

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0124-89

APN 163-03-101-004

Location S OF CHARLESTON, E OF BUFFALO

Applicant FLAMINGO SANDHILL SHOPPING CENTER

Subject

REZONING REQUEST FROM N-U TO R-3 FOR
PROPOSED APARTMENTS.



FILE HISTORY

DATE	MEETING	ACTION	INITIAL
11-28-89	PC	Approved	
12-20-89	CC	Approved	
3/20/90	.	PERMITS SIGNED FOR UNITS 7551 W/HANSTON	
10-25-90		Signed C.O.'S for 6 ^{unit} units at 7551 w. Charleston	RH

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
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11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

FILE NO.: 2-124-89

NOTICE OF PUBLIC HEARING

NOVEMBER 28, 1989

Notice is hereby given that on **NOVEMBER 28, 1989** at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-124-89 APPLICATION OF FLAMINGO-SANDHILL SHOPPING CENTER FOR
RECLASSIFICATION OF PROPERTY LOCATED ON THE SOUTH SIDE
OF CHARLESTON BOULEVARD, EAST OF BUFFALO DRIVE
FROM: N-U (NON-URBAN)
TO: R-3 (LIMITED MULTIPLE RESIDENCE)
PROPOSED USE: APARTMENTS

The above property is legally described as a portion of
the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼)
of Section 3, 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

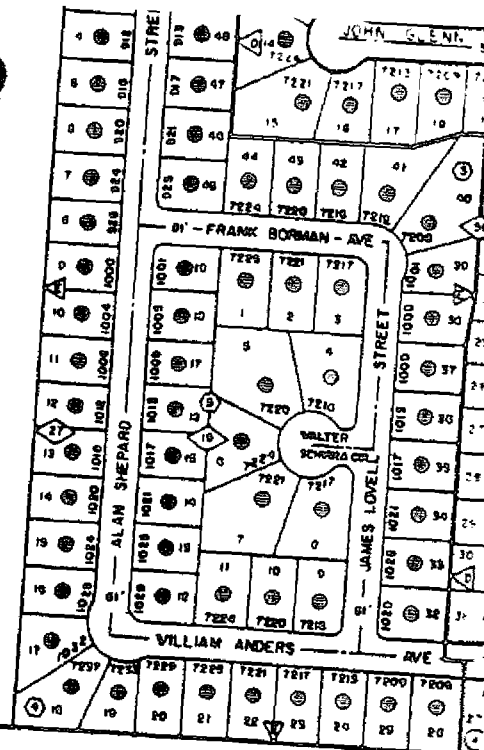
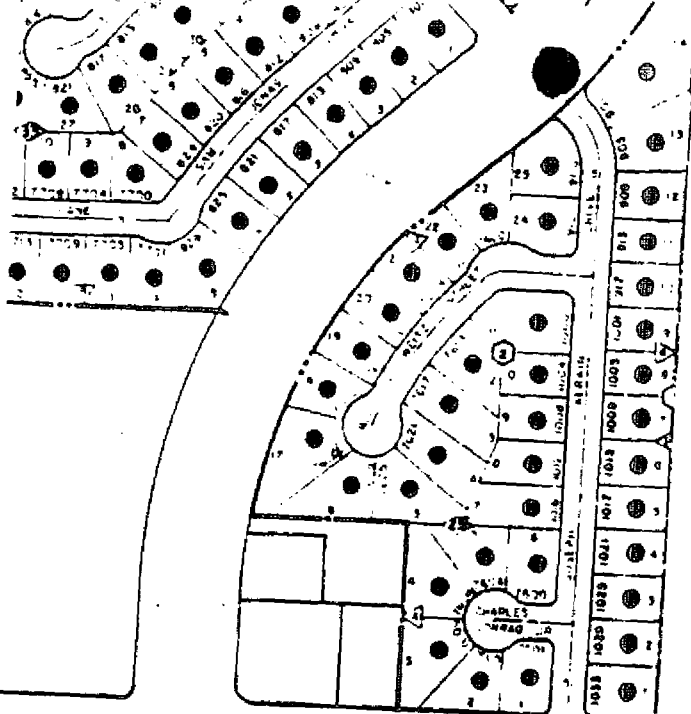


HAROLD P. FOSTER, DIRECTOR

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.

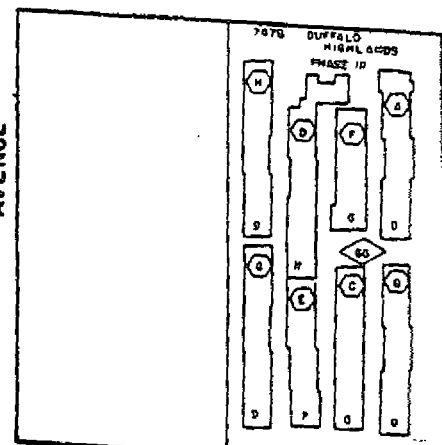
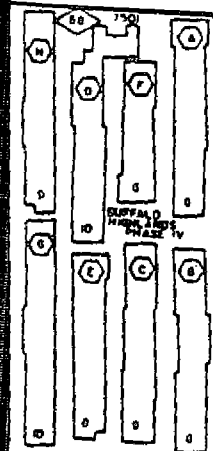
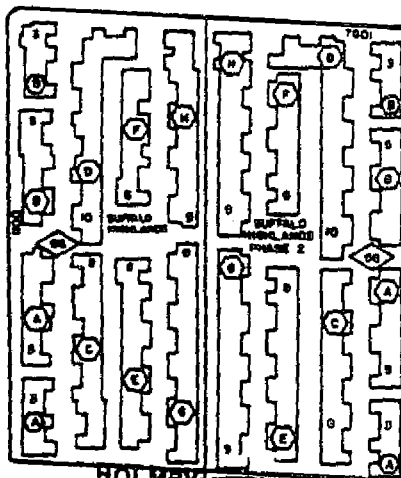
SEE LOCATION MAP ON REVERSE SIDE.



CHARLESTON

BOULEVARD

DRIVE



HOLMBY

TIOGA WAY

PIONEER

AVENUE



Z-124-89

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 2 NOV. 89
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUDDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. I. D. Code 2-124-89 Date to Be Completed 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)

80
LABELS

4. Selection by Partial Parcel Number; Parcel Bk (3

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	
03A	37	0001		01B	39	0002		310	27	0015		310	34	0034	
	37	0031				0082				023				036	
		055				021				028			34	0040	
		063				039				035				053	
		065		310	27	0002				036				065	
01B	39	0003				004				038				072	
		007				007				045			-END-		
		009				012				046					
	39	0001				013				34	0003				

Assessor Approval Billing No.

OK

310-270-0024
Q-3-1
11-C1 TO R-3
APTS.

03A-
370

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CHARLESTON

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AVENUE

BUFFALO

TIOGA

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Key

Z-124-89

310-34D

310-340

INTER-OFFICE MEMORANDUM

Date

MAY 18, 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-124-89 From N-U to R-3

Legally described as:

The West Half ($W\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section 3, Township 21 South, Range 60 East, M. D. B. & M.

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-124-89 From N-U to R-3

Legally described as:

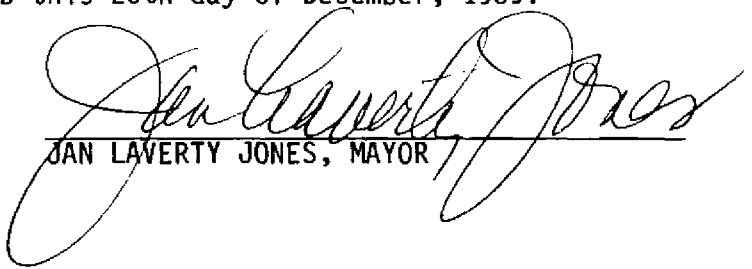
The West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 3, Township 21 South, Range 60 East, M. D. B. & M.

Subject to the following conditions:

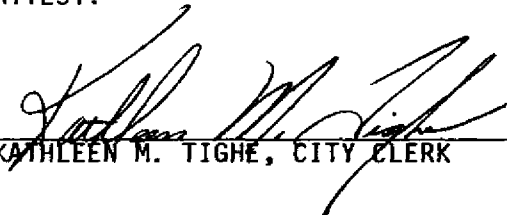
1. This development be limited to a maximum of 69 units.
2. Install 24 inch box evergreen trees 40 feet on center, boulders, shrubs, and lawn ground cover (minimum 10 foot wide planters) along Charleston Boulevard as required by the Department of Community Planning and Development.
3. Install mature landscaping in the planter along Charleston Boulevard to limit the view toward the rear access driveways as required by the Department of Community Planning and Development.
4. Provide two emergency access gates to Charleston Boulevard at the end of each of the driveways as required by the Department of Fire Services.
5. The two emergency access gates shall be opaque wrought iron and shall conform to the Emergency Access Gate Standard Design as required by the Department of Community Planning and Development.
6. The rear wall is to be stuccoed with a color band and on all pilasters on portions of walls with wrought iron.
7. Dedicate the south 10 feet of this site as drainage right-of-way as required by the Department of Public Works.
8. Sign a Special Improvement District agreement for the construction of future drainage improvements along the Holmby Drainageway Alignment as required by the Department of Public Works.
9. Contribute \$5,000 prior to the issuance of building permits to partially fund construction of a traffic signal system at the intersection of Buffalo Drive and Charleston Boulevard as required by the Department of Public Works.
10. Resolution of Intent with a twelve month time limit.

11. Conformance to the plot plan and elevations.
12. 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.
13. 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.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
15. Satisfaction of City Code requirements and design standards of all City departments.
16. Approval of the parking and driveway plans by the Traffic Engineer.
17. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
19. Provision of fire hydrants and water flow as required by the Department of Fire Services.
20. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

PASSED, ADOPTED AND APPROVED this 20th day of December, 1989.


JAN LAVERTY JONES, MAYOR

ATTEST:


KATHLEEN M. TIGHE, CITY CLERK

April 21, 1992
DATE PREPARED

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 11, 1990

Mr. Maury Abrams
Flamingo-Sandhill Shopping Center
16661 Ventura Boulevard, #408
Encino, California 91436

RE: Z-124-89 - ZONE CHANGE

Dear Mr. Abrams:

The City Council at a regular meeting held December 20, 1989 APPROVED the request for reclassification of property located on the south side of Charleston Boulevard, east of Buffalo Drive, From: N-U (Non-Urban), To: R-3 (Limited Multiple Residence), Proposed Use: Apartments, subject to:

1. This development be limited to a maximum of 69 units.
2. Install 24 inch box evergreen trees 40 feet on center, boulders, shrubs, and lawn ground cover (minimum 10 foot wide planters) along Charleston Boulevard as required by the Department of Community Planning and Development.
3. Install mature landscaping in the planter along Charleston Boulevard to limit the view toward the rear access driveways as required by the Department of Community Planning and Development.
4. Provide two emergency access gates to Charleston Boulevard at the end of each of the driveways as required by the Department of Fire Services.
5. The two emergency access gates shall be opaque wrought iron and shall conform to the Emergency Access Gate Standard Design as required by the Department of Community Planning and Development.



Mr. Maury Abrams
Flamingo-Sandhill Shopping Center
January 11, 1990
RE: Z-124-89 - ZONE CHANGE
Page 2.

6. The rear wall is to be stuccoed with a color band and on all pilasters on portions of walls with wrought iron.
7. Dedicate the south 10 feet of this site as drainage right-of-way as required by the Department of Public Works.
8. Sign a Special Improvement District agreement for the construction of future drainage improvements along the Holmby Drainageway Alignment as required by the Department of Public Works.
9. Contribute \$5,000 prior to the issuance of building permits to partially fund construction of a traffic signal system at the intersection of Buffalo Drive and Charleston Boulevard as required by the Department of Public Works.
10. Resolution of Intent with a twelve month time limit.
11. Conformance to the plot plan and elevations.
12. 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.
13. 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.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
15. Satisfaction of City Code requirements and design standards of all City departments.
16. Approval of the parking and driveway plans by the Traffic Engineer.
17. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.

Mr. Maury Abrams
Flamingo-Sandhill Shopping Center
January 11, 1990
RE: Z-124-89 - ZONE CHANGE
Page 3.

18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
19. Provision of fire hydrants and water flow as required by the Department of Fire Services.
20. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

Sincerely,


KATHLEEN M. TIGHE
City Clerk

KMT:cmp

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

VTN Nevada
2300 Paseo Del Prado, A-100
Las Vegas, Nevada 89102

CITY COUNCIL MINUTES

MEETING OF
DECEMBER 20, 1989**AGENDA***City of Las Vegas*CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

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ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT.
(CONTINUED)M. ZONE CHANGE - PUBLIC HEARING4. Z-124-89 - Flamingo-Sandhill
Shopping Center

Request for reclassification of property located on the south side of Charleston Boulevard, east of Buffalo Drive.

From: N-U (Non-Urban)

To: R-3 (Limited Multiple Residence)

Proposed Use: APARTMENTS

Planning Commission unanimously recommended APPROVAL, subject to:

1. This development be limited to a maximum of 69 units.
2. Install 24 inch box evergreen trees 40 feet on center, boulders, shrubs, and lawn ground cover (minimum 10 foot wide planters) along Charleston Boulevard as required by the Department of Community Planning and Development.
3. Install mature landscaping in the planter along Charleston Boulevard to limit the view toward the rear access driveways as required by the Department of Community Planning and Development.
4. Provide a secondary emergency access and ensure adequate fire equipment turning radii as required by the Department of Fire Services.
5. Install a wrought iron emergency access gate which shall be opaque and conform to the Emergency Access Gate Standard Design as required by the Department of Community Planning and Development.

ADAMSEN - APPROVED, subject to amending Condition No. 4 to eliminate the turning radii and provide two crash gates on Charleston at the end of each of the driveways and all other conditions - UNANIMOUS

Clerk to notify & Planning to proceed

Phillip Buck appeared on behalf of the application. He stated that his engineer had met with the Fire Department and it was determined that the turning radii could be eliminated and two crash gates be provided on Charleston at the end of each of the driveways.

Judd Abrams, 3700 Las Vegas Blvd., South, appeared and requested that the \$5,000 contribution for a traffic signal be paid at the time the signal is warranted.

Councilman Nolen stated he could not support that request and wanted the amount to be paid before the issuance of a building permit.

No one appeared in opposition.

APPROVED AGENDA ITEM

Larry R. Burton

CITY COUNCIL MINUTES

MEETING OF
DECEMBER 20, 1989

AGENDA

City of Las Vegas

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

Page 79

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT.
(CONTINUED)

M. ZONE CHANGE - PUBLIC HEARING

APPROVED - See page 78

4. Z-124-89 - Flamingo-Sandhill
Shopping Center (continued)

6. The rear wall is to be stuccoed with a color band and on all pilasters on portions of walls with wrought iron.

7. Dedicate the south 10 feet of this site as drainage right-of-way as required by the Department of Public Works.

8. Sign a Special Improvement District agreement for the construction of future drainage improvements along the Holmby Drainageway Alignment as required by the Department of Public Works.

9. Contribute \$5,000 prior to the issuance of building permits to partially fund construction of a traffic signal system at the intersection of Buffalo Drive and Charleston Boulevard as required by the Department of Public Works.

10. Standard conditions 1-8 and 10-12.

Staff Recommendation: APPROVAL

PROTESTS: 0

APPROVED AGENDA ITEM

Gay L. Burton

CITY COUNCIL MINUTES
MEETING OF
DECEMBER 20, 1989

X.

M. ZONE CHANGE - PUBLIC HEARING

5. Z-124-89 - Flamingo-Sandhill Shopping Center

This is a request to rezone 5.69 gross acres (5.23 net acres) from N-U to R-3 for a proposed one-story, 69 unit apartment complex at a density of 12.1 dwelling units per gross acre (13.2 units per net acre). Elevations indicate brick and stucco exterior walls and tile roofs. This development is the sixth phase of the Buffalo Highlands project by Maury Abrams which exist to the east and west of this site.

There is vacant R-E to the north and south. Approved R-3 zoning is to the east and west. Developed R-1 is to the northeast and northwest.

The plot plan shows a six foot high block wall on the south property line set back to allow ten feet for the Holmby Drainage Channel right-of-way and block walls along portions of the north property line near the northwest and northeast corners of the site. A wrought iron fence is proposed on the remaining portions of the north, east and west property lines. A minimum ten foot wide landscape planter is indicated along the north property line outside the fence. Access is from Charleston Boulevard. There are 158 parking spaces provided where 81 spaces are required.

The applicant has applied for a Variance to allow buildings to be setback 15 feet from the south property line in lieu of the required 20 feet and for a six foot high fence (50% open) in the front yard setback where only four feet is allowed. That Variance will be considered at the December 28 Board of Zoning Adjustment meeting. Similar Variances have been approved for the existing Buffalo Highland projects.

Staff indicated the request is in conformance with the General Plan and recommended approval of the application. The Planning Commission concurred.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

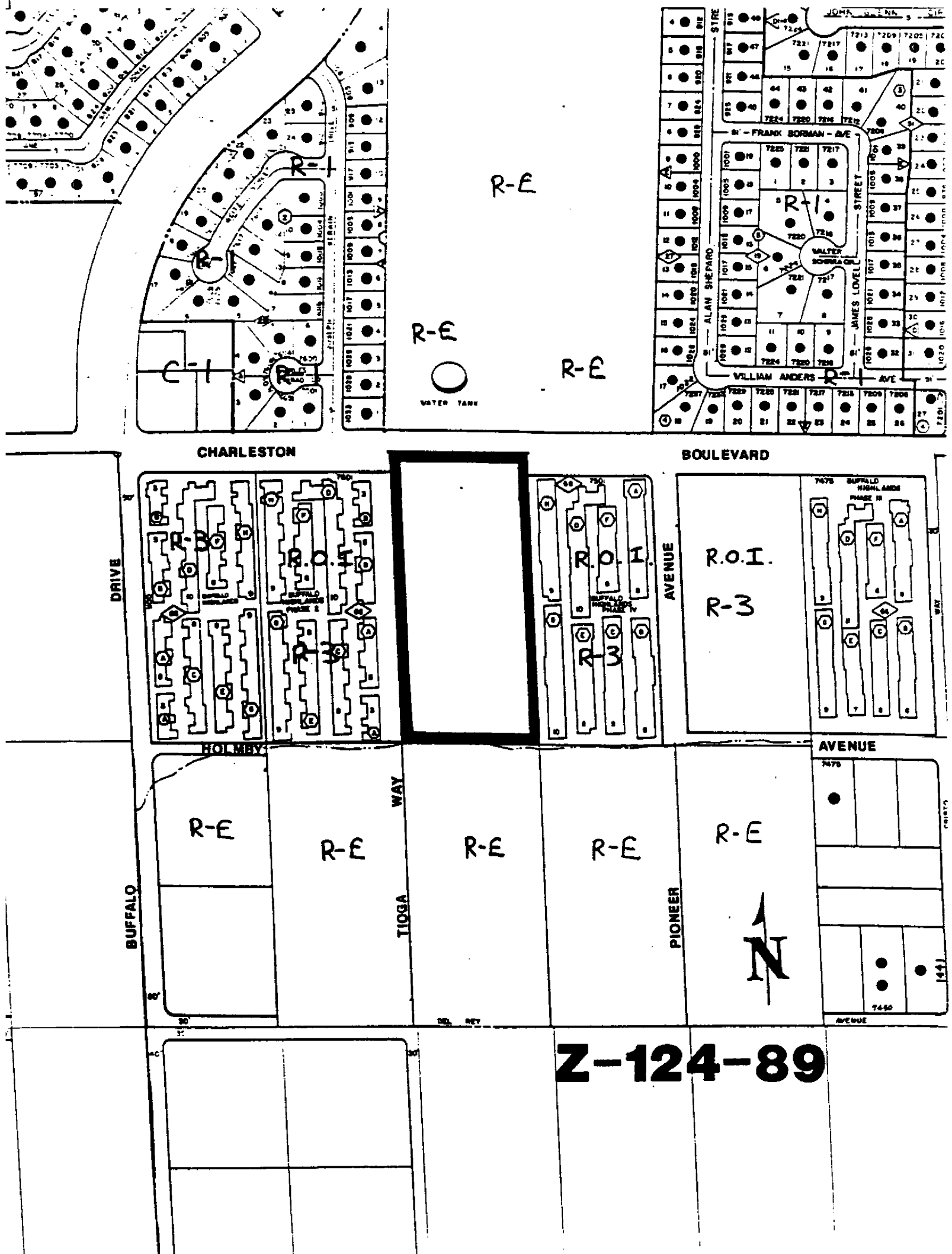
PROTESTS: 0

SEE ATTACHED LOCATION MAP


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

CITY COUNCIL MINUTES
MEETING OF
DECEMBER 20, 1989

LOCATION MAP - ITEM X.M.5. - Z-124-89 - Flamingo-Sandhill Shopping Center



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 1, 1989

Mr. Maury Abrams
Flamingo-Sandhill Shopping Center
16661 Ventura Boulevard, #408
Encino, California 91436

RE: Z-124-89 - ZONING RECLASSIFICATION

Dear Mr. Abrams:

Your request for reclassification of property located on the south side of Charleston Boulevard, east of Buffalo Drive, from N-U Zone to R-3 Zone, was considered by the Planning Commission on November 28, 1989.

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

1. This development be limited to a maximum of 69 units.
2. Install 24 inch box evergreen trees 40 feet on center, boulders, shrubs and lawn ground cover (minimum 10 foot wide planters) along Charleston Boulevard as required by the Department of Community Planning and Development.
3. Install mature landscaping in the planter along Charleston Boulevard to limit the view toward the rear access driveways as required by the Department of Community Planning and Development.
4. Provide a secondary emergency access and ensure adequate fire equipment turning radii as required by the Department of Fire Services.
5. Install a wrought iron emergency access gate which shall be opaque and conform to the Emergency Access Gate Standard Design as required by the Department of Community Planning and Development.

- Continued -



TO: Mr. Maury Abrams
RE: Z-124-89 - Zoning Reclassification

December 1, 1989
Page Two

6. The rear wall is to be stuccoed with a color band and on all pilasters on portions of walls with wrought iron.
7. Dedicate the south 10 feet of this site as drainage right-of-way as required by the Department of Public Works.
8. Sign a Special Improvement District Agreement for the construction of future drainage improvements along the Holmby Drainageway Alignment as required by the Department of Public Works.
9. Contribute \$5,000 prior to the issuance of building permits to partially fund construction of a traffic signal system at the intersection of Buffalo Drive and Charleston Boulevard as required by the Department of Public Works.
10. Resolution of Intent with a twelve month time limit.
11. Conformance to the plot plan and building elevations.
12. 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.
13. 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.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
15. Satisfaction of City Code requirements and design standards of all City departments.
16. Approval of the parking and driveway plans by the Traffic Engineer.
17. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
19. Provision of fire hydrants and water flow as required by the Department of Fire Services.
20. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

TO: Mr. Maury Abrams
RE: Z-124-89 - Zoning Reclassification

December 1, 1989
Page Three

This item will be considered by the City Council on December 20, 1989, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster", written in a cursive style.

HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: VTN Nevada
2300 Paseo Del Prado, A-100
Las Vegas, Nevada 89102

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

PHONE 386-6301

COMMISSION ACTION

49. Z-124-89
Applicant: FLAMINGO-SANDHILL SHOPPING CENTER
Application: Zoning Reclassification
From: N-U
To: R-3
Location: South side of Charleston Boulevard, east of Buffalo Drive
Proposed Use: Apartments
Size: 5.7 Acres

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. This development be limited to a maximum of 69 units.
2. Install 24 inch box evergreen trees 40 feet on center, boulders, shrubs and lawn ground cover (minimum 10 foot wide planters) along Charleston Boulevard as required by the Department of Community Planning and Development.
3. Install mature landscaping in the planter along Charleston Boulevard to limit the view toward the rear access driveways as required by the Department of Community Planning and Development.
4. Provide a secondary emergency access and ensure adequate fire equipment turning radii as required by the Department of Fire Services.
5. Install a wrought iron emergency access gate which shall be opaque and conform to the Emergency Access Gate Standard Design as required by the Department of Community Planning and Development.
6. The rear wall is to be stuccoed with a color band and on all pilasters on portions of walls with wrought iron.
7. Dedicate the south 20 feet of this site as drainage right-of-way as required by the Department of Public Works.
8. Construct drainage improvements along the Holmby Alignment for the drainageway or contribute, prior to the issuance of building permits, an amount equal to the construction costs of the required improvements as required by the Department of Public Works.

Rubidoux -
APPROVED, subject to staff's conditions with Condition No. 7 amended to the south 10 feet and Condition No. 8 amended to allow applicant to sign a Special Improvement District Agreement.
Unanimous
(Babero excused)

MR. FOSTER stated this is a request for a one-story, 69 unit apartment complex. The elevations show brick and stucco exterior walls and tile roofs. This development is the 6th Phase of the "Buffalo Highlands" projects which exist to the east and west of this site. There is ample parking. Staff recommended approval, subject to the conditions.

PHILLIP BUCK, 2300 Paseo Del Prado, appeared and represented the applicant. He would like Condition No. 7 amended to the "south 10 feet."

JOHN McNELLIS, City of Las Vegas, Department of Public Works, said he would agree to the 10 foot amendment.

PHILLIP BUCK objected to Condition No. 8. He wants to construct a Holmby Drainage Improvement or have a Special Improvement District Agreement.

JOHN McNELLIS said he would like the applicant to put in the improvements.

MAURY ABRAMS said he would be agreeable to a Special Improvement District Agreement for the improvements.

No one appeared in opposition.

To be heard by the City Council on 12/20/89.

(10:15-10:28)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

November 28, 1989

PLANNING COMMISSION

Page 60

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

49. Z-124-89 (CONTINUED)

9. Contribute \$5,000 prior to the issuance of building permits to partially fund construction of a traffic signal system at the intersection of Buffalo Drive and Charleston Boulevard as required by the Department of Public Works.

10. Standard Conditions 1 - 8 and 10 - 12.

PROTESTS: 0

MAYOR RON LURIE

COUNCILMEN
ROB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 17, 1989

Flamingo-Sandhill Shopping Center
16661 Ventura Boulevard #408
Encino, California 91436

RE: Z-124-89 - 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 November 28, 1989. 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 386-6301.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

cc: VTN Nevada
2300 Paseo Del Prado A-100
Las Vegas, Nevada 89102



INTER-OFFICE MEMORANDUM

November 22, 1989

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

ck *Richard D. Goecke*

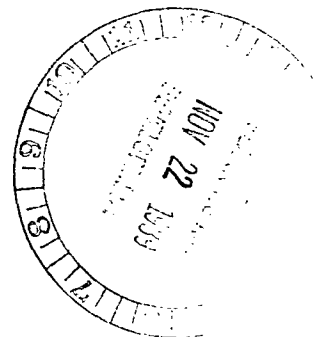
SUBJECT:

Z-124-89
Flamingo-Sandhill Shopping Ctr.

COPIES TO:

Charles Kajkowski, Engineering Planning
John McNellis, Engineering Planning
Chuck Turk, Land Development
Nancy Miller, Right-of-Way
Survey (FM, PM, & A's only)

1. Dedicate the south 20' of this site as drainage right-of-way.
2. Drainage plan and technical drainage study required to be submitted and approved prior to the issuance of grading or building permits.
3. Construct drainage improvements along the Holmby Alignment Drainageway or contribute, prior to the issuance of building permits, an amount equal to the construction costs of the required improvements.
4. Contribute \$5,000 prior to the issuance of building permits to partially fund construction of a traffic signal system at the intersection of Buffalo Drive and Charleston Boulevard.



DATE:

11/8/89

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-124-89

 NO OBJECTIONS

 X SUBJECT TO CONDITIONS
LISTED

 DENIAL

 X COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS ORDINANCE
#3318 AND THE NEVADA STATE FIRE MARSHAL REGULATIONS.

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

ADDITIONAL CONDITIONS: ENSURE ADEQUATE FIRE
APPARATUS TURNING RADIUS. SECOND REMOTE
MEANS OF FIRE ACCESS REQUIRED


FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

INTER-OFFICE MEMORANDUM

11/20/89

TO:

DEPARTMENT of COMMUNITY
PLANNING and DEVELOPMENT

FROM:

DEPARTMENT of BUILDING
SAFETY

SUBJECT:

Z-124-89 ZONE RECLASS
FRANCO SANDHILL ZONE; U/L to R-3
SHOP. CENT.
PARCEL NO. 310-270.004

COPIES TO:

APARTMENTS

In answer to your memorandum, Dated 10/30/89
on the above Zone Request at, Loc. S. SIDE OF W. CHARLESTON
BLVD. & E. OF S. BUFFALO DRIVE.

This department (~~has~~ has no) objections, provided that all
required permits and inspections are obtained through Building
Safety.

1. IT MEETS 1988 LBC
2. CHAPTER 5 FIRE PROTECTION, AREA & OCCUPANCY
SEPARATION WALLS
3. CHAPTER 12 DIV. 1, R1 MULTIFAMILY
4. PARK FEE REQ'D.
5. TORTOISE TAX REQ'D. $5.7 \times 250 = \$1,425.00$

THOM

Thom

NOTICE OF PUBLIC HEARING

NOVEMBER 28, 1989

Notice is hereby given that on **NOVEMBER 28, 1989** at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-124-89 APPLICATION OF FLAMINGO-SANDHILL SHOPPING CENTER FOR
RECLASSIFICATION OF PROPERTY LOCATED ON THE SOUTH SIDE
OF CHARLESTON BOULEVARD, EAST OF BUFFALO DRIVE
FROM: N-U (NON-URBAN)
TO: R-3 (LIMITED MULTIPLE RESIDENCE)
PROPOSED USE: APARTMENTS

The above property is legally described as a portion of
the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼)
of Section 3, 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.

MAIL NOTICE: NOVEMBER 14, 1989

NOTICE OF PUBLIC HEARING

NOVEMBER 28, 1989

Notice is hereby given that on NOVEMBER 28, 1989 at 7:00 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-124-89 APPLICATION OF FLAMINGO-SANDHILL SHOPPING CENTER FOR

RECLASSIFICATION OF PROPERTY LOCATED ON THE SOUTH SIDE
OF CHARLESTON BOULEVARD, EAST OF BUFFALO DRIVE

FROM: N-U (NON-URBAN)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: APARTMENTS

The above property is legally described as a portion of
the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼)
of Section 3, 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: NOV 8, 1989

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.

INTER-OFFICE MEMORANDUM

10/30/89

TO: BUILDING AND SAFETY - TOM COOLEY
ELECTRICAL SERVICES - GEORGE FERRIS
FIRE SERVICES - RICK LAZENBY 11/2/89
PUBLIC WORKS - ED BYRGE
LAND DEVELOPMENT - CHUCK TURK
~~DOWNTOWN REDEV. - BRAD PERCELL~~

FROM:

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

SUBJECT:

ZONING RECLASSIFICATION - Z-124-89

APPLICANT: FLAMINGO SANDHILL SHOPPING CENTERFROM: N-U TO: R-3

COPIES TO:

This is concerning a request for reclassification on the following described property:
S SIDE OF CHARLESTON BL. E OF BUFFALO DR.

Parcel No.: 310-270-004Proposed Use: APARTMENTS

CITY PLANNING COMMISSION MEETING:

11/28/89

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

HPF:erh

Attachment: (Plot Plan)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME FLAMINGO-SANDHILL SHOPPING CENTER
REP'S NAME _____
ADDRESS 16661 VENTURA BL. # 408
ENCINO, CA 91436
PHONE _____

AGENT: NAME VTN
REP'S NAME _____
ADDRESS 2300 PASEO DEL PRADO A-100
LAS VEGAS, NV 89102
PHONE 873-7550

APPLICATION TYPE:

☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT
☐ QTA ☐ OTHER _____

☒ PUBLIC HEARING: IF YES, LEGAL A PORT NW 1/4 NW 1/4 SEC 3 T.21.5 R.60. E

ZONING: EXISTING N-U PROPOSED R-3

LAND USE: EXISTING VACANT
PROPOSED APARTMENTS

PAST ACTIONS:
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. Q-3-1 ASSESSOR'S PARCEL NO. 310-270-004

GENERAL LOCATION: S SIDE OF CHARLESTON BL E OF BUFFALO DR.

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: MP/LES DATE 10/30/89

GENERAL RECEIPT NO. 070281 CASE NO. 2-124-89

PC DATE: 11/28/89 BZA DATE: _____

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 NU Use District to a R-3 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 18, being more particularly described as the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 3, Township 21 South, Range 60 East, M.D.M., City of Las Vegas,

Clark County, Nevada

Developer: MAURY ABRAMS & ASSOC.

Assessor's Parcel Number: 310-270-004

OWNER'S AFFIDAVIT

(owner shall mean owner(s) of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), FLAMINGO-SANDHILL SHOPPING CENTER,

(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) SIGNATURE OF OWNER OF RECORD
FLAMINGO-SANDHILL SHOPPING CENTER, BY:
MAURY ABRAMS, GENERAL PARTNER

XXXXPHONE NUMBERXXXXXXXXXXXX

16661 Ventura Blvd., #408

MAILING ADDRESS

Encino, CA 91436

CITY STATE ZIP

(2) SIGNATURE OF OWNER OF RECORD

MAILING ADDRESS

PHONE NUMBER

CITY STATE ZIP

Subscribed and sworn to before me this 28th day of OCTOBER, 19 89.

Notary Public in and for said County and State

MARCH 18, 1991

My Commission Expires

(seal)



VICKY S. TROY
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Mar. 18, 1991

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: \$ 200⁰⁰

Received by: MP/LE

Receipt No.: 070281

Date: 10/30/89

Case No.: Z-129-89

Meeting Date: 11/28/89

Corporation Grant, Bargain, Sale Deed

AMERICAN DEFERRED EXCHANGE CORPORATION,

a corporation organized and existing under the laws of the State of California and having its principal place of business at 450 North Roxbury Drive, Beverly Hills, CA 90210,

in consideration of TEN AND NO/100 Dollars,
does hereby Grant, Bargain, Sell and Convey to FLAMINGO - SANDHILL SHOPPING CENTER, a General Partnership,

all that real property in the _____ County of Clark
State of Nevada, bounded and described as follows:

The West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), being Government Lot 18, in Section 3, Township 21 South, Range 60 East, M.D.B.&M.

EXCEPT the North fifty (50) feet thereof as conveyed to Clark County, Nevada, for roads, utilities and other public and incidental purposes.

- SUBJECT TO: (1) Taxes for the fiscal year 1989-90;
(2) Restrictions, conditions, reservations, rights, rights of way and easements of record;

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appurtenant.

IN WITNESS WHEREOF said Grantor has caused its corporate name and seal to be affixed hereto by its _____
President and _____ Secretary thereto duly authorized, this _____ day of _____, 19____.

STATE OF SEQUEX CALIFORNIA } ss.
COUNTY OF Los Angeles

On October 2, 1989

personally appeared before me, a Notary Public, _____

Richard L. Savin

who acknowledged that _____ he executed the above instrument.

Signature Maria Miller
(Notary Public)

AMERICAN DEFERRED EXCHANGE CORPORATION

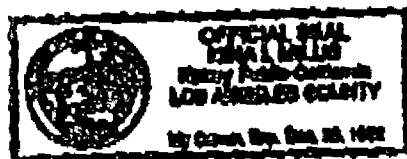
By Richard L. Savin President

Richard L. Savin
Name (Typed or Printed)

By Richard L. Savin Secretary

Richard L. Savin
Name (Typed or Printed)

ORDER NO. _____ RECORD NO. 11-7218A
WHEN RECORDED MAIL TO FLAMINGO - SANDHILL
SHOPPING CENTER, 16661 Ventura Blvd #408
Encino, CA 91436



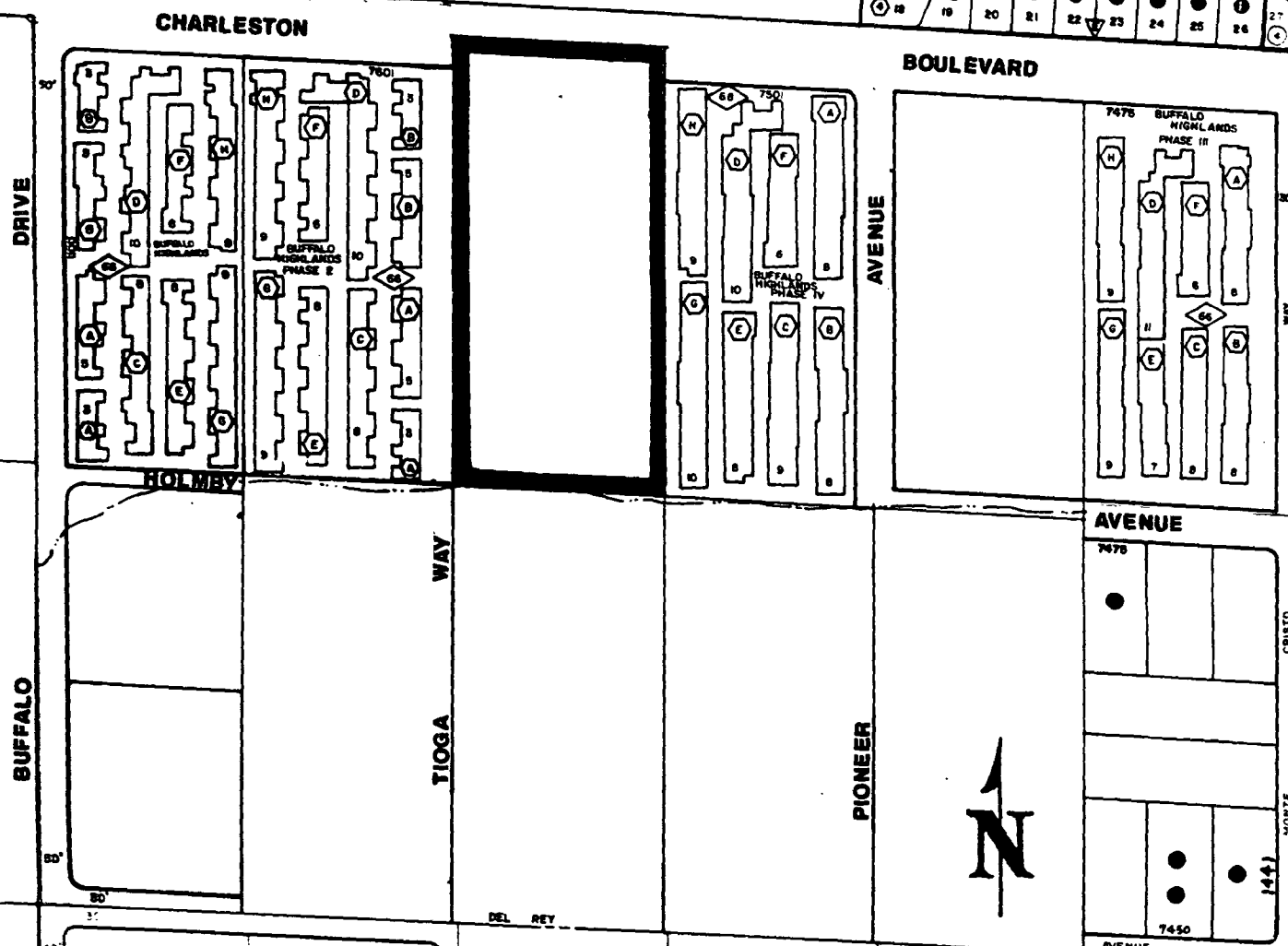
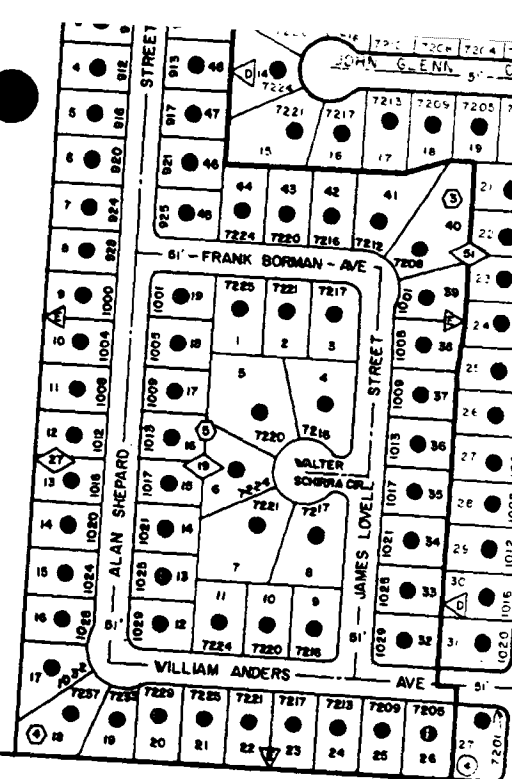
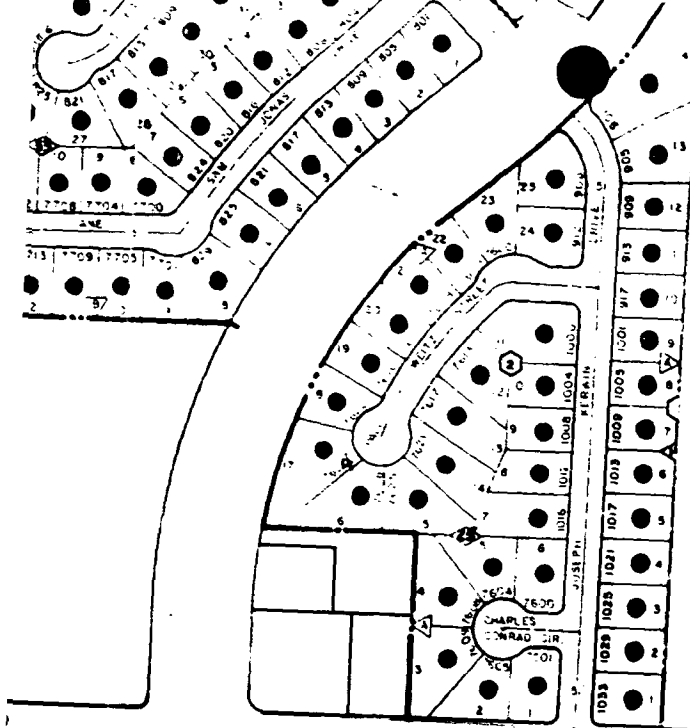
CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:

MINNEAPOLIS TITLE

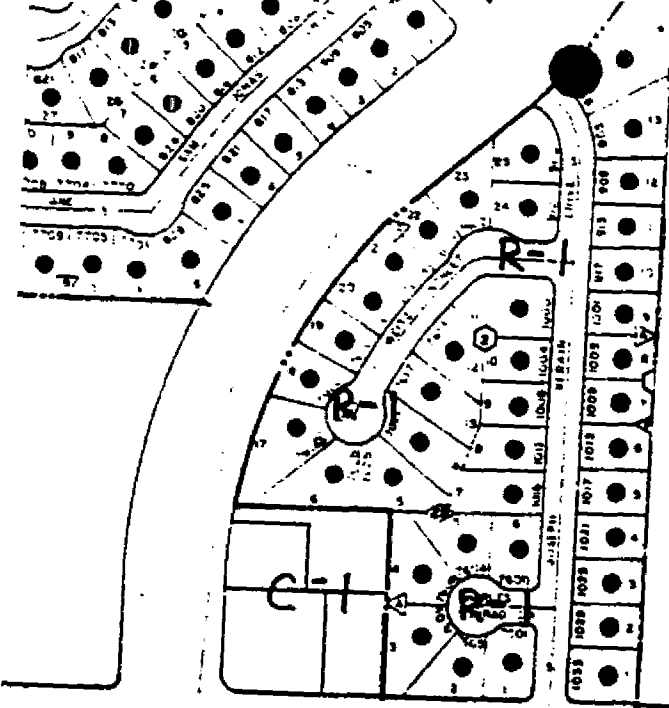
10-06-89 08:00 CLK

BOOK: 891006 PGT: 00003

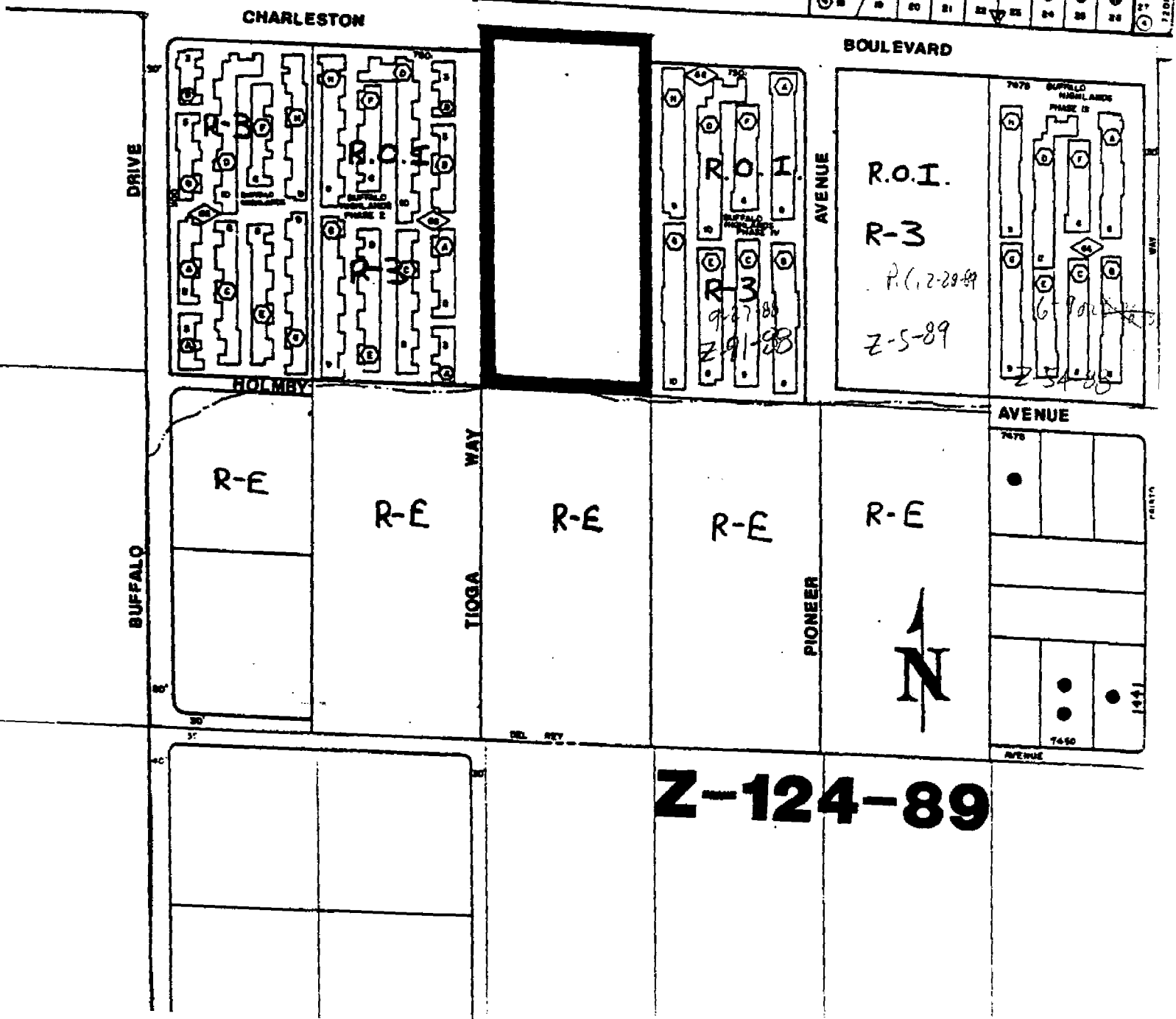
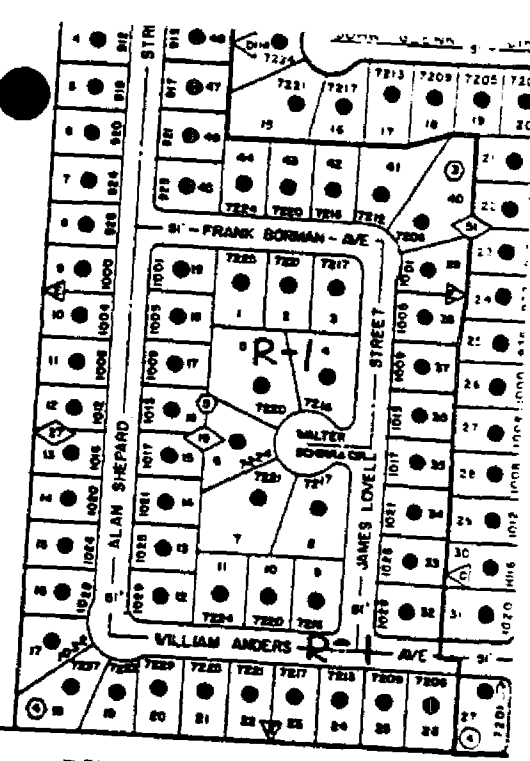
FEE: 5.00 RPTT: EXH03



Z-124-89



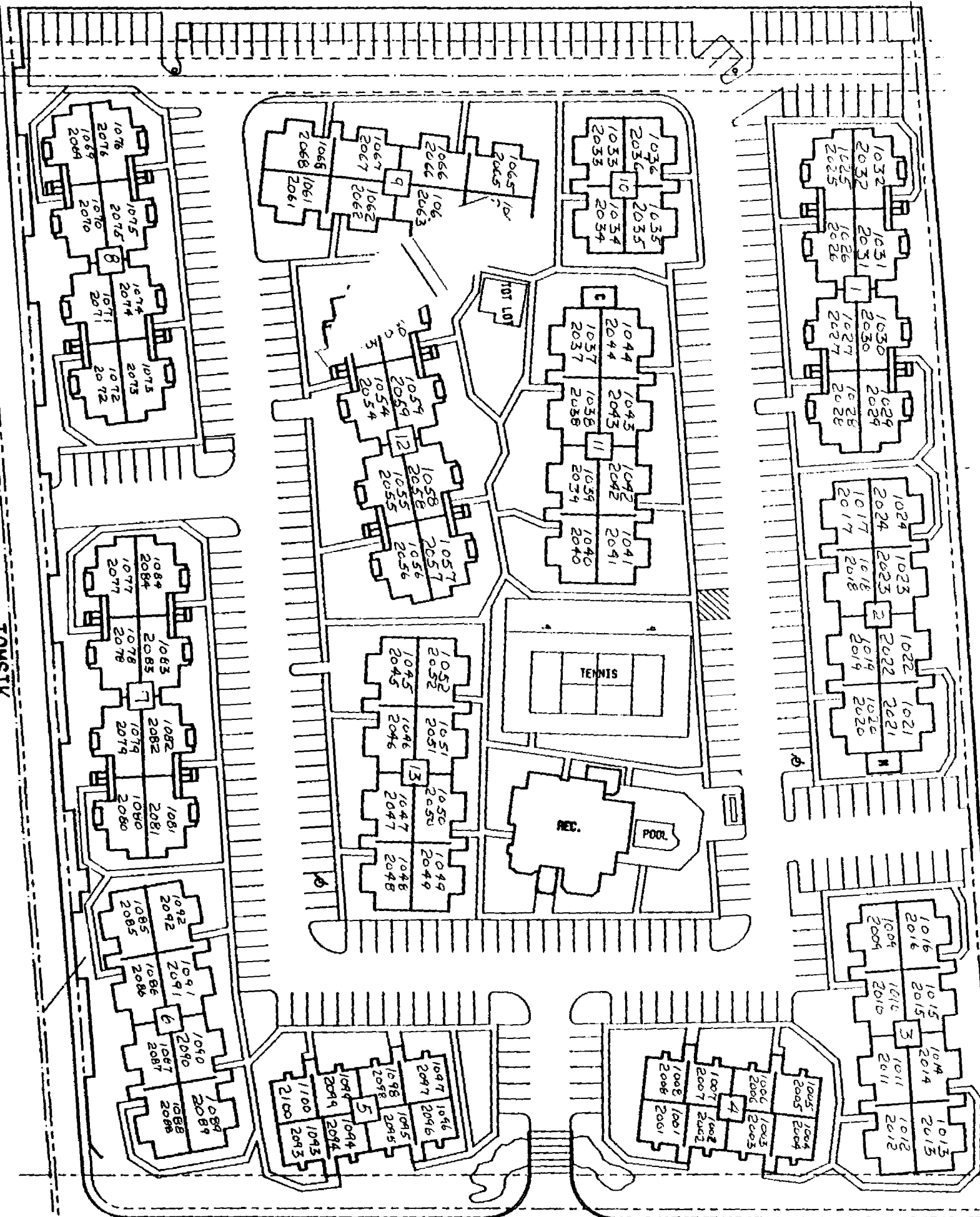
R-E
R-E
R-E
WATER TANK



TOMSIK

CHARLESTON BLVD.

8301



RE: Z-124-89 - ZONE CHANGE

1. This development be limited to a maximum of 69 units.
2. Install 24 inch box evergreen trees 40 feet on center, boulders, shrubs, and lawn ground cover (minimum 10 foot wide planters) along Charleston Boulevard as required by the Department of Community Planning and Development.
3. Install mature landscaping in the planter along Charleston Boulevard to limit the view toward the rear access driveways as required by the Department of Community Planning and Development.
4. Provide two emergency access gates to Charleston Boulevard at the end of each of the driveways as required by the Department of Fire Services.
5. The two emergency access gates shall be opaque wrought iron and shall conform to the Emergency Access Gate Standard Design as required by the Department of Community Planning and Development.
6. The rear wall is to be stuccoed with a color band and on all pilasters on portions of walls with wrought iron.
7. Dedicate the south 10 feet of this site as drainage right-of-way as required by the Department of Public Works.
8. Sign a Special Improvement District agreement for the construction of future drainage improvements along the Holmby Drainageway Alignment as required by the Department of Public Works.
9. Contribute \$5,000 prior to the issuance of building permits to partially fund construction of a traffic signal system at the intersection of Buffalo Drive and Charleston Boulevard as required by the Department of Public Works.
10. Resolution of Intent with a twelve month time limit.
11. Conformance to the plot plan and elevations.
12. 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.
13. 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.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
15. Satisfaction of City Code requirements and design standards of all City departments.
16. Approval of the parking and driveway plans by the Traffic Engineer.
17. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
19. Provision of fire hydrants and water flow as required by the Department of Fire Services.
20. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

Re: V-131-89

1. Conformance to the conditions of approval of Zoning application Z-124-89.
2. Conformance to the plot plan and elevations.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Board of Zoning Adjustment 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.
4. 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.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Satisfaction of City Code requirements and design standards of all City departments.
7. Approval of the parking and driveway plans by the Traffic Engineer.
8. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
9. Provision of fire hydrants and water flow as required by the Department of Fire Services.