIIDepartment COMMUNITY DEVELOPMENT Phone 103I. D. Code Z-122-88 Date to Be Complete

Remarks

Information Needed:

1. Labels ☒ No. of Sets ☐ Label Tape ☐2. Print Format: No Print (A) ☐ Valuation (F) ☐Name, Address, Legal Description (G) ☒

3. Selection by Tax District (List Tax Districts Needed):

4. Selection by Partial Parcel Number: Parcel Bk (3 char.) Page (5 char.), Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page

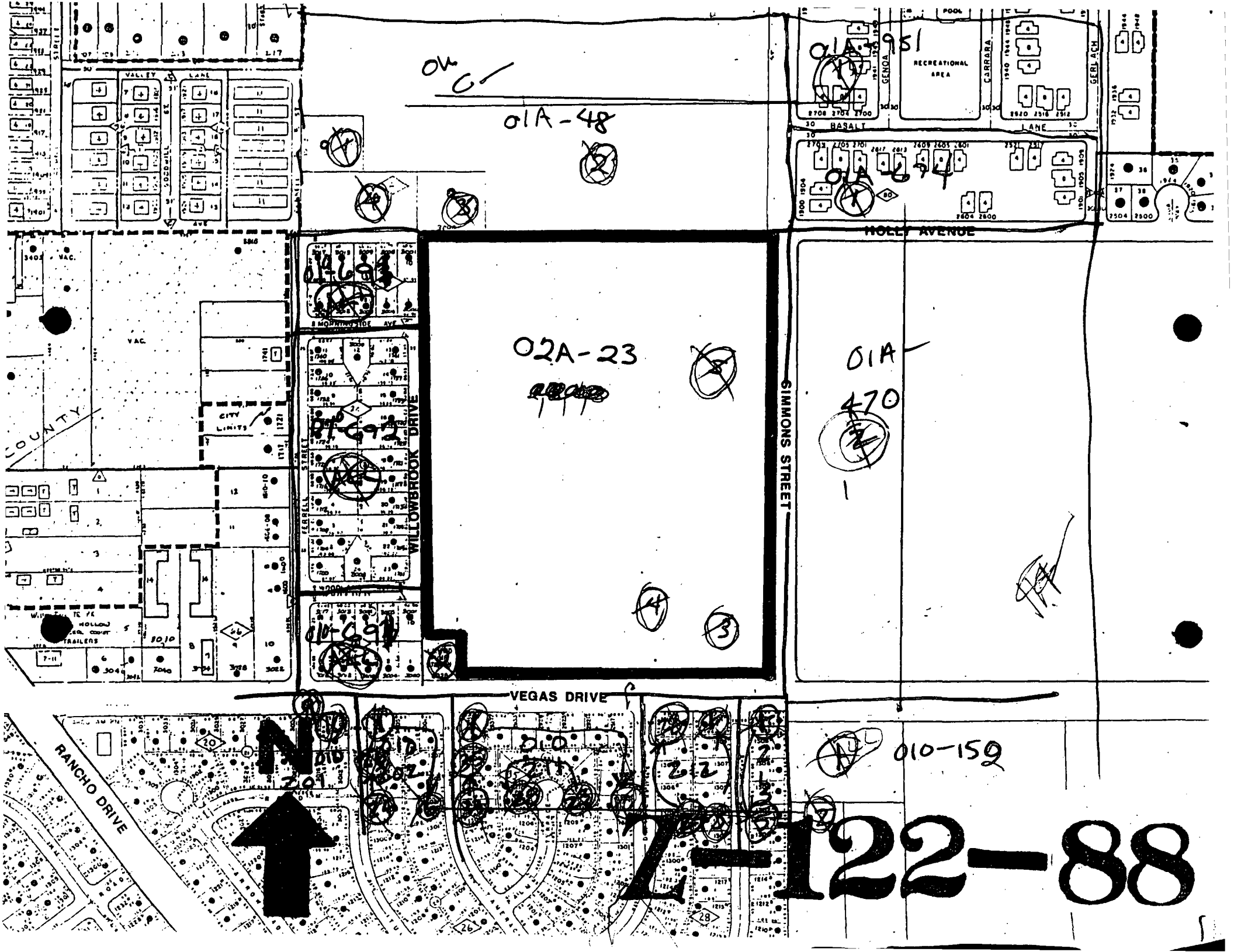
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	48	000A			0006			0035			0003
		0004			0024		21	0001	00A	23	0002
	67	0001			0026			0008			0005
	95	0001		21	0001			0024			-END-
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Billing No.



OK

01A-48

01A-951

RECREATIONAL AREA

01A-674

02A-23

01A

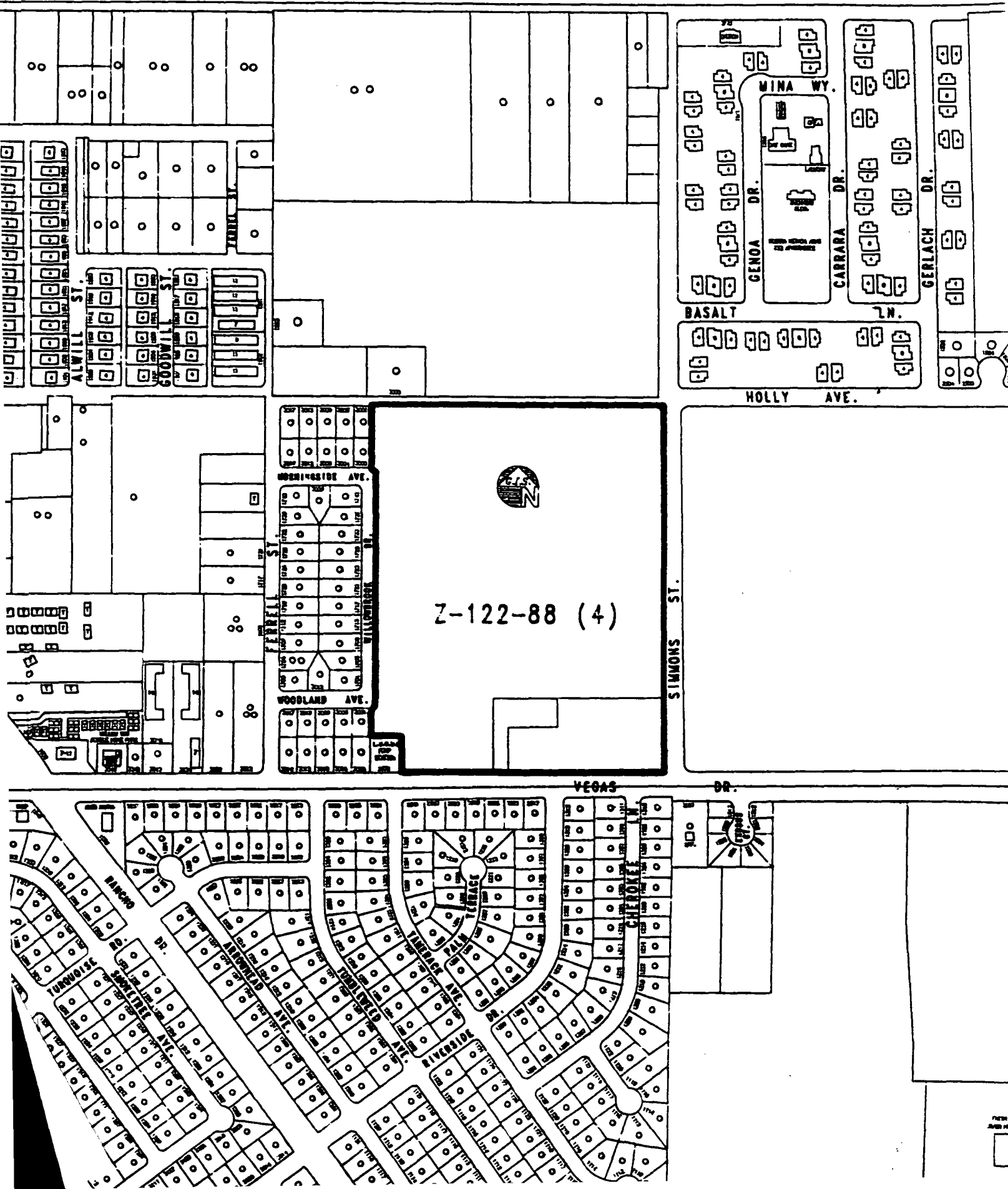
470

VEGAS DRIVE

010-159

122-88





Z-122-88 (4)



SIMONS ST.

HOLLY AVE.

BASALT LN.

MINA WY.

GENOA DR.

CARRARA DR.

GERLACH DR.

VEGAS DR.

DR.

PALM TERRACE

RIVERVIEW DR.

MANCINI DR.

DR.

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DR.

DR.

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

PLANNING AND
DEVELOPMENT

APR 22 10 51 AM '92

RECEIVED

April 21, 1992

Mr. D. Armstrong
McDonald 1983 Trust
3100 Slater Avenue
Reno, Nevada 89503

RE: Z-122-88(4) - REVIEW OF CONDITION

Dear Mr. Armstrong:

The City Council at a regular meeting held April 1, 1992 considered the request for a Review of Condition to modify the condition requiring the construction of paving and curb and gutter concurrent with the first phase of development and to delete the required landscaping insets on the perimeter streets located on the northwest corner of Vegas Drive and Simmons Street, R-1 and C-1 Zones (under Resolution of Intent to R-CL).

The City Council APPROVED the request, subject to:

1. Install a minimum of one 24 inch box drought tolerant tree in the rear yard area of each perimeter lot as required by the Department of Community Planning and Development.
2. Condition No. 2 of the Extension of Time approved on January 8, 1992 shall be amended to read: Concurrent with Phase II of this development, construct paving and curb and gutter on the entire length of Simmons Street between Vegas Drive and Holly Avenue as required by the Department of Public Works. Such improvements are to be guaranteed with a separate performance bond prior to or concurrent with the issuance of permits for Phase I.
3. Conformance to the remaining Conditions of Approval for Zoning Application Z-122-88.



Mr. D. Armstrong
McDonald 1983 Trust
April 21, 1992
RE: Z-122-88(4) - REVIEW OF CONDITIONS
Page 2.

4. Provide a split-face block wall along Vegas Drive and a decorative block wall with colored block design along all other perimeter streets, which walls are subject to approval by the Department of Community Planning and Development.

Sincerely,


KATHLEEN M. TIGHE
City Clerk JUS

/cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

Mr. Rich Priesing
Durable Homes, Inc.
2800 W. Sahara Avenue, Suite 5F
Las Vegas, Nevada 89102

APRIL 1, 1992

AGENDA & MINUTES

Page 57

ITEM

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)D. REVIEW OF CONDITION - PUBLIC
HEARING1. Z-122-88(4) - Durable Homes

Request for a Review of Condition to modify the condition requiring the construction of paving and curb and gutter concurrent with the first phase of development and to delete the required landscaping insets on the perimeter streets located on the northwest corner of Vegas Drive and Simmons Street, R-1 and C-1 Zones (under Resolution of Intent to R-CL).

Planning Commission voted (4-1) to recommend DENIAL.

If approved, subject to:

1. Install a minimum of one 24 inch box drought tolerant tree in the rear yard area of each perimeter lot as required by the Department of Community Planning and Development.
2. Condition No. 2 of the Extension of Time approved on January 8, 1992 shall be amended to read: Concurrent with Phase II of this development, construct paving and curb and gutter on the entire length of Simmons Street between Vegas Drive and Holly Avenue as required by the Department of Public Works. Such improvements are to be guaranteed with a separate performance bond prior to or concurrent with the issuance of permits for Phase I.
3. Conformance to the remaining Conditions of Approval for Zoning Application Z-122-88.

Staff Recommendation: APPROVAL - subject to providing 24 inch box trees in the rear yard of each perimeter lot

PROTESTS: 1 (at meeting)

HAWKINS - APPROVED subject to the conditions; additional conditions that the applicant provide split-faced wall along Vegas Drive; decorative block wall along Holly and Simmons; decorative wall to have some type of design with colored block

UNANIMOUS

Clerk to notify and Planning to proceed

MAYOR JONES declared the Public Hearing open.

RICH PRIESING, 2800 West Sahara, representing Durable Homes, stated that on the bonding for the separate street which would be Simmons Street they were not trying to avoid the cost of putting in the road, but a deferral. When the first phase is completed, there will be no public access to Simmons Street. They have talked to Public Works about a one year bond to either complete the paving and curb and gutter with Phase 2 or just put it in. They have requested that the decorative block wall along Vegas Drive be a split face wall. On Willowbrook Drive the wall faces the homes of people who have been there quite some time and they have requested that wall to be decorative. The areas along Holly and Simmons are on 60 foot wide streets and the applicant requests that they be relieved from putting in the tree wells and landscaping and decorative wall; however, if the Council feels a decorative wall is essential, they request they be allowed to construct a wall with less decoration on it. The homes will be priced from \$69,000 to \$78,000 for first time homebuyers and very affordable. Therefore, they are trying to contain the costs and keep those prices down; otherwise, costs forced upon them will be passed on to the buyers.

COUNCILMAN NOLEN stated that if we don't get some kind of decorative wall constructed it will look terrible. They need some kind of decoration rather than just a gray wall.

MR. PRIESING stated the types they have in mind are a little more decorative than the typical brown block wall, yet not so costly as a stucco or split face wall.

CONTINUED ...

AGENDA & MINUTES

ITEM

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT (CONTINUED)D.1. REVIEW OF CONDITION - Z-122-88(4) - Durable Homes CONTINUED)

COUNCILMAN HIGGINSON asked staff if the walls being shown by the applicant would fulfill the requirement for a decorative wall in the City and NORMAN STANDERFER, Director, Department of Community Planning and Development, responded that they do. He further stated the original requirement did not require any particular type, just a decorative wall. The applicant came with the request not to build insets into the wall and staff concurred, but planting trees, and would much prefer that trees be planted in the lots and not do the insets that used to be traditional but the applicant even objected to doing that.

COUNCILMAN HAWKINS made the motion for approval subject to staff's recommendation that 24 inch box trees be provided in the rear yard; there be no inserts; provide split faced wall on Vegas Drive to Willowbrook; regular wall from Holly to Simmons; delay the installation of improvements on Simmons Street to Phase II; address the sidewalk condition where there is sidewalk on one side of the street and just curb on the other side.

COUNCILMAN ADAMSEN explained that sometimes it is done when there is a 25,000 acre master planned community it is decided to do that throughout the entire community with CC&R's. In this particular case, it is somewhat of an isolated spot, not spot zoning, but could be construed as a spot condition because it is not characteristic of the surrounding neighborhood -- it is taking into consideration what is in the surrounding area and make it, if at all possible, compatible with what is in what is considered a current development trend in that area. COUNCILMAN HAWKINS then stated that won't be part of the motion. COUNCILMAN NOLEN asked Mr. Priesing if there will be CC&R's and he stated there will be CC&R's.

NORMAN STANDERFER, Director, Community Planning and Development, pointed out there is a new Federal Disability Act that will require sidewalks that are disability assessable throughout the community. COUNCILMAN HIGGINSON asked who would be responsible for putting them in? MR. STANDERFER replied they do not have the answer to that yet. Depending on how some of the Federal interpretations come down, there may be bargaining with RTC to go back and do a lot of intersections and then that requirement will be included in our subdivision regulations what the developer has to do in a subdivision. COUNCILMAN HIGGINSON further added that the RTC has already been approached to put in curb cuts for wheelchairs at bus stops. COUNCILMAN NOLEN added that he hopes in any subdivision being approved by the City that those recessed curbs are put in and asked Norm Standerfer if we are requiring them. MR. STANDERFER responded they are.

CITY MANAGER BILL NOONAN stated that staff has been working at the direction of Council with the Southern Nevada Homebuilders trying to identify ways to encourage affordable housing construction in our City and Mr. Priesing's comment was a little inappropriate given the work of those home builders who have been actively working at ways to reduce costs and find ways to get the price of new homes into an affordable price range for first time home buyers. COUNCILMAN HIGGINSON asked if there had been any discussion to consider abandoning the use of sidewalks on one side of the street. DEPUTY CITY MANAGER LARRY BARTON responded that it has and in some areas in subdivisions currently under construction we have approved sidewalks only on one side of the street. All other off-sites are required. NORMAN STANDERFER said that may have to be discontinued in the light of the interpretation that all parcels have to have that. DEPUTY CITY MANAGER BARTON stated the American Disabilities Act states requirements that must be met, but it does not say how those are met. For instance, it will say "A handicapped person must be able to traverse down the

CONTINUED ...

AGENDA & MINUTES

Page 57B

ITEM

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT (CONTINUED)D.1. REVIEW OF CONDITION - Z-122-88(4) - Durable Homes (CONTINUED)

street. A lot of decisions will be made in the next couple of years based on suits or case laws. He does not feel that anyone can answer whether two sidewalks are going to be required under the American Disabilities Act, or maybe one if it is successful.

COUNCILMAN HAWKINS added to the motion on the floor that the decorative wall have some type of design with a colored block.

No one was present to speak in opposition. MAYOR JONES declared the Public Hearing closed.

(1450 - 1504)

APRIL 1, 1992

Date: _____

TO: The City Council

FROM: NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT: ITEM X.D.1. - REVIEW OF CONDITION - PUBLIC HEARING - Z-122-88(4) - Durable Homes

PURPOSE/BACKGROUND

This is a request for a Review of Condition to delay the installation of improvements required on Simmons Street until the second phase of construction and to delete the landscaping wall insets required on perimeter streets. The applicant indicates he does not wish to create a homeowners association for the project and is concerned that the wall insets will become an eyesore. The applicant wishes to delay installation of improvements on Simmons Street because the 27 homes in Phase I will not have direct access to Simmons Street.

Staff did not object to the requests, provided one 24-inch box tree is planted in each rear yard of the perimeter lots. The applicant would not agree with this condition due to the expense. The Planning Commission pointed out that he would save substantially by deletion of the wall insets. They also requested that the wall be enhanced aesthetically, which the applicant rejected. The Planning Commission then voted to deny the request.

There was one protestor at the meeting who felt landscaping should be installed and who objected to the appearance of the proposed block wall. She also voiced concern regarding access to Vegas Drive.

Planning Commission Recommendation: DENIAL (4-1 vote)

Staff Recommendation: APPROVAL - subject to providing 24 inch box trees in the rear yard of each perimeter lot

PROTESTS: 1 (at meeting)

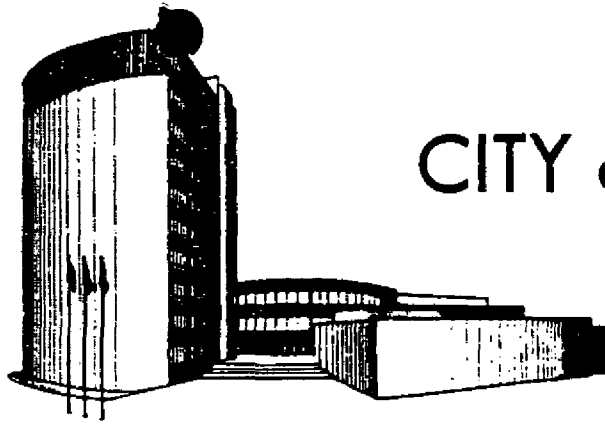
SEE ATTACHED LOCATION MAP

[illegible]

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

March 17, 1992

Mr. D. Armstrong
McDonald 1983 Trust
3100 Slater Avenue
Reno, Nevada 89503

RE: Z-122-88(4) - REVIEW OF CONDITION

Dear Mr. Armstrong:

Your request to modify the condition requiring the construction of paving and curb and gutter concurrent with the first phase of development and to delete the required landscaping insets on the perimeter streets on property located on the northwest corner of Vegas Drive and Simmons Street, R-1 and C-1 Zones (under Resolution of Intent to R-CL), was considered by the Planning Commission on March 12, 1992.

The Planning Commission voted to recommend DENIAL because the applicant should fulfill the original commitment.

This item will be considered by the City Council on April 1, 1992, at 2:00 P.M. in Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative to be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR

ROBERT S. GENZER, PRINCIPAL PLANNER
CURRENT PLANNING DIVISION

RSG:erh

cc: Mr. Rich Priesing
Durable Homes, Inc.
2800 W. Sahara Avenue, Suite 5F
Las Vegas, Nevada 89102



City of Las Vegas PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

21. REVIEW OF CONDITION - Z-122-88(4)

Applicant: DURABLE HOMES
Application: Request to modify the condition requiring the construction of paving and curb and gutter concurrent with the first phase of development and to delete the required landscaping insets on the perimeter streets.
Location: Northwest corner of Vegas Drive and Simmons Street
Zone: R-1 and C-1 (under Resolution of Intent to R-CL)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Install a minimum of one 24 inch box drought tolerant tree in the rear yard area of each perimeter lot as required by the Department of Community Planning and Development.
2. Condition No. 2 of the Extension of Time approved on January 8, 1992 shall be amended to read: Concurrent with Phase II of this development, construct paving and curb and gutter on the entire length of Simmons Street between Vegas Drive and Holly Avenue as required by the Department of Public Works. Such improvements are to be guaranteed with a separate performance bond prior to or concurrent with the issuance of permits for Phase I.
3. Conformance to the remaining Conditions of Approval for Zoning Application Z-122-88.

PROTESTS: 1 Speaker at Meeting

NOTICES MAILED: 103

Solomon - (Applicant did not meet requirements that were initially imposed.)

DENIED

Motion carried with Hudgens voting "No."

(Segerblom and Pippin excused)

MR. GENZER stated this request is to delete the required 5' x 10' perimeter street landscaping wall insets and delay installation of the Simmons Street improvements until the second phase of construction. The applicant feels that unless a Homeowners Association is created to maintain the wall insets, they will become an eyesore. The request to delay installation of improvements on Simmons Street is based on the fact that the 27 Phase I dwellings do not access Simmons Street directly. An alternative to the wall insets would be to install a minimum of one 24 inch box drought tolerant tree in the rear yard area of each perimeter lot. The Department of Public Works has no objection to delaying the street improvements. Staff recommended approval, subject to the conditions.

RICH PRIESING, 2800 West Sahara Avenue, appeared and represented the application. They do not want to be forced to install the 24 inch box trees. They are trying to keep these houses in the seventy thousand dollar range.

COMMISSIONER SOLOMON asked if the applicant has any suggestions for the appearance of the perimeter wall.

RICH PRIESING said the wall will be a straight brown block wall.

COMMISSIONER SOLOMON suggested a cap could be put on the wall to give it more eye appeal.

JOANNE DUSTIN, 1713 Willowbrook, appeared in protest. She objected to the appearance of the brick wall and was also concerned about graffiti. She wants landscaping instead of a wall. She felt Simmons Street should be paved because there is no thoroughfare from the apartments to Vegas

AGENDA

MARCH 12, 1992

City of Las Vegas PLANNING COMMISSION

Page 27

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

21. REVIEW OF CONDITION - Z-122-88(4)
(CONTINUED)

Drive.

JOHN McNELLIS, Department of Public Works, said Phase II will come soon after Phase I.

RICH PRIESING said Phase I is 27 homes and Phase II is bigger.

MR. GENZER said a brown block wall does not meet the condition.

COMMISSIONER SOLOMON felt the Planning Commission needs to see a rendering of the wall. The intent of having the insets with the landscaping was to give a view to the homeowners across the street other than a stark wall.

RICH PRIESING asked if cut block would be more acceptable rather than just a straight-faced block.

COMMISSIONER SOLOMON commented that in order to compensate for the lack of landscaping and wall insets there needs to be pilasters or decorative capping that would break up the length of the wall.

To be heard by the City Council on 4/1/92.

(7:33-7:46)

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

March 2, 1992

D. Armstrong
McDonald 1983 Trust
3100 Slater Avenue
Reno, Nevada 89503

RE: Z-122-88(4) - REVIEW OF CONDITION

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on March 12, 1992. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of Staff's recommendations and any conditions related to your application may be obtained on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 229-6301.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure

cc Mr. Rich Priesing
Durable Homes, Inc.
2800 West Sahara Avenue, Suite 5F
Las Vegas, Nevada 89102



1/31/92

TO: BUILDING AND SAFETY - MIKE TRAASDAHL
ELECTRICAL SERVICES - GEORGE FERRIS
FIRE SERVICES - CHIEF JUDD
PUBLIC WORKS - ED BYRGE
LAND DEVELOPMENT - CHUCK TURK
DOWNTOWN REDEV - BRAD PURCELL

FROM:

NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

REVIEW OF CONDApplicant: MCDONALD 1983 TRUSTNumber: Z-122-88(4)

COPIES TO:

A request has been received on the following described property:

**NORTHWEST CORNER OF VEGAS DRIVE
AND SIMMONS STREET.**

Parcel No.: 02A-230-003 02A-230-004 02A-230-005Zone: R-1; C-1 (R.O.I. R-CL)

Proposed Use:

**REVIEW OF CONDITIONS - SEE
ATTACHMENTS.**

CITY PLANNING COMMISSION MEETING:

3/12/92

Your remarks regarding this application should be received two weeks prior to the meeting.

DEPARTMENT OF
BUILDING & SAFETY
BY MIKE TRAASDAHL

Attachment: (Plot Plan)

FEB 19 1992

☒ NO COMMENT
☐ CONDITIONS AS NOTED

**CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM**

DATE

February 19, 1992

TO:

Norman R. Standerfer, Director
Department of Community Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works

CK *Richard D. Goecke*

SUBJECT:

Review of Conditions
Z-122-88(4)
McDonald 1983 Trust

COPIES TO:

John McNellis, Engineering Planning
Nancy Miller, Right-of-Way
Chuck Turk, Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering (TIA's only)

1. Because of the phasing layout of the present project and the fact that no traffic will have availability to Simmons Street until Phase II we have no objection to the request to allow the construction of half-street improvements on Simmons Street with the second phase of development instead of the first phase. We suggest the following condition be imposed in lieu of the original condition.

Extension of Time Condition #2 shall be amended to read: Concurrent with Phase II of this development, construct paving and curb and gutter on the entire length of Simmons Street between Vegas Drive and Holly Avenue as required by the Department of Public Works. Such improvements are to be guaranteed with a separate performance bond concurrent with the issuance of permits for Phase I.

2. We have no comment on the review request to eliminate perimeter wall landscaping insets.

RECEIVED
FEB 20 1992

FEB 20 2 42 PM '92

DELETED

MEMO

DATE 1-7-92

TO: **COMMUNITY PLANNING AND DEVELOPMENT**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: 2-122-88 (4)

☒ NO OBJECTIONS

☐ SUBJECT TO CONDITIONS LISTED

☐ DENIAL

☐ COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS' ORDINANCE 3545 AND THE NEVADA STATE FIRE MARSHAL'S REGULATIONS.

☐ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

☐ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CULDESACS, AND RADIUS.

ADDITIONAL CONDITIONS: _____

RECEIVED
FEB 7 3 50 PM '92
PLANNING AND
DEVELOPMENT

Richard A. Bussan
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

NOTICE OF PUBLIC HEARING

REVIEW OF CONDITION
Z-122-88(4)

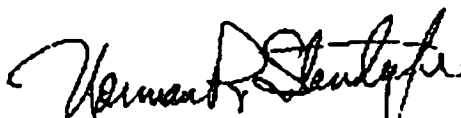
MEETING: CITY PLANNING COMMISSION
DATE: MARCH 12, 1992
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA

REQUEST BY DURABLE HOMES TO MODIFY THE CONDITION REQUIRING THE CONSTRUCTION OF PAVING AND CURB AND GUTTER ON SIMMONS STREET, BETWEEN VEGAS DRIVE AND HOLLY AVENUE, CONCURRENT WITH THE FIRST PHASE OF DEVELOPMENT, AND TO DELETE THE REQUIRED LANDSCAPING INSETS ON THE PERIMETER STREETS.

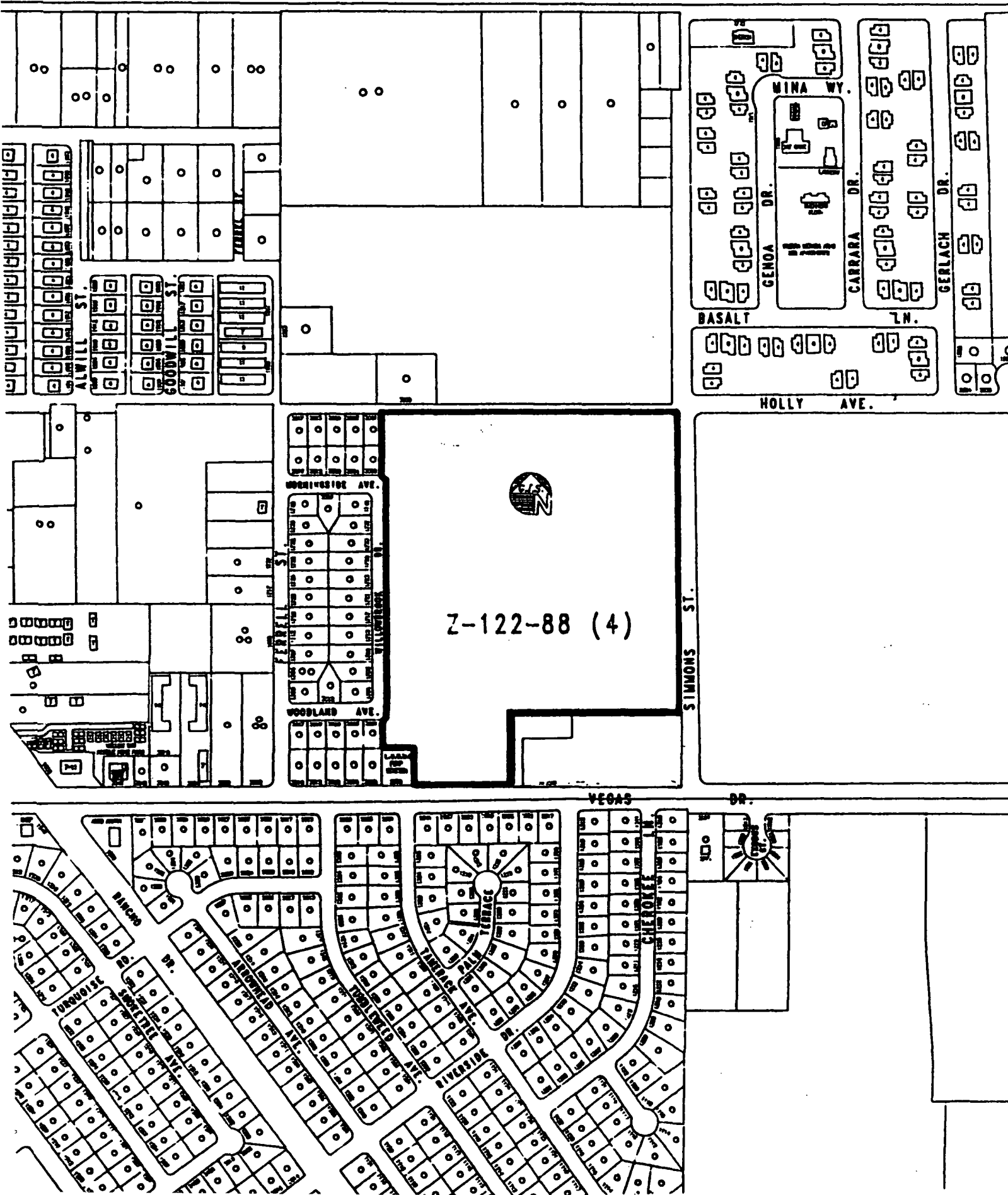
Any and all interested persons may appear before the City Planning Commission either in person or by representative to object to or express approval of this request; or may, prior to this hearing, file written objections thereto or approval thereof with the Department of Community Planning and Development, 400 East Stewart Avenue, Las Vegas, NV 89101



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT


NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE



NOTICE OF PUBLIC HEARING

REVIEW OF CONDITION

³²
Z-112-88(4)

MEETING: CITY PLANNING COMMISSION
DATE: MARCH 12, 1992
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA

DURABLE HOMES MODIFY *THE CONSTRUCTION OF*
REQUEST BY ~~McDONALD 1983 TRUST~~ TO REVISE THE CONDITIONS REQUIRING PAVING
AND CURB AND GUTTER ~~WITHIN~~ THE FIRST PHASE OF DEVELOPMENT, AND TO DELETE
THE REQUIRED LANDSCAPING INSETS, *ON THE PERIMETER STREET.*

*ON SIMMONS ST. CONCURRENT WITH
BETWEEN VEGAS DR.
4 HOLLY AVENUE*

Any and all interested persons may appear before the City Planning Commission either in person or by representative to object to or express approval of this request; or may, prior to this hearing, file written objections thereto or approval thereof with the Department of Community Planning and Development, 400 East Stewart Avenue, Las Vegas, NV 89101



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

Norman R. Standerfer
NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

CHECKED: Initial & date

GENZER C 2/25

WILLIAMS _____

SCHLEGEL JLS 2-26

THIS FILE MUST BE RETURNED TO ELDA RAE BY _____.

MAIL NOTICE ON _____.

1/31/92

TO: BUILDING AND SAFETY - MIKE TRAASDAHL
ELECTRICAL SERVICES - GEORGE FERRIS
FIRE SERVICES - CHIEF JUDD
PUBLIC WORKS - ED BYRGE
LAND DEVELOPMENT - CHUCK TURK
DOWNTOWN REDEV - BRAD PURCELL

FROM:

NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

REVIEW OF COND

Applicant: McDONALD 1983 TRUST

Number: Z-122-88(4)

COPIES TO:

A request has been received on the following described property:

**NORTHWEST CORNER OF VEGAS DRIVE
AND SIMMONS STREET.**

Parcel No.: **02A-230-003 02A-230-004 02A-230-005**

Zone: **R-1; C-1 (R.O.I. R-CL)**

Proposed Use:

**REVIEW OF CONDITIONS - SEE
ATTACHMENTS.**

CITY PLANNING COMMISSION MEETING:

3/12/92

Your remarks regarding this application should be received two weeks prior to the meeting.

Attachment: (Plot Plan)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME MCDONALD 1983 TRUST
REP'S NAME P. ARMSTRONG
ADDRESS 3100 SLATER AVENUE
RENO NV. 89503
PHONE _____

AGENT: NAME DURABLE HOMES INC.
REP'S NAME RICH PRIESING
ADDRESS 2800 W. SAHARA AVENUE SUITE 5F
LAS VEGAS NV. 89102
PHONE 362-2000

APPLICATION TYPE:

- ☐ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT
☐ QTA ☒ OTHER REVIEW OF COND.
☒ PUBLIC HEARING: IF YES, LEGAL A PT OF THE SEC. SW 4, SEC. 20, T20S, R61E MDSM.

ZONING: EXISTING R-1-C-1 (ROI R-CL) PROPOSED NO CHANGE

LAND USE: EXISTING VACANT
PROPOSED SFD'S

PAST ACTIONS: CASE NO. Z-122-88 ACTION APP'D DATE 12/21/88
CASE NO. Z-147-77 ACTION APP'D DATE 2/1/78
CASE NO. / ACTION / DATE /

DISTRICT MAP NO. M-20-7 ASSESSOR'S PARCEL NO. 02A-230-003
02A-230-004
02A-230-005

GENERAL LOCATION: NORTHWEST CORNER OF
VEGAS DRIVE AND SIMMONS
STREET.

FLOOD ZONE "A": YES _____ NO _____

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: A. Reed DATE 1/30/92

GENERAL RECEIPT NO. 142070 CASE NO. Z-122-88(4)

PC DATE: 3/12/92 BZA DATE: _____

PUBLIC HEARING



2800 West Sahara Avenue • Suite 5F • Las Vegas, Nevada 89102 • (702) 362-2000

January 28, 1992

Las Vegas City Council
400 East Stewart Ave.
Las Vegas, NV 89101

Re: Z-122-88

Gentlemen:

Durable Homes is in the process of purchasing and mapping the property at the Northwest corner of Simmons and Vegas Drive. We have submitted our Tentative Map on 1/14/92 and it will be heard by the Planning Commission on 2/13/92.

We would like to request a "Review of Conditions" on certain terms established with the original Zone Change as they affect this project.

1. Construct Improvements on Simmons St with 1st Phase.

We ask to be permitted to construct these improvements with the second phase. Or bond separately from the 1st Phase with a time limit to construct. There will be no access to Simmons from the 27 Unit First Phase.

2. Perimeter Wall with insets 10' X 5' every 50'.

We request a deletion of the landscape insets. Staff has indicated that the City will not care for this landscaping, and past experience has shown that the homeowners won't either, creating an eyesore. Additionally, Simmons has been reduced to 60' R.O.W. and will not be a main collector street.

Thank you for your consideration.

Sincerely,
DURABLE HOMES


Rich Priesing
Vice President

GR # 142070
PC 3/12/92

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

December 17, 1991

McDonald 1983 Trust, Et Al
Mary Gene McDonald, Trustee
c/o Ms. Deelynn Armstrong
3100 Slater Avenue
Reno, Nevada 89503

RE: Z-122-88 - EXTENSION OF TIME

Gentlemen:

Your request for an Extension of Time on property located on the northwest corner of Vegas Drive and Simmons Street, R-1 and C-1 Zones (under Resolution of Intent to R-CL), was considered by the Planning Commission on December 12, 1991.

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

1. This Extension of Time will expire on December 21, 1992.
2. Concurrent with the first phase of development that abuts Simmons Street, construct paving and curb and gutter on the entire length of Simmons Street between Vegas Drive and Holly Avenue as required by the Department of Public Works.
3. Conformance to all Ordinance Amendments enacted subsequent to the original approval.

This item will be considered by the City Council on January 8, 1992, at 2:00 P.M. in Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative to be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR

A handwritten signature in black ink, appearing to read "R. S. G.", written over the printed name of Robert S. Genzer.

ROBERT S. GENZER, PRINCIPAL PLANNER
CURRENT PLANNING DIVISION

RSG:erh

cc: Mr. Alex Gassiot
IDC Properties
2205 S. Arlington Avenue
Reno, Nevada 89509



MAYOR RON LURIE
COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 3, 1989

Mr. William M. Bowles
Atwood-Bowles, Inc.
3111 S. Valley View Blvd. - #A-207
Las Vegas, Nev. 89102

RE: Z-122-88
RECLASSIFICATION OF PROPERTY

Dear Mr. Bowles:

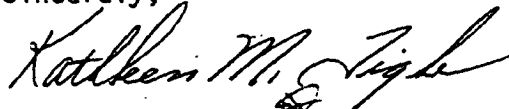
The City Council at a regular meeting held December 21, 1988, APPROVED the Reclassification of Property located on the north side of Vegas Drive, between Simmons Street and Willowbrook Drive, From: C-1 (Limited Commercial) and R-1 (Single Family Residence), To: R-CL (Single Family Compact Lot), Proposed Use: Single Family Residential, subject to the following conditions:

1. Resolution of Intent with a twelve month time limit.
2. Modify the existing median island on Vegas Drive to provide a left-turn bay for eastbound traffic turning onto Brewington Drive as required by the Department of Public Works.
3. Construct half-street improvements on Willowbrook Drive, Holly Avenue and Simmons Street as required by the Department of Public Works.
4. Construct all uncompleted half-street improvements and remove and replace all substandard curb, gutter and paving on Vegas Drive as required by the Department of Public Works.



5. Obtain the approval of the City Engineer for all curved sewers as required by the Department of Public Works.
6. A six foot decorative masonry wall be constructed along all perimeter streets with ten foot long insets five feet deep every 50 feet for landscaping as required by the Department of Community Planning and Development.
7. A sign shall be posted in the sales office informing home buyers of all setbacks and other requirements on building additions, patio covers and similar improvements.
8. A maximum of 5% of the total number of homes in the development shall be the smaller (850 square foot) model.
9. Conformance to the plot plan and elevations.
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

KMT:jp

cc: Dept. of Community Planning and Development
Dept. of Public Works
Dept. of Building and Safety
Dept. of Fire Services
Land Development Services
Mr. Carl Lovell, Lovell, Bilbray and Potter,
2700 E. Lake Mead Blvd., Las Vegas, Nev. 89115
Lovell, Bilbray and Potter, 428 S. 4th St.,
Las Vegas, Nev. 89101