

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0123-87

APN 163-02-113-000

Location N of Del Rey btw Redwood & Kari Lee

Applicant H. Timothy McCardell, Trustee, et al

Subject

Reclassification of property legally
described as a portion of Government Lot 15
in Section 2, Township 21 South, Range 60
East, MDB&M.



FILE HISTORY

DATE	MEETING	ACTION	INITIAL
12-22-87	PC	Approved Abeyance	ml
1-14-88	PC	approved	ml
2-3-88	CC	Approved	lin
7/7/88		permits for apts 11 Bldgs	Les
12-18-89		C.O.'s signed for 6750 DEL REY - 89 APT.'S	RH
3/20/90		SIGNED BUS. LIC. FOR HERITAGE MARGARITA DBA HERITAGE DEL REY 6750 DEL REY AVE. (89 APT. UNITS)	KC

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. <u>Bernard Baca</u>	
2. _____	
3. _____	
4. _____	
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17. _____	
18. _____	
19. _____	
20. _____	

FILE NO.: Z-123-87

Law Offices
LOVELL, BILBRAY & POTTER
A PROFESSIONAL CORPORATION
428 South Fourth Street
Las Vegas, Nevada 89101
(702) 385-1954

Carl E. Lovell Jr.
Cal J. Potter III
David M. Schieck
Robert J. Kossack

Of Counsel
Robert P. Bilbray

TELEX
LSV LAW LSV
684-454

Investigator
R. Collins Drorbaugh

December 17, 1987

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

HAND DELIVER

Re: Application of H. Timothy McCardell,
Trustee, et al.
#Z-123-87

Dear Sirs:

Please be advised that our firm has been requested to represent Mr. and Mrs. Bernard Baca in the above-stated matter. Mr. and Mrs. Baca own property adjacent to the property for which the zoning reclassification is requested.

Mr. and Mrs. Baca wish to express their objection to Mr. McCardell's submission for the proposed apartments. The plans indicate that a gate will be constructed on the northeast corner of the property which is adjacent to the Baca property. Holmby Avenue terminates in a cul-de-sac at the northeast corner of the Baca property and in order for the residents to use the gate proposed, they would be required to trespass on the northern portion of the Baca property to reach Holmby Avenue.

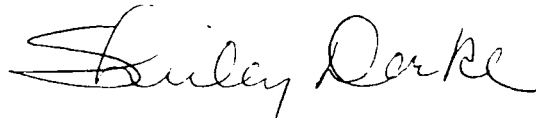
Mr. McCardell has not approached Mr. and Mrs. Baca to acquire any easement of access. In addition, Mr. Baca was told by Mr. Robert Genzer of the City of Las Vegas Department of Community Planning and Development, on July 15, 1986, that in the event this adjacent property is redeveloped, the department will require all access to come from Del Rey Avenue.

City of Las Vegas
Department of Community Planning
and Development
December 17, 1987
Page Two

Therefore, it is our position that access to and from the property via the gate as noted on the proposed plan be prohibited in that it would require the residents to trespass on the Baca property to reach Holmby Avenue.

If you have any questions regarding this matter, please contact my office.

Very truly yours,

A handwritten signature in cursive script, reading "Shirley Derke". The signature is written in dark ink and is positioned above the printed name.

SHIRLEY A. DERKE, ESQ.

SAD:kf

cc: Mr. and Mrs. Bernard Baca

INTERDEPARTMENT DISTRIBUTION LIST

DATE SENT 12-3-87	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT ✓		
PUBLIC WORKS 11-25		
FIRE SERVICES ✓		
DESIGN & DEVELOPMENT		
LAND DEVELOPMENT ✓		
EW ✓		
POLICE DEPARTMENT		
LICENSE DEPARTMENT		
HEALTH DEPARTMENT		
CITY ATTORNEY		
CITY MANAGER		

FILE NO. 2-123-87

NOTICE OF PUBLIC HEARING

DECEMBER 22, 1987

Notice is hereby given that on **DECEMBER 22, 1987** at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the following:

Z-123-87 APPLICATION OF H. TIMOTHY McCARDELL, TRUSTEE, ET AL, FOR RECLASSIFICATION OF PROPERTY LOCATED ON THE NORTH SIDE OF DEL REY AVENUE, BETWEEN REDWOOD STREET AND KARI LEE COURT

FROM: N-U (NON-URBAN)

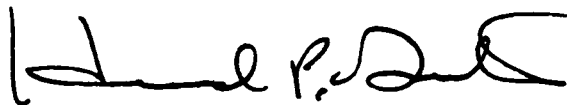
TO: R-PD20 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: APARTMENTS

The above property is legally described as a portion of Government Lot 15 in Section 2, Township 21 South, Range 60 East, M.D.B. & M.

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 this request; 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
AND DEVELOPMENT

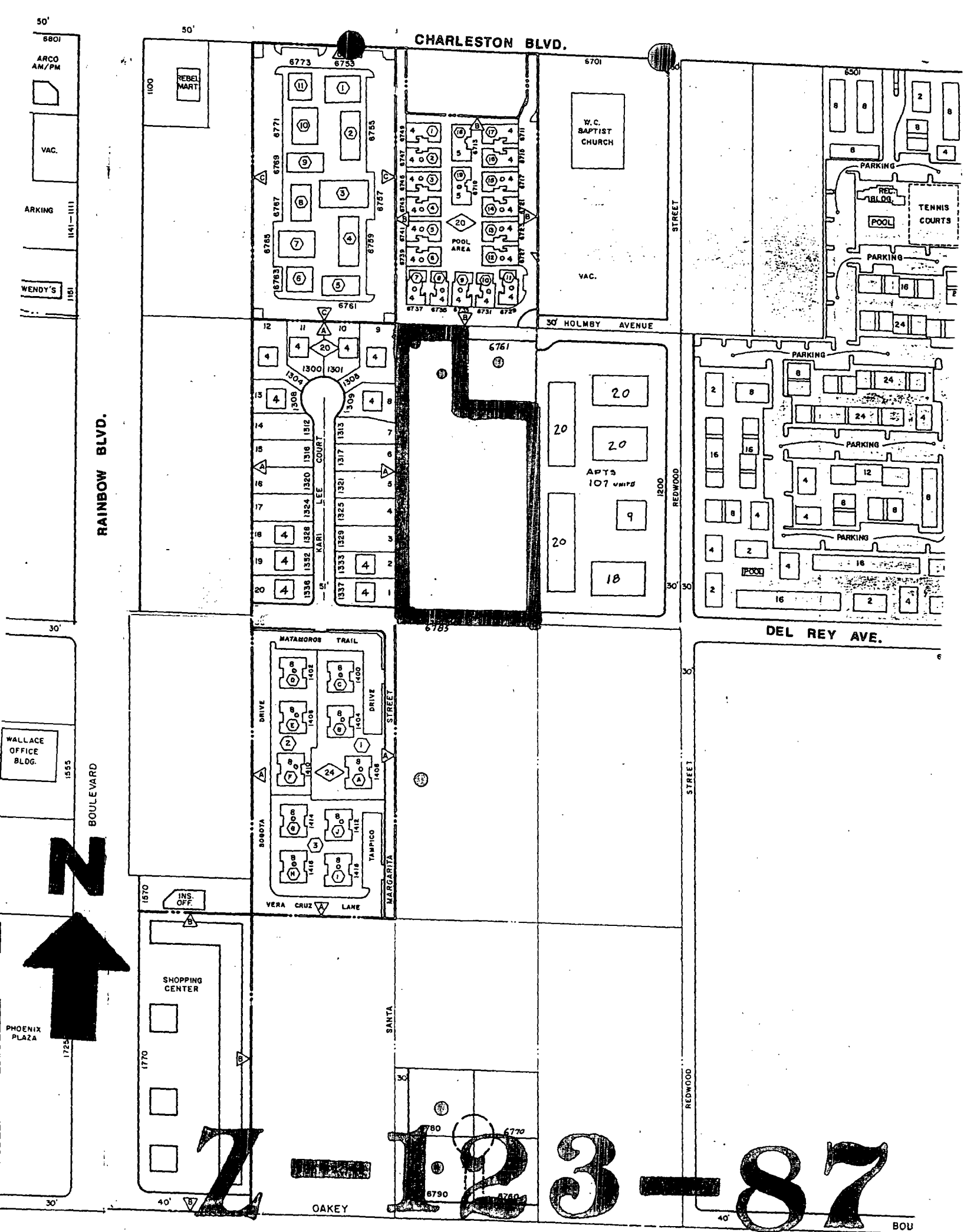


HAROLD P. FOSTER, DIRECTOR

HPF:erh

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.



50'

50'

CHARLESTON BLVD.

6801

ARCO AM/PM

VAC.

ARKING

1141-1111

WENDY'S

1181

REBEL MART

6773

6753

6701

6501

W.C. BAPTIST CHURCH

VAC.

30' HOLMBY AVENUE

RAINBOW BLVD.

12

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WALLACE OFFICE BLDG.

1555

BOULEVARD

1570

INS. OFF.

SHOPPING CENTER

1770

1725

1725

1725

1725

1725

1725

1725

780

6770

6790

6740

OAKLEY

40'

BOU

511-50

Date 12/7/87
Page 1 of 1

Organization CITY OF LAS VEGAS

Name- ERVIN KDAI:

Department COMMUNITY DEVELOPMENT

Z-123-87

1. D. Code Z-123-87

Remarks _____

169
TOT.

1. Labels	XXX	No. o
-----------	-----	-------

2. Print Format: No Print (

Name, Address, Legal Descri

3. Selection by Tax District (List

... needed):

[illegible]

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

Partial Page

Partial Page

Partial Page

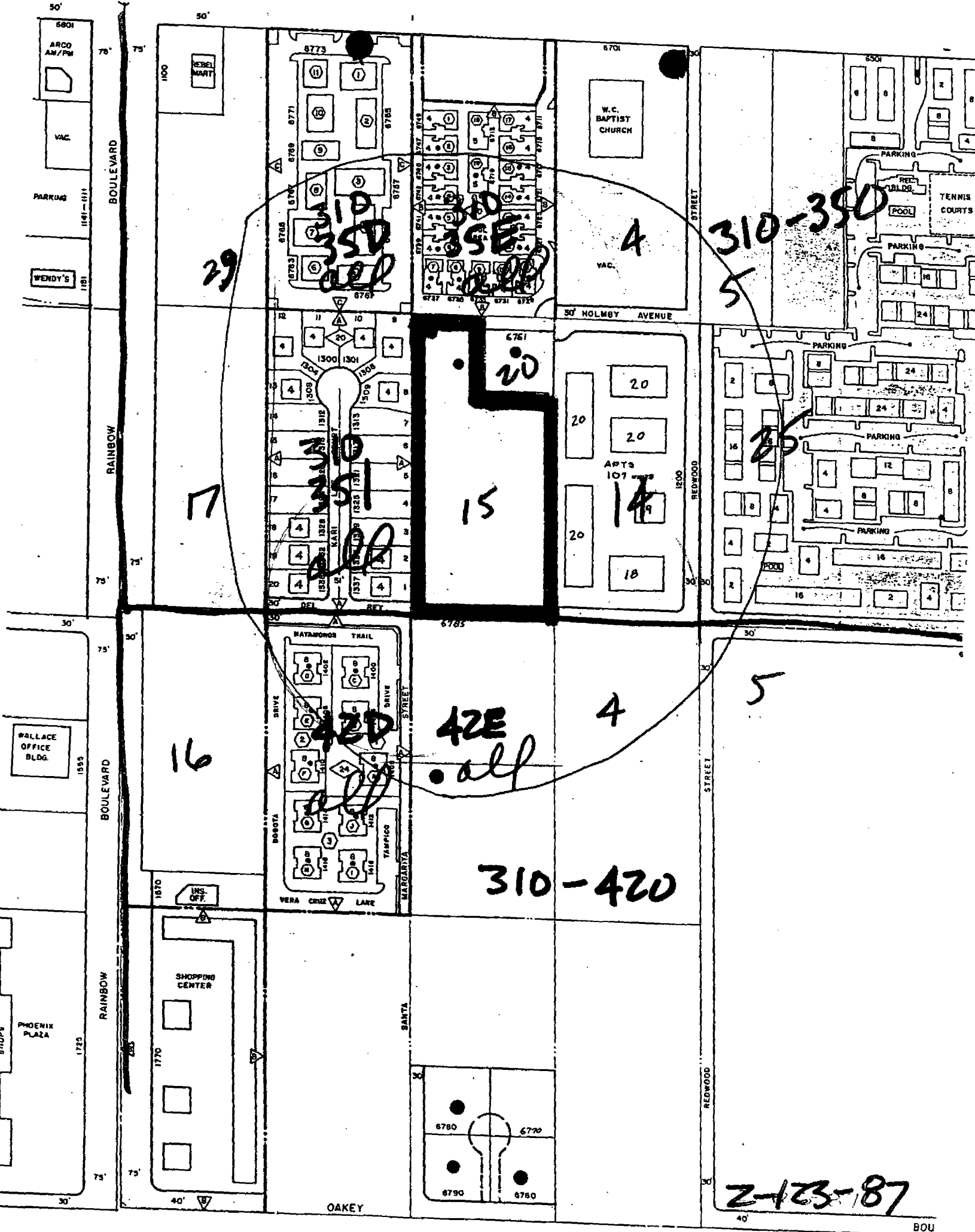
Partial Page

Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
3	2	1	3	2	1	3	2	1	3	2	1
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		015			005						
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Assessor Approval

Billing No.

ph. 12



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2-23-87

NOTICE OF PUBLIC HEARING

DECEMBER 22, 1987

Notice is hereby given that on **DECEMBER 22, 1987** at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the following:

Z-123-87 APPLICATION OF H. TIMOTHY MCCARDELL, TRUSTEE, ET AL, FOR
RECLASSIFICATION OF PROPERTY LOCATED ON THE NORTH SIDE
OF DEL REY AVENUE, BETWEEN REDWOOD STREET AND KARI LEE
COURT

FROM: N-U (NON-URBAN)

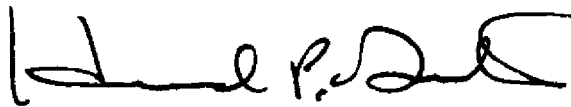
TO: R-PD20 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: APARTMENTS

The above property is legally described as a portion of
Government Lot 15 in Section 2, Township 21 South, Range
60 East, M.D.B. & M.

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 this request; 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
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

NOTICE OF PUBLIC HEARING

DECEMBER 22, 1987

Notice is hereby given that on December 22, 1987 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-123-87 APPLICATION OF ~~SANTA MARTHA LAND TRUST~~ H. TIMOTHY McCARDELL, TRUSTEE, ET AL, FOR RECLASSIFICATION OF PROPERTY LOCATED ON THE NORTH SIDE OF DEL REY AVENUE, BETWEEN REDWOOD STREET AND KARI LEE COURT

FROM: N-U (NON-URBAN)

TO: R-PD20 (RESIDENTIAL PLANNED DEVELOPMENT)

The above property is legally described as ^{← A PORTION OF} Government Lot Fifteen (15) in Section 2, Township 21 South, Range 60 East, M.D.B. & M.

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
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

CHECKED: Initial & date

GENZER

WILLIAMS

FOSTER

THIS FILE MUST BE RETURNED TO ELDA RAE BY: 12/8/87

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

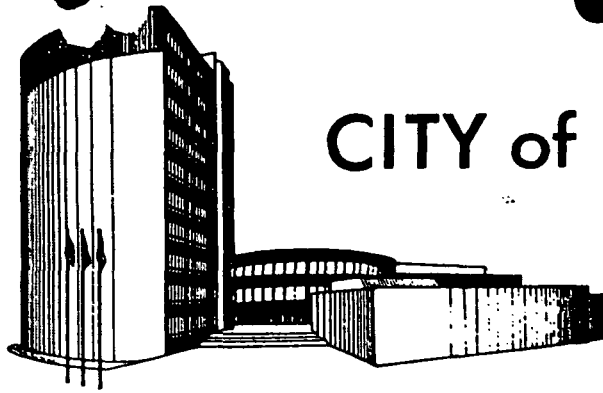
SEE LOCATION MAP ON REVERSE SIDE.

020

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

July 15, 1986

Mr. Bernard Baca
6761 Holmby Avenue
Las Vegas, Nevada 89102

Dear Mr. Baca:

It is the position of the City of Las Vegas that Holmby Avenue will terminate in a cul-de-sac at the northeast portion of your property. We recognize however, that there is an existing residential structure to the west of your property which is currently serviced by a thirty foot (30') dedicated right-of-way along the north boundary of your property. Because of this, we cannot support vacating the thirty feet (30') at this time. However, at such time as the adjacent property is redeveloped, we will require all access to come from Del Rey Avenue. This would also be the requirement if the property owner were to ask to divide the property in order to maintain the existing residence. Z-123-87

At the time access to Del Rey is provided, we will be able to recommend approval of vacation of the thirty feet.

Sincerely,

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

ROBERT S. GENZER
PRINCIPAL PLANNER

NOTE:
THIS PERTAINS TO THE
PROPERTY WHICH IS ADJACENT
TO THE NORTHEAST & WILL
AFFECT THE DESIGN OF THIS
PROJECT.

GW

HPF:RSG:jp



INTER-OFFICE MEMORANDUM

Date

December 3, 1987

TO:

PUBLIC WORKS
FIRE SERVICES
BUILDING & SAFETY
LAND DEVELOPMENT

FROM:

HAROLD P. FOSTER, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

ZONING RECLASSIFICATION - Z-123-87
SANTA MARGARITA LAND TRUST, H. TIMOTHY MCCARDELL,
TRUSTEE, ET AL
FROM: N-U TO: R-PD20

COPIES TO:

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

North side of Del Rey Avenue, between Redwood Street and Kari Lee Court

Parcel No.: 310-350-015

Proposed Use: 89 Unit Apartment Complex

CITY PLANNING COMMISSION MEETING: December 22, 1987

Your remarks regarding this application prior to December 15, 1987
will be greatly appreciated.

Plot Plan Attached: Yes XX
No

HPF: erh

Attachment

INTER-OFFICE MEMORANDUM

11-25-87

TO: PUBLIC WORKS: ED BYRGE, RIGHT-OF-WAY GEORGE FERRIS, ELEC. DIVISION BUILDING AND SAFETY DEPARTMENT FIRE SERVICES - RAY PEEPLES LAND DEVELOPMENT - GIL OR TURK	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: ZONING RECLASSIFICATION APPLICANT: SANTA MARYA LAND TRUST TIMOTHY MC CADELL TRUST Z-123-87 FROM: NLU TO: APD20	COPIES TO:

This is concerning a request for reclassification on the following described property:
NORTH SIDE OF DELANEY AVE BETWEEN REDWOOD ST
AND KARI LEE COURT

Parcel No.: 310-350-015

Proposed Use:

89 UNIT AP1 COMPLEX

CITY PLANNING COMMISSION MEETING: 12-22-87

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

HPF:erh

Attachment: (Plot Plan)

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME SANTA ANA MARGARITA LAND TRUST
 REPRESENTATIVE'S NAME H. TIMOTHY MCCABRELL TRUSTEE BRAL
 ADDRESS 504 KENNYWAY LV 89107
 PHONE 732 8727

AGENT: NAME CIVILTEC CONSULTANTS
 REPRESENTATIVE'S NAME RUSSELL D. SILLITOE, PR
 ADDRESS 3430 E PLAMINGO AVE SUITE 244 LV 89121
 PHONE 458-5470

TYPE OF APPLICATION:

- ☒ ZONING RECLASSIFICATION AND REQUEST TO WAIVE 5 YEAR MIN
REQUIREMENT.
☐ VARIANCE
☐ USE PERMIT
☐ PLOT PLAN REVIEW
☐ OTHER: _____

ZONING: EXISTING NU PROPOSED APD 20
 LAND USE: EXISTING VACANT
 PROPOSED 8 UNIT ART. COMPLEX

PAST ACTIONS:

CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. Q-2-1 ASSESSOR'S PARCEL NO. 310-350-015
 FLOOD ZONE "A": YES _____ NO X

GENERAL LOCATION: NORTH SIDE OF DEL AVE BETWEEN
REDWOOD ST AND KAILER COUN

SPECIAL NOTICE REQUIRED: YES _____ NO X

IF YES: _____

IN DOWNTOWN REDEVELOPMENT AREA: YES _____ NO X

CHECKED BY: [Signature] DATE 11-25-87

GENERAL RECEIPT NO. 25346 CASE NO. 2-123-87

CivilTec Consultants
3430 E. Flamingo Rd., Suite 244
Las Vegas, Nevada 89121
(702) 458 - 5470

November 25, 1987

City of Las Vegas
Community PLanning & Development
400 E. Stewart Avenue
Las Vegas, Nevada 89101

Attention: Harold Foster, Director

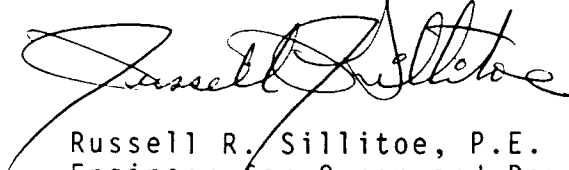
Dear Harold:

A zone change from N-U to RPD20 is being requested on the parcel known as Assessors Parcel Number 310-450-015. A copy of the zone change application is enclosed herewith.

This parcel is a portion of government lot 15 of Section 2, Township 21 South, Range 60 East. The northeast corner of the government lot (approximately 0.5 acres) was broken out back in 1971 and is currently a single family residence. The remaining parcel is 4.5+ acres. It is therefore requested that the requirement size of 5 acres for an RPD development be waived to allow development of this parcel.

If there are any questions please feel free to contact me.

Sincerely,
CIVILTEC CONSULTANTS

A handwritten signature in cursive script, appearing to read "Russell R. Sillitoe".

Russell R. Sillitoe, P.E.
Engineer for Owner and Developer

mbs/RRS

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT
APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this application requesting that certain property be reclassified from the N-U Use District to a RPD 20 Use District, as established by Chapter 19.06, Title 19, 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:

Government lot 15 in Section 2, Township 21 South, Range 60 East, M.D.M.

Excepting the Easterly 164.50 feet of the Northerly 168.40 feet of said government lot.

Assessor's Parcel Number: ~~310-350-015~~ 310-350-015

OWNER'S AFFIDAVIT
(owner shall mean owner(s) of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

Santa Margarita Land Trust,
(I, We), H. Timothy McCardell, E.P. Montesi, James Loftfield, Trustees,
(please print or type)

the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) 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)

(1) H. Timothy McCardell 504 KENNY WAY
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

732-8727
PHONE NUMBER

LAS VEGAS, NV 89107
CITY STATE ZIP

(2) James B. Loftfield 1600 E. Desert Inn Rd. #106
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

731-6226
PHONE NUMBER

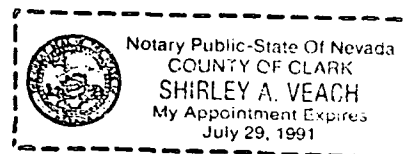
Las Vegas Nev. 89109
CITY STATE ZIP

Subscribed and sworn to before me this 25th day of November, 1987.

Shirley A. Veach, Clark, NV.
Notary Public in and for said County and State

July 29, 1991
My Commission Expires

(seal)



FOR DEPARTMENT 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 Chapter 19.92, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 200.00

Received by: MA

Receipt No.: 25346

Date: 11-29-87

Case No.: 2-123-87

Meeting Date: 12-22-87

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT
APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this application requesting that certain property be reclassified from the N-U Use District to a RPD 20 Use District, as established by Chapter 19.06, Title 19, 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:

Government lot 15 in Section 2, Township 21 South, Range 60 East, M.D.M.

Excepting the Easterly 164.50 feet of the Northerly 168.40 feet of said
government lot.

Assessor's Parcel Number: ~~310-350-015~~ 310-350-015

OWNER'S AFFIDAVIT
(owner shall mean owner(s) of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), H. Timothy McCardell, E.P. Montesi, James Loftfield, Trustees,
(please print or type)

the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) 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)

(1) <u>E.P. Montesi</u> SIGNATURE OF OWNER OF RECORD	<u>3070 Conquistador Ct # 89121</u> MAILING ADDRESS
<u>737-1629</u> PHONE NUMBER	<u>Las Vegas NV 89121</u> CITY STATE ZIP

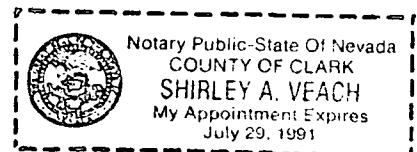
(2) _____ SIGNATURE OF OWNER OF RECORD	_____ MAILING ADDRESS
_____ PHONE NUMBER	_____ CITY STATE ZIP

Subscribed and sworn to before me this 25th day of NOVEMBER, 1987.

Shirley A. Veach Clark, NV
Notary Public in and for said County and State

July 29, 1991
My Commission Expires

(seal)



FOR DEPARTMENT 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 Chapter 19.92, Title 19, of the Las Vegas City Code.

Filing Fee: \$ _____

Received by: _____

Receipt No.: _____

Date: _____

Case No.: _____

Meeting Date: _____

H. Architectural Information:

(1) For new structures, elevations for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.

(2) Typical floor plans for each floor.

O. Landscape Layout:

(1) Indicate areas to be landscaped, fully dimensioned.

P. Anticipated number of Employees.

II. An application form and/or other required documents are to be submitted to:

City of Las Vegas
Department of Community Planning and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101 Phone: (702) 386-6301

and shall include the following:

A. A copy of deed submitted for verification of ownership.

B. Required fees.

C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.

D. Drawing Submittals:

(1) Plot Plan: Folded to approximately 8½" x 14" (7 copies),
Rolled (1 copy).

(2) Elevations: Folded to approximately 8½" x 14" (1 copy),
Rolled (1 copy).

(3) Floor Plans: Folded to approximately 8½" x 14" (2 copies).
Required for all apartments, condominiums, townhouses, commercial uses, and all other projects as required by the Department of Community Planning and Development.

*** FOR DEPARTMENT USE ONLY ***

THE ABOVE PLOT PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND:

☐ COMPLETE

☒ NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items): COPY OF RECORDED DEED, SECOND COPY OF FLOOR PLANS & ELEVATIONS.

THE APPLICANT IS AWARE OF DEFICIENCIES AND/OR OTHER REQUIRED ACTIONS NEEDED TO COMPLETE THIS SUBMITTAL WHICH COULD RESULT IN HOLDING THIS ITEM IN ABEYANCE.

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY 11-30-87
(date)

Mary B. Shults
(Applicant's Signature)

11-25-87
(Date)

(Owner of Record)

(Date)

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION SUBMITTAL REQUIREMENTS

Compliance with the items listed below shall be required to provide adequate submittal information for review. Staff shall determine if additional information is needed based on the nature and complexity of the proposal. An appointment for submittal of this information is highly recommended.

ITEMS
COMPLETED

- | | | |
|--------------------------|---|--|
| ☐ | * | I. Eight (8) copies of the plot plan, two (2) copies of architectural elevations, two (2) copies of floor plans, and two (2) copies of the landscape plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following: |
| ☐ | * | A. Date of preparation and all dates of revision. |
| ☐ | * | B. North arrow and scale (the scale chosen should utilize the full size of the sheet). |
| ☐ | F | C. Name, address and phone number of owner, developer and person who prepared the map. |
| ☐ | O | D. Statement of the present use and the proposed use of the property. |
| ☐ | R | E. A precise legal description of the property involved in this application and the number and street name. |
| ☐ | D | F. A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8½ x 14 inches). |
| ☐ | E | G. Property Boundaries: |
| ☐ | P | (1) Define property boundaries with heavy broken line. |
| ☐ | A | (2) Indicate distance to nearest cross street(s). |
| ☐ | R | (3) Identify and label adjoining land uses. |
| ☐ | T | H. Total acreage (or square footage, if less than two (2) acres). |
| ☐ | M | I. Building Footprints: |
| ☐ | E | (1) Show location and outline to scale of each proposed building or structure above ground. |
| ☐ | H | (2) Clearly dimension, indicating setback lines to adjacent structures, property lines, parking areas, etc. |
| ☐ | T | J. Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress. |
| ☐ | U | K. Easements: The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes. |
| ☐ | S | L. Existing Structures: |
| ☐ | E | (1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines. |
| ☐ | O | (2) Show location and size of any existing or proposed fences, walls, etc. |
| ☐ | L | M. Size and location of all existing and proposed on-premises signage. |

--OVER--

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That E.P. Montesi, Trustee; H. Timothy McCardell, Trustee;
and Gary J. Cavaretta, Trustee, under that certain Trust Agreement dated January
30, 1981

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
 Sell and Convey to E.P. Montesi, Trustee; H. Timothy McCardell, Trustee; and
James Loftfield, Trustee, under that certain Trust Agreement dated January 30, 1981

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

Government Lot Fifteen (15) in Section 2, Township 21 South, Range 60
 East, M.D.M.

EXCEPTING THEREFROM all of the Easterly 164.50 feet, (measured along the
 Northerly line) of the Northerly 168.40 feet (measured along the Easterly
 line) of Government Lot 15 of Section 2, Township 21 South, Range 60 East,
 M.D.M., as shown by map on file in the Office of the County Recorder,
 Clark County, Nevada at page 63 of File 6 of Surveys, being bounded on the
 South by a line parallel to the Northerly line of said Lot 15 and on the
 West by a line parallel to the Easterly line of said Lot 15.

APN 310-350-015

RECORD WITHOUT LIABILITY
 AS AN ACCOMODATION ONLY

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise
 appertaining.

Witness our hand & this 24th day of November, 1987

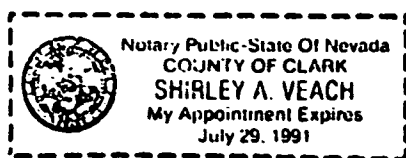
STATE OF NEVADA }
 COUNTY OF Clark } SS.

On _____
 personally appeared before me, a Notary Public, _____
H. Timothy McCardell
E.P. Montesi
Gary J. Cavaretta

who acknowledged that they executed the above
 instrument.

Signature Shirley A. Veach
 (Notary Public)

(Notarial Seal)



H. Timothy McCardell
 H. Timothy McCardell
E.P. Montesi
 E.P. Montesi
Gary J. Cavaretta
 Gary J. Cavaretta

ESCROW NO.)
 ORDER NO.)
 WHEN RECORDED MAIL TO: Montesi-McCardell
Realty Co. Inc., 1600 E. Desert Inn Rd.,
#105, Las Vegas, NV 89109

CLARK COUNTY, NEVADA
 JOAN L. SWIFT, RECORDER
 RECORDED AT REQUEST OF:

TITLE INSURANCE OF MN

11-25-87 15:26 DS1
 BOOK: 871125 INST: 01273

FEE: 5.00 RPTT: EX#107
 DEED

CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That E.P. Montesi, Trustee; H. Timothy McCardell, Trustee;
and Gary J. Cavaretta, Trustee

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to E.P. Montesi, Trustee; H. Timothy McCardell, Trustee; and
James Loftfield, Trustee

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

Government Lot Fifteen (15) in Section 2, Township 21 South, Range 60 East, M.D.M.

EXCEPTING THEREFROM all of the Easterly 164.50 feet, (measured along the Northerly line) of the Northerly 168.40 feet (measured along the Easterly line) of Government Lot 15 of Section 2, Township 21 South, Range 60 East, M.D.M., as shown by map on file in the Office of the County Recorder, Clark County, Nevada at page 63 of File 6 of Surveys, being bounded on the South by a line parallel to the Northerly line of said Lot 15 and on the West by a line parallel to the Easterly line of said Lot 15.

APN 310-350-015

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hands this 24th day of November, 1987

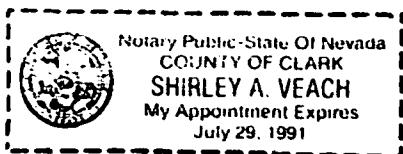
STATE OF NEVADA }
COUNTY OF Clark } ss.

On _____
personally appeared before me, a Notary Public, _____
H. Timothy McCardell
E.P. Montesi
Gary J. Cavaretta

who acknowledged that the y executed the above instrument.

Signature *Shirley A. Veach*
(Notary Public)

(Notarial Seal)



H. Timothy McCardell H. Timothy McCardell
E.P. Montesi E.P. Montesi
Gary J. Cavaretta Gary J. Cavaretta

ESCROW NO.)
ORDER NO.)
WHEN RECORDED MAIL TO: Montesi-McCardell
Realty Co. Inc., 1600 E. Desert Inn Rd.,
#105, Las Vegas, NV 89109

TO City of Las Vegas

Planning Dept.

ATTN. John Herbert

DATE 11/30/87

PROJECT Heritage Del Rey Apts.

RE: File # ~~712287~~ 2-123-87

JOB NO. 870301

WE ARE FORWARDING

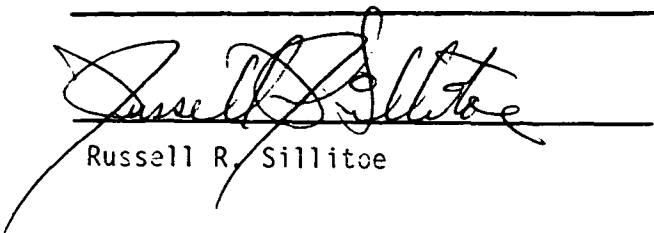
☐ ENCLOSED☐ EXPRESS MAIL☒ BY MESSENGER☐ BY MAIL☐ FEDERAL EXPRESS☐ FOR PICKUP

QUANTITY	DESCRIPTION
1	Copy of the recorded deed for the property.
1	copy of floor plans and elevations.

☐ FOR REVIEW AND COMMENT☒ FOR YOUR USE☐ FOR SIGNATURE☐ AS REQUESTED

REMARKS

COPY TO National Heritage Companies


Russell R. Sillitoe

TO City of Las Vegas
Dept. of Community Planning & Development
400 E. Stewart Avenue
ATTN. Harold Foster

DATE 11/25/87
PROJECT Heritage Del Rey
RE: Zoning Application
JOB NO. 870301

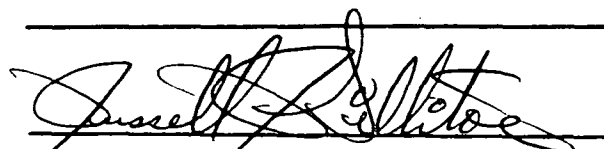
WE ARE FORWARDING

☐ ENCLOSED☐ EXPRESS MAIL☒ BY MESSENGER☐ BY MAIL☐ FEDERAL EXPRESS☐ FOR PICKUP

QUANTITY	DESCRIPTION
1	Zone change application with original signatures
1	Copy of the deed
1	Required Fee - Check in the amount of \$200.00
7	Seven folded copies of the plot plan
1	One rolled copy of the plot plan
1	One copy of the floor plan and elevations
1	One copy of letter requesting waiver of 5 acre requirement

☐ FOR REVIEW AND COMMENT☒ FOR YOUR USE☐ FOR SIGNATURE☐ AS REQUESTED

REMARKS


Russell R. Sillitoe, P.E.

COPY TO National Heritage Companies

INTER-OFFICE MEMORANDUM

Date

JUNE 24, 1992

TO:

VAL STEED
CHIEF CIVIL DEPUTY ATTORNEY

FROM:



RICHARD L. WILLIAMS, CHIEF
DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
CURRENT PLANNING DIVISION

SUBJECT:

REQUEST FOR ORDINANCE

COPIES TO:

CLARK COUNTY ASSESSOR
JIM ROBISON
LES COMEAU
FILE

Please prepare an Ordinance to rezone the following:

Z-123-87 From N-U to R-PD20

Legally described as:

All of Heritage Del Rey (A Condominium Subdivision).

RLW:JLC:rlr

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, LVMC 19.92.120 provides for an intention of rezoning in the public interest; and

WHEREAS, the City Council of the City of Las Vegas, Nevada, deems it appropriate and in the best interest of the public health, safety, welfare and convenience that an intention to rezone be indicated, so long as certain conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final, and rezoning shall be consummated upon the particular property, when the owner has completed the specified building program in compliance with the conditions thereof.

NOW, THEREFORE, be it resolved by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the date hereinafter subscribed, that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached hereto.

Z-123-87 From N-U to R-PD20

Legally described as:

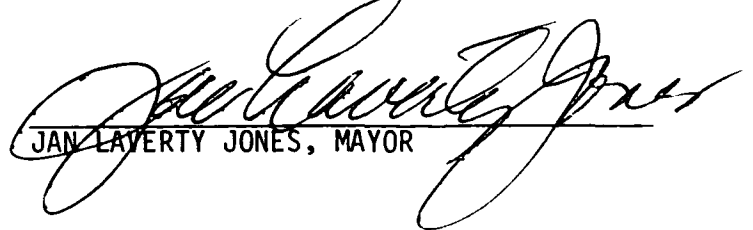
All of Heritage Del Rey (A Condominium Subdivision).

Subject to the following conditions:

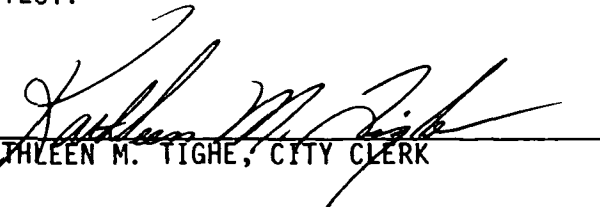
1. Resolution of Intent with a twelve (12) month time limit.
2. The five acre minimum requirement is waived.
3. Provide a ten foot minimum landscaped area between the drainage channel and the front of the buildings adjacent to Del Rey Avenue as required by the Department of Community Planning and Development.
4. Access to the existing 30 foot right-of-way at the north end of the property is prohibited.
5. A Drainage Plan and Technical Drainage Study shall be submitted to and approved by the Department of Public Works prior to the issuance of building permits.
6. The drainage channel shall be improved as required by the Department of Public Works.
7. Conformance to the revised plot plan as amended by the above conditions.
8. Conformance to the building elevations.
9. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
10. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

12. Satisfaction of City Code requirements and design standards of all City departments.
13. Approval of the parking and driveway plans by the Traffic Engineer.
14. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
15. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PASSED, ADOPTED AND APPROVED this 3rd day of February, 1988.


JAN LAVERTY JONES, MAYOR

ATTEST:


KATHLEEN M. TIGHE, CITY CLERK

JUNE 24, 1992
DATE PREPARED

FEBRUARY 3, 1988

AGENDA

City of Las Vegas

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

Page 46

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

H. ZONE CHANGE

1558

2. Z-123-87 - H. Timothy McCardell,
Et Al

Request for reclassification of property located on the north side of Del Rey Avenue, between Redwood Street and Rainbow Boulevard.

From: N-U (Non-Urban)

To: ~~R-2~~ ^{R-PD20} (Two Family Residence)

Proposed Use: APARTMENTS

Planning Commission unanimously recommended APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. The five acre minimum requirement is waived.
3. Provide a ten foot minimum landscaped area between the drainage channel and the front of the buildings adjacent to Del Rey Avenue as required by the Department of Community Planning and Development.
4. Access to the existing 30 foot right-of-way at the north end of the property is prohibited.
5. A Drainage Plan and Technical Drainage Study shall be submitted to and approved by the Department of Public Works prior to the issuance of building permits.
6. The drainage channel shall be improved as required by the Department of Public Works.
7. Conformance to the revised plot plan as amended by the above conditions.
8. Conformance to the building elevations.
9. Standard conditions 2-8.

Staff Recommendation: APPROVAL

PROTESTS: 1

LURIE -
APPROVED, subject to
conditions
Unanimous

Clerk to notify &
Planning to proceed

Russ Sillitoe &
Tim McCardell
appeared

Atty. Shirley Derke
representing Bernar
Bahka, appeared in
opposition

APPROVED AGENDA ITEM

Lucy H. Benton

CITY COUNCIL MINUTES
MEETING OF

FEBRUARY 3, 1988

AGENDA

City of Las Vegas

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

Page

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

H. ZONE CHANGE

2. Z-123-87 - H. Timothy McCardell,
Et Al

Request for reclassification of property located on the north side of Del Rey Avenue, between Redwood Street and Rainbow Boulevard.

From: N-U (Non-Urban)

To: ^{RPP 20}
~~R-2~~ (Two Family Residence)

Proposed Use: APARTMENTS

Planning Commission unanimously recommended APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. The five acre minimum requirement is waived.
3. Provide a ten foot minimum landscaped area between the drainage channel and the front of the buildings adjacent to Del Rey Avenue as required by the Department of Community Planning and Development.
4. Access to the existing 30 foot right-of-way at the north end of the property is prohibited.
5. A Drainage Plan and Technical Drainage Study shall be submitted to and approved by the Department of Public Works prior to the issuance of building permits.
6. The drainage channel shall be improved as required by the Department of Public Works.
7. Conformance to the revised plot plan as amended by the above conditions.
8. Conformance to the building elevations.
9. Standard conditions 2-8.

Staff Recommendation: APPROVAL

PROTESTS: 1

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 3, 1988

X.

H. ZONE CHANGE

2. Z-123-87 - H. Timothy McCardell, Trustee, Et Al

This request is to rezone approximately 4.5 acres from N-U to R-PD20 for an 89 unit apartment project.

Property to the north is approved R-PD21. To the northeast is N-U and to the east is developed R-3. Property to the south is R-PD18 and R-3.

This parcel is approximately one-half acre under the minimum five acres required for an R-PD development; the applicant has requested that this requirement be waived. A waiver is in order since it is just slightly undersized.

The proposal is for 11 two-story buildings containing 89 two bedroom units at a gross density of 19.8 dwelling units per acre. A central recreation area is indicated. 112 parking spaces are required and 146 are provided in garages. The elevations indicate the buildings will have a stucco exterior finish and the roofs will be flat. Spanish tile will be used as accent roofing over the doorways and windows on the first floor.

Planning Commission Recommendation: APPROVAL - compatible zoning

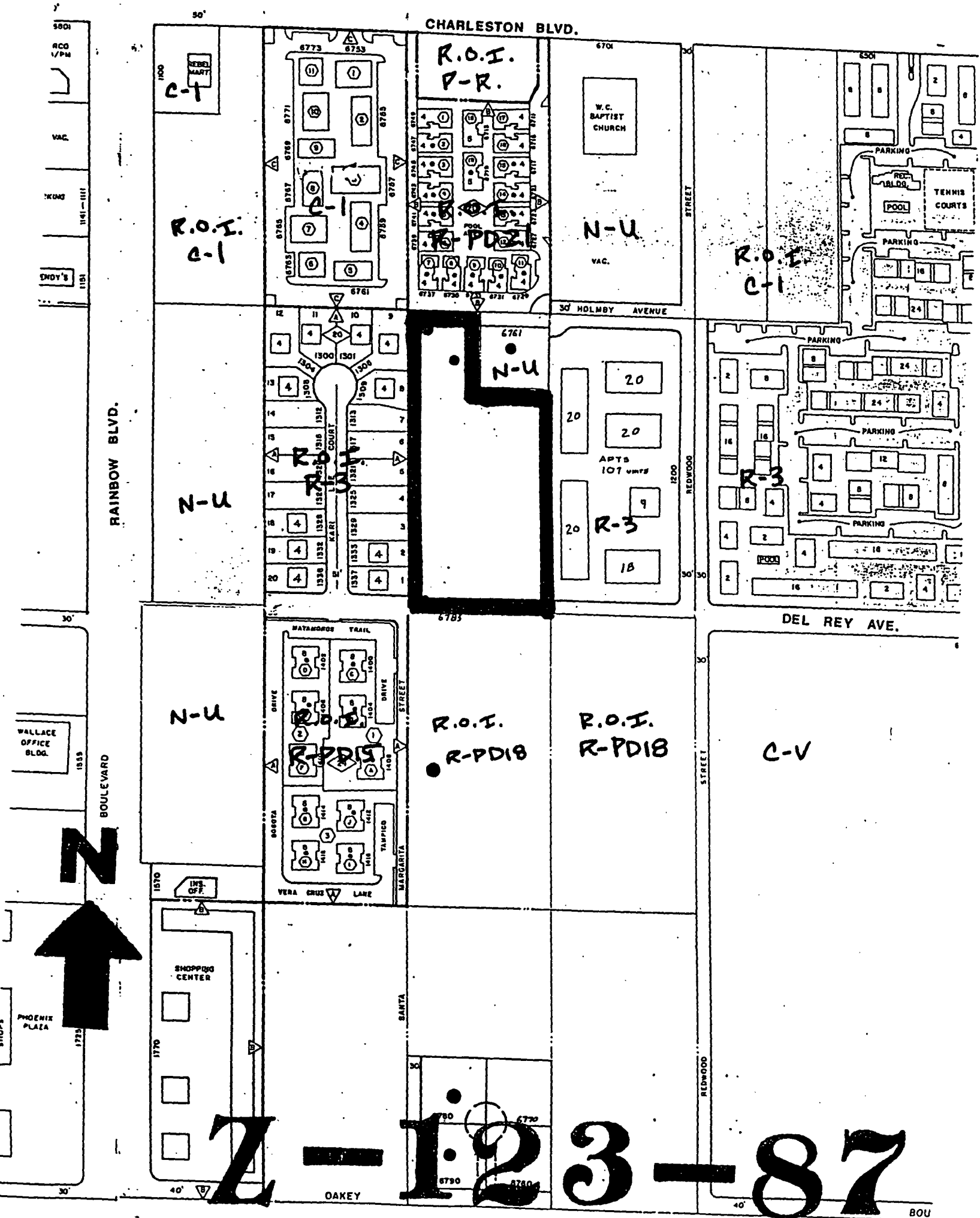
Staff Recommendation: APPROVAL

PROTESTS: 1 (at meeting)

SEE ATTACHED LOCATION MAP


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

LOCATION MAP - ITEM X.H.2. - Z-123-87 - H. Timothy McCardell, Et Al



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 25, 1988

Mr. H. Timothy McCardell, Trustee
Santa Margarita Land Trust
504 Kenny Way
Las Vegas, Nevada 89107

RE: Z-123-87 - ZONING RECLASSIFICATION

Dear Mr. McCardell:

Your request for reclassification of property located on the north side of Del Rey Avenue, between Redwood Street and Rainbow Boulevard, from N-U Zone to R-PD20 Zone, was considered by the Planning Commission on January 14, 1988.

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

1. Resolution of Intent with a twelve month time limit.
2. The five acre minimum requirement is waived.
3. Provide a ten foot minimum landscaped area between the drainage channel and the front of the buildings adjacent to Del Rey Avenue as required by the Department of Community Planning and Development.
4. Access to the existing 30 foot right-of-way at the north end of the property is prohibited.
5. A Drainage Plan and Technical Drainage Study shall be submitted to and approved by the Department of Public Works prior to the issuance of building permits.
6. The drainage channel shall be improved as required by the Department of Public Works.
7. Conformance to the revised plot plan as amended by the above conditions.

- Continued -



TO: Mr. H. Timothy McCardell, Trustee
RE: Z-123-87 - Zoning Reclassification

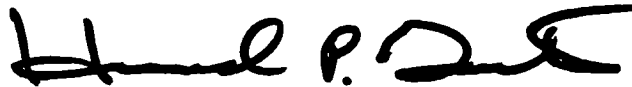
January 25, 1988
Page Two

8. Conformance to the building elevations.
9. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
10. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, whichever occurs first.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
12. Satisfaction of City Code requirements and design standards of all City departments.
13. Approval of the parking and driveway plans by the Traffic Engineer.
14. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
15. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on February 3, 1988, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative to be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR *HPF*

HPF:erh

cc: Mr. James Loftfield
1600 E. Desert Inn Road, #106
Las Vegas, Nevada 89121

Mr. E. P. Montesi
3070 Conquesta Court
Las Vegas, Nevada 89121

National Heritage Corp. of Nevada
720 S. 4th Street, Suite 304
Las Vegas, Nevada 89101

Mr. Russell R. Sillitoe, P. E.
CivilTec Consultants
3430 E. Flamingo Rd., Suite 244
Las Vegas, Nevada 89121

PLANNING COMMISSION

Page 27

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

23. Z-123-87 (ABEYANCE ITEM)

Applicant: H. TIMOTHY
McCARDELL, TRUSTEE,
ET AL

Application: Zone Reclassification
From: N-U
To: R-PD20

Location: North side of
Del Rey Avenue,
between Redwood
Street and Rainbow
Boulevard

Proposed Use: Apartments
Size: 4.5 Acres

Staff Recommendation: APPROVAL,
subject to:

1. Resolution of Intent with a twelve month time limit.
2. The five acre minimum requirement is waived.
3. Provide a ten foot minimum landscaped area between the drainage channel and the front of the buildings adjacent to Del Rey Avenue as required by the Department of Community Planning and Development.
4. Access to the existing 30 foot right-of-way at the north end of the property is prohibited.
5. A Drainage Plan and Technical Drainage Study shall be submitted to and approved by the Department of Public Works prior to the issuance of building permits.
6. The drainage channel shall be improved as required by the Department of Public Works.
7. Conformance to the revised plot plan as amended by the above conditions.
8. Conformance to the building elevations.
9. Standard Conditions 2 - 8.

PROTESTS: 1 (Previous Meeting)

Kennedy -
APPROVED, subject to staff's conditions.
Unanimous

MR. FOSTER stated this item was held in abeyance from the last meeting to work out a Fire Department requirement. It has been worked out by adjusting the buildings. Staff recommended approval, subject to the conditions.

RUSS SILLITOE, 3430 East Flamingo Road, appeared and represented the applicant. He concurred with staff's conditions.

SHIRLEY DERKE, 428 South 4th Street, and BERNARD BAHKA, adjacent property owner, appeared in favor.

No one appeared in opposition.

To be heard by the City Council on 2/3/88.

(8:39-8:42)

MAYOR BILL BRIARE

COUNCILMEN

RON LURIE

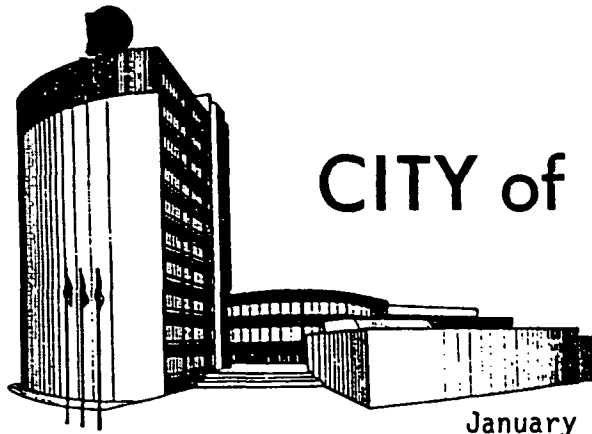
AL LEVY

BOB NOLEN

W. WAYNE BUNKER

CITY MANAGER

ASHLEY HALL



CITY of LAS VEGAS

January 4, 1988

Mr. H. Timothy McCardell, Trustee
Santa Margarita Land Trust
504 Kenny Way
Las Vegas, Nevada 89107

RE: Z-123-87 - ZONING RECLASSIFICATION

Dear Applicant:

Please be advised your request as referred to above will be considered by the City Planning Commission at its regular meeting on January 14, 1988.

This meeting will be held at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

cc: Mr. James Loftfield
1600 E. Desert Inn Road, #106
Las Vegas, Nevada 89121

Mr. E. P. Montesi
3070 Conquesta Court
Las Vegas, Nevada 89121

Mr. Russell R. Sillitoe, P.E.
CivilTec Consultants
3430 E. Flamingo Road, Suite 244
Las Vegas, Nevada 89121

National Heritage Corporation of Nevada
720 South 4th Street, Suite 304
Las Vegas, Nevada 89101



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 31, 1987

Mr. H. Timothy McCardell
504 Kenny Way
Las Vegas, Nevada 89107

RE: Z-123-87 - ZONING RECLASSIFICATION

Dear Mr. McCardell:

Your request for reclassification of property located on the north side of Del Rey Avenue, between Redwood Street and Rainbow Boulevard, from N-U Zone to R-PD20 Zone, was considered by the Planning Commission on December 22, 1987.

The Planning Commission unanimously voted to hold this item in ABEYANCE to allow the applicant to determine how the turnaround area is to be provided on the northeast portion of the site. This item will again be heard at the January 14, 1988 Planning Commission meeting which will be held at 7:30 P.M. in the 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

HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Mr. James Loftfield
1600 E. Desert Inn Road, #106
Las Vegas, Nevada 89109

Mr. E. P. Montesi
3070 Conquesta Court
Las Vegas, Nevada 89121

Mr. Russell R. Sillitoe, P.E.
CivilTec Consultants
3430 E. Flamingo Road, Suite 244
Las Vegas, Nevada 89121

National Heritage Corp. of Nev
720 S. 4th St., Suite 304
Las Vegas, Nevada 89101



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

24. Z-123-87

Applicant: H. TIMOTHY McCARDELL,
TRUSTEE, ET AL
Application: Zoning Reclassification
From: N-U
To: R-PD20
Location: North side of
Del Rey Avenue,
between Redwood
Street and Rainbow
Boulevard
Proposed Use: Apartments
Size: 4.5 Acres

Staff Recommendation: APPROVAL,
subject to:

1. Resolution of Intent with a twelve month time limit.
2. The five acre minimum requirement is waived.
3. Provide a ten foot minimum landscaped area between the drainage channel and the front of the buildings adjacent to Del Rey Avenue as required by the Department of Community Planning and Development.
4. Access to the existing 30 foot right-of-way at the north end of the property is prohibited.
5. Redesign the project to provide a turnaround in the northeast corner of the project as required by the Department of Fire Services.
6. Provide a Drainage Plan and Technical Drainage Study to be submitted to and approved by the Department of Public Works prior to the issuance of building permits.
7. The drainage channel shall be improved as required by the Department of Public Works.

Bugbee -
ABEYANCE until 1/14/88 Planning Commission meeting.
Unanimous
(Black and Kennedy excused)

MR. FOSTER stated the parcel is 4.5 acres. On a planned development it requires a minimum of 5 acres and a waiver will be necessary. There will be 89 two bedroom units. There is ample parking. Staff recommended approval, subject to the conditions.

RUSS SILLITOE, Civil Tech Consultants, 3430 E. Flamingo Road, and TIMOTHY McCARDELL, appeared and represented the application. There is a drainage problem with this property. They will be having a meeting with City staff to work out the turnaround requirement. Perhaps this item should be held in abeyance in order for the turnaround to be worked out.

ATTY. SHIRLEY DURKEE AND BERNARD BACH, adjacent property owner, appeared requesting the 30 feet adjacent to Mr. Bach's property be vacated to him.

To be heard again by the City Planning Commission on 1/14/88.

(8:09-8:21)

City of Las Vegas
PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

24. Z-123-87 (Continued)

8. Conformance to the plot plan as amended by the above conditions.
9. Conformance to the submitted building elevations.
10. Standard Conditions 2
- 8.

PROTESTS: 1 on record with staff

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

December 15, 1987

TO:

Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

Charles Kajkowski, P.E.
City Planning Engineer
Department of Public Works

SUBJECT: COMMENTS RE:

Z-123-87
Santa Margarita Land Trust

COPIES TO:

Richard D. Goecke
C. E. Gilpin

DEC 16 1987

PLANNING AND
DEVELOPMENT

1. A private drainage easement is required along the drainage channel shown on the zoning-application map.
2. Drainage plan and technical drainage study required to be submitted and approved prior to the issuance of building permits.
3. The assessment to be levied by the Del Rey Avenue SID project must be paid off in full prior to the division/sale of this property if condo-type units are ever developed.
4. Prior to any venture that would cause this property to be sold as private-ownership apartment units the assessment, to be levied by the Del Rey Avenue SID project in the Spring of 1988, must be paid off in full.
5. It should be noted that at some time in the future the Holmby right-of-way west of the proposed Holmby cul-de-sac just west of Redwood will be vacated and afterwards there will be no public access to the fire crash gate on the north side of this property.

Tom:
live accepted have
87 there already
Mac

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-123-87

DEC 11 1987
PLANNING AND
DEVELOPMENT

- ☒ 1. No objections
- ☒ 2. Fire hydrants to be installed within 500/~~600~~ feet of the building or existing hydrant.
- ☒ 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ☒ 4. Fire flow requirements to be determined when construction plans are submitted.
- ☒ 5. Hydrants are to be installed and charged with water before construction begins.
- ☒ 6. Must meet requirements of Uniform Fire Code and City Ordinance 3318.
- ☒ 7. Dead end fire lanes not to exceed 150'.
- ☒ 8. Minimum turning radius of 45' 6".
- ☒ 9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
- ☒ 10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

- ☒ 1. Provide this department with information on the available water in the immediate area of building project (water analysis).
- ☒ 2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
- ☒ 3. The required fire flow shall be available at the most remote hydrant(s)
- ☒ 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS: EXISTING 30 FT R/W SHALL BE IN ACCORDANCE
WITH U.F.C. SEC. 10.207

H. Mink
12-11-87

MAYOR BILL BRIARE

COUNCILMEN

RON LURIE

AL LEVY

BOB NOLEN

W. WAYNE BUNKER

CITY MANAGER

ASHLEY HALL



CITY of LAS VEGAS

December 11, 1987

Mr. H. Timothy McCardell, Trustee
504 Kenny Way
Las Vegas, Nevada 89107

RE: Z-123-87 - ZONING RECLASSIFICATION

Dear Applicant:

Please be advised your request as referred to above will be considered by the City Planning Commission at its regular meeting on December 22, 1987.

This meeting will be held at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

cc: Mr. James Loftfield
1600 E. Desert Inn Road, #106
Las Vegas, Nevada 89109

Mr. E. P. Montesi
3070 Conquesta Court
Las Vegas, Nevada 89121

Mr. Russell R. Sillitoe, P.E.
CivilTec Consultants
3430 E. Flamingo Road, Suite 244
Las Vegas, Nevada 89121

National Heritage Corporation of Nevada
720 S. 4th Street, Suite 304
Las Vegas, Nevada 89101



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

Dec 7th '87

TO:

Department of Community
Planning and Development

FROM:

Department of Building and Safety

SUBJECT:

*Z 123-87 Zone Reclass
Timothy McCardell Zone: N11
Parcel No: 310-350-015*

COPIES TO:



In answer to your memorandum of

Dec 3rd '87

on the above zone request at *North side of Del Rey, between
Redwood Street and Kari Lee Court*

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