

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0125-77

APN 138-26-101-003

Location SWC of Vegas & Torrey Pines

Applicant E.F. Lied (Lied Motor Car Company)

Subject

Reclassification of property legally
described as a portion of the NE 1/4 of the
NE 1/4 of the NW 1/4 of Section 26, Township
20 South, Range 60 East, MDB&M.



October 26, 1977

NOTICE OF PUBLIC HEARING

NOVEMBER 10, 1977

Notice is hereby given that on November 10, 1977, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-125-77 E. F. LIED (LIED MOTOR CAR COMPANY) FOR RECLASSIFICATION
OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF VEGAS
DRIVE AND TORREY PINES DRIVE.

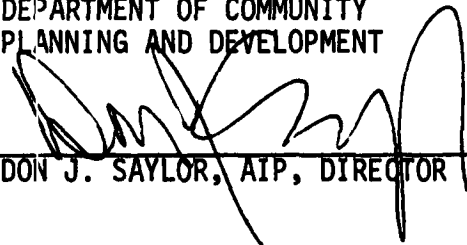
FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

THE ABOVE PROPERTY LEGALLY DESCRIBED AS A PORTION OF THE NORTHEAST
QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST
QUARTER (NW $\frac{1}{4}$) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
MDB&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


DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

(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.

FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS

APPROVALS

1. ~~PETER BUDGET~~ - 6201

2. PAUL TIET - 6201 OLD TRAIL (MTG)

3. ROBT BODAK - 6220 Long Way (MTG)

4. _____

5. _____

6. _____

7. _____

8. _____

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20. _____

FILE NO. _____

COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT

DON J. SAYLOR, AIP, DIRECTOR

See Pages 12 thru 14 of these minutes - Annotated Agenda

Z-125-77
E.F. LIED
Approved
Subject
to
Conditions

Mr. Saylor: This is a request for C-1 Zoning. They had not submitted any development plans. They are not anywhere ready to develop, and are not indicating so. The request was to ask for C-1 Zoning before the area did get developed. There is development taking place in here, but this is all vacant. (Referring to the map). There were two protests from this County island who were protesting on the fact that they didn't want commercial in the area.

Commissioner Woofter: I had originally requested that it be held for staff to consider further evaluation. Mr. Saylor has satisfied me, and on that basis I would make a motion to approve.

Commissioner Leavitt: Well at the meeting that we had last time I believe I made the motion, and one of the conditions I made on the motion was that the land owner would dedicate the necessary right of way for Vegas Drive, and Torrey Pines. Would you accept that as an amendment to your motion?

Commissioner Woofter: Certainly.

Commissioner Lurie: How long has that R-3 along Washington and Jones, and Vegas Drive been approved?

Mr. Saylor: This was done around 62, or 63. This pattern was fairly common in the Northwest part of the City.

Commissioner Christensen: Weren't, or we were going to have a recommendation or something on those major streets where they are 100 foot streets. Something about the strip down the middle.

Mr. Saylor: Right, that is under evaluation. The policy has been that on a street larger than 80 feet the present policy is that the development only has to put in the first 40 feet of improvements.

Commissioner Christensen: In other words they don't expect to develop, or put in a full half width street on major 100 foot street. He only has to put in 40 feet, and we end up with the 20 down the middle at City expense because it is a major?

Mr. Saylor: Right, however there is a recommendation. I don't know if it is before you yet. It will be soon I think. Where the developer is going to be required to put in a full 50 feet.

Mayor Briare: The feeling on the Planning Commission as I see it here. Was that the feeling of staff also?

Mr. Saylor: In the absence of an overall development plan we felt that it was premature also. I am somewhat inclined to believe

Z-125-77
Continued

that the Planning Commission would have looked at it differently had the plan been submitted as part of the overall development.

Mayor Briare: This piece of property is for sale Mr. Skurski?

Mr. Skurski: No it is not for sale, Mr. Lied wants to develop it.

Mayor Briare: I ask that, because the applicant has had other things in front of the Commission, and he simply wanted the zoning, and then the property was up for sale.

Mr. Skurski: Well we have had offers on this property, and we have not sold it at this time.

Commissioner Lurie: Torrey Pines is an 80 foot street, and Jones is 100 foot, and Vegas Drive is a major also, is that 100?

Mr. Saylor: Either an interchange or a grade separation at Washington, and the Freeway, and Vegas Drive and the Freeway which are these two boundry streets.

Mayor Briare: Any other questions or comments? (No response).
Cast your votes. Motion is approved.

Motion carried by the following vote:
Commissioners Woofter, Lurie, Leavitt,
Christensen voting aye; Mayor Briare
voting no.

Z-95-73
RICHARD NORRIS
Approved

Mr. Saylor: This involves a P-R Zone on Eastern Avenue. It had been restricted to one office use only because of the very limited amount of parking. He did submit a parking layout in connection with the adjoining lot to us at the last meeting, however the parking had not been specifically laid out on it. We could not evaluate it. Since that time we have. We find that there are 11 useable spaces, and we feel that that is adequate. We feel that in many cases along Eastern that the joint use of the parking really increases the availability. We would recommend approval.

Commissioner Lurie: Move for approval.

Motion carried by the following vote:
Commissioners Woofter, Lurie, Leavitt,
Christensen, and Mayor Briare voting aye;
noes, none.

AGENDA

City of Las Vegas

December 14, 1977

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

Page 3

PHONE 386-6011

CITY COMMISSION - REGULAR MEETING - MINUTES - DEC 14, 77		Commission Action	Department Action
age 12	II COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT DON J. SAYLOR, AIP, DIRECTOR THE ITEMS LISTED BELOW, WHERE APPROPRIATE, HAVE BEEN REVIEWED BY THE VARIOUS CITY DEPARTMENTS INCLUDING SANITARY SEWER, STORM DRAINAGE, TRAFFIC ENGINEERING, PUBLIC SERVICES, FIRE AND BUILDING, AND THEIR COMMENTS AND/OR RECOMMENDATIONS AND REQUIREMENTS INCORPORATED INTO THE ACTION. A. <u>ABEYANCE ITEM - ZONE CHANGE - Z-125-77 - E. F. LIED (LIED MOTOR CAR COMPANY)</u> Property located at the southwest corner of Vegas Drive and Torrey Pines Drive. From: R-1 (Single Family Residence) To: C-1 (Limited Commercial) Planning Commission unanimously recommends DENIAL because they did not feel the introduction of C-1 zoning into this residential area would be proper at this time. PROTESTS: 2 B. <u>ABEYANCE ITEM - REVIEW OF CONDITION - Z-95-73 RICHARD NORRIS</u> Review of condition to allow more than one business operation on property located at 1329 S. Eastern Avenue, P-R zone. Planning Commission recommends denial. C. <u>VACATION - VAC-17-77 - RUTH COHEN, ET AL</u> Petition to vacate a portion of Meade Avenue between Sheridan Street and Rigel Avenue. Planning Commission unanimously recommends APPROVAL. SET DATE FOR PUBLIC HEARING.	Approved subject to conditions Woofter Mayor Briare voted "no" Approved Lurie - unanimous Items C, D and E Set Public Hearing for 1/4/78 (time certain to be determined by Resolution not yet adopted)	Clerk to notify Director authorized to proceed Clerk to notify Director authorized to proceed C/A to prepare Notices

Z-123-77
Continued

Motion carried by the following vote:
Commissioners Woofter, Lurie, Leavitt,
Christensen voting aye; noes none.
Mayor Briare excused.

See Page 35 of these minutes - Annotated Agenda

ZONE CHANGE

Z-125-77
E.F. LIED
Abeyance

Mr. Saylor: This is out in the Northwest part of the City. The white area is all County area. All of the other area in the immediate vicinity is vacant at the present time. (Referring to the map). This parcel is in the process of being annexed to the City. This is the County, and this is the Rainbow Freeway. Mr. Lied owns these six parcels. They are zoned in part R-1 with a strip of R-3. It is requested a change of zoning from R-1 to C-1. This is for this parcel here. (Referring to the map). There is no immediate plans for developing. I think it was indicated that if he wanted the commercial at this point in time to forestall the possibility; that if he waited until the property was already developed, and applied for it then he would very likely encounter a protest factor. The Planning Commission, and Staff both felt that rather than coming in, and asking for a piece of commercial right in the middle, without any indication of the overall development of the entire piece that it would be premature to take that action. The Planning Commission has recommended denial on that basis. There were two protests.

Mr. Andy Skurski: I represent the applicant. Mr. Saylor was right in saying that we are trying to come in before hand before we get in to too many complications later on. We are in the stages now to start doing some developing in the area on the property that is around the perimeter of the property. The developing of that property is on its way.

Commissioner Christensen: How big a piece is that Mr. Saylor?

Mr. Saylor: Ten acres.

Commissioner Christensen: How does this fit with the general plan?

Mr. Saylor: I would have to say in the absence of any other commercial in this immediate area that it fits. Our only question is, how does it fit in the proposed development of all of this vacant land? At this point in time they have indicated that they have no idea how they are going to develop this.

Commissioner Christensen: Well I can see some virtue in what they are asking for. Once you get people living there then they are against. It doesn't make much difference what, they are against. Maybe we have required in the past that a sign be placed on that piece of ground saying this is commercial property. So that these people can't come along, and say "well I didn't know that was commercial, because when I bought my house, because there was nothing built there, and therefore it is unfair to make it commercial." It seems to be kind of a Mexican standoff.

Z-125-77
Continued

Maybe what he is suggesting here has some real merit.
At least the people that buy the property that is there know,
that there is going to be commercial on that piece of ground.

Mr. Saylor: Well we did not take a position that we should
wait until it was developed. We were suggesting that we might
be in a better position to make the evaluation if he submitted
some type of proposed development plan on the total property.
That way we could know...

Mayor Pro-Tem Lurie: How long ago was the perimeter zoned R-3?

Mr. Saylor: Around 1961 I believe.

Mayor Pro-Tem Lurie: Is this under a Resolution of Intent or
is it permanent?

Mr. Saylor: Permanent.

Commissioner Woofter: Would there be any problem of holding
this until this plan is submitted?

Mr. Skurski: Well again we are getting back to across the
street across Vegas Drive where a builder is building, and he
is selling homes in this, so the longer we have to wait the
more people will be involved. The engineer is drawing up the
plans now to start developing the area. I talked to Mr. Causey
this morning, and we have started plans.

Mayor Pro-Tem Lurie: Could we hold it until we see the plan?

Mr. Skurski: How long.

Commissioner Woofter: Until you have the plans.

Commissioner Leavitt: What is the street at the intersection?

Mr. Saylor: (Referring to the map). This is Torrey Pines, and
this is Vegas Drive, and Washington, and Jones. Torrey Pines
is a secondary.

Commissioner Leavitt: This property is located on the corner is that
correct?

Mr. Saylor: Right.

Commissioner Leavitt: There is nothing wrong with that being
commercial is there?

Mr. Saylor: I am not opposed to the zoning. My only reservation
is that I don't know what they are proposing to do with the rest
of the property.

Commissioner Leavitt: By the same token we are talking about a
corner of an intersection of a major street, and a secondary street.
You are certainly not going to put homes there.

Z-125-77
Continued

Mayor Pro-Tem Lurie: What is the time frame as far as the major streets going in? That could be 10 years away before Jones could be extended on up. Torrey Pines I don't even know where that is on the priority list.

Mr. Skurski: Well Torrey Pines has already been built through Commissioner because there are already homes on the North side...

Mayor Pro-Tem Lurie: Yes, half of it is in now.

Mr. Skurski: Well the sewer, and the water goes up to these tracts, and then goes up North in to his tracts. Then it goes up the next street that comes out to Vegas Drive, and then it goes out further to the City Limits. That is where the sewer goes, so there is going to be rapid development in the area. Now you could put a sign there, and face it down Vegas Drive, and say that this is being held for commercial, and you could put a time limit on it.

Commissioner Christensen: What is the green across the street?

Mr. Saylor: This is in the process of being annexed to the City.

Commissioner Christensen: It is a subdivision though is it not?

Mr. Saylor: I don't know whether we have the proposed plans on it as yet. That is what I would assume.

Commissioner Leavitt: Has all the right-of-way been obtained for Vegas Drive?

Mr. Saylor: I don't know.

Commissioner Leavitt: I guess you can't condition the zoning upon the dedication of right-of-way.

Mr. Saylor: Yes you can, under our Ordinance you can.

Mayor Pro-Tem Lurie: What is that County island on the North side of the street zoned?

Mr. Saylor: I don't know. I would guess it is probably zoned R-E.

Commissioner Leavitt: How much right-of-way do we need?

Mr. Saylor: It is either 100 foot, or 80 foot right-of-way. It would either be 40, or 50.

Commissioner Leavitt: I move that the application be approved upon the condition that the right-of-way be dedicated to the City for Vegas Drive, and Torrey Pines.

Mayor Pro-Tem Lurie: Any further questions?

Z-125-77
Continued

Mayor Pro-Tem Lurie: Any one in the audience protest the application?

Commissioner Woofter: I am going to vote no on the basis of the fact that I think it is premature. Based on staff and Planning Commission recommendations. I am sure that if I had the full plan in front of me that I would be voting yes. I can't set a policy in that regard on that basis.

Mr. Skurski: Well you still have control over what the plan is at a later date. Whatever we do we still have to come before this Commission.

Mayor Pro-Tem Lurie: How long would it take you to get a plan in showing us the development of the area. Actually this is sort of like the cart before the horse. We don't know exactly what you have planned there. I see the R-3, and I see the C-1 Zone in an area there that probably won't be developed for five or ten years.

Commissioner Christensen: I understand the cart before the horse, but I think we are looking here at planning, and zoning based on planning, rather than on plot plan review. This is one of the first opportunities we have had to plan the zoning in an area before it is built up, and everything is done by reaction instead of action. Here is a zoning action that is coming by action, and not reaction. We are not reacting to a protest and so forth. This is vacant land, and if we set it out on the vacant land on a planned basis going in, then everybody knows what the zoning is when they move into the area. It will eliminate this business of fooling people in thinking that it is R-E when in fact it isn't.

Mayor Pro-Tem Lurie: Well the problem you have is when people move in to the area sometimes they are mislead, and certain individuals misrepresent zoning in particular areas, and this is the question that you brought up about signing. We do have an ordinance that requires signing showing whether it is R-E, or whatever it is.

Commissioner Christensen: Well this way they can at least find out what the zoning is, and know that there is going to be commercial there. Otherwise they would look at that, and say, "well it has got to go commercial some time." A lot of people don't look that far ahead.

Mayor Pro-Tem Lurie: What were the protests?

Mr. Saylor: They were property owners at 6201, and 6220 Longway. I think they are in this County island.

Commissioner Woofter: I make a motion to hold. How long Mr. Saylor would it take you to get with Andy Skurski to do this where you could come back.

Mr. Saylor: It is completely up to them Commissioner. As soon as they present a plan.

Z-125-77
Continued

Commissioner Woofert: Can you do that in two weeks, or thirty days? O.K. Thirty days.

Mayor Pro-Tem Lurie: We will now vote to hold.
Cast your votes. That motion failed.

Motion failed by the following vote:
Commissioners Woolter, and Leavitt
voting aye; Commissioners Lurie and
Christensen voting no. Mayor Briare
excused.

Mayor Pro-Tem Lurie: Now we will vote on the motion that Commissioner Leavitt made. Cast your votes. That motion fails also.

Motion failed by the following vote:
Commissioners Lurie and Christensen
voting aye; Commissioners Woofter, and
Leavitt voting no. Mayor Briare excused.

Mayor Pro-Tem Lurie: Then this item will be held to be back on the 14th when we have a full board.

Commissioner Leavitt: One of the reasons Commissioner Woofster wanted it held is so that he could have some kind of an idea of the development of the area. Do you think you could have that by the 14th?

Mr. Skurski: I can't answer that right now.

Commissioner Leavitt: Well it might be to your advantage to have it.

COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT

DON J. SAYLOR, AIP, DIRECTOR

See Pages 12 thru 14 of these minutes - Annotated Agenda

Z-125-77

E.F. LIED

Approved

Subject

to

Conditions

Mr. Saylor: This is a request for C-1 Zoning. They had not submitted any development plans. They are not anywhere ready to develop, and are not indicating so. The request was to ask for C-1 Zoning before the area did get developed. There is development taking place in here, but this is all vacant. (Referring to the map). There were two protests from this County island who were protesting on the fact that they didn't want commercial in the area.

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Z-125-77
Continued

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Mr. Saylor: Either an interchange or a grade separation at Washington, and the Freeway, and Vegas Drive and the Freeway which are these two boundry streets.

Mayor Briare: Any other questions or comments? (No response).
Cast your votes. Motion is approved.

Motion carried by the following vote:
Commissioners Woofter, Lurie, Leavitt,
Christensen voting aye; Mayor Briare
voting no.

Z-95-73
RICHARD NORRIS
Approved

Mr. Saylor: This involves a P-R Zone on Eastern Avenue. It had been restricted to one office use only because of the very limited amount of parking. He did submit a parking layout in connection with the adjoining lot to us at the last meeting, however the parking had not been specifically laid out on it. We could not evaluate it. Since that time we have. We find that there are 11 useable spaces, and we feel that that is adequate. We feel that in many cases along Eastern that the joint use of the parking really increases the availability. We would recommend approval.

Commissioner Lurie: Move for approval.

Motion carried by the following vote:
Commissioners Woofter, Lurie, Leavitt,
Christensen, and Mayor Briare voting aye;
noes, none.

**CERTIFIED
RETURN RECEIPT REQUESTED**

January 18, 1978

Leid Motor Car Co.
7 Westgate Builders
3965 W. Charleston Blvd.
Las Vegas, Nevada

ASSESSORS PARCEL NO. 1A-21-02

Your application for zoning (2-125-77) has been approved subject to certain conditions, as indicated in the annotated agenda dated December 14, 1977.

The requirement for right of way is for 40 feet of right of way for Torrey Pines and Vegas Drive plus a 20 foot radius corner.

A Grant Deed has been prepared which will dedicate the additional right of way to the City of Las Vegas. Please sign the enclosed original Grant Deed in the presence of a notary and return in the envelope provided. The copy of the deed is for your records.

If you have any questions, please contact Nancy Woods in the Right of Way Section, 386-6341.

WILLIAM J. FURVIS, P.E.
City Engineer

WJP/NW/jb
attachm.

RECEIVED
JAN 18 1978
PLANNING AND
DEVELOPMENT

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, Ordinance No. 1014 provides for an intention of rezoning in the public interest; and

WHEREAS, the Board of City Commissioners feels it appropriate and in the best interest of the public health, safety, welfare, and convenience and an intention to rezone be indicated so long as 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 Board of Commissioners of the City of Las Vegas, Nevada, at a regular meeting thereof held on the 14th day of December, 1977, 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 thereto.

Z-125-77

From R-1 to C-1

Legally described as the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 26, Township 20 South, Range 60 East, MDB&M.

SUBJECT TO:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Submittal of a plot plan for review and approval by the Board of Commissioners.
3. Redesign of the overall development plan to eliminate the residential frontage on Torrey Pines across from the proposed commercial.
4. Dedication of right-of-way for Vegas Drive and Torrey Pines.
5. Installation of half-street improvements (pavement, curb and gutter, sidewalk and street lighting) on Torrey Pines and Vegas Drive frontages.
6. 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.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash

Z-125-77 (cont)

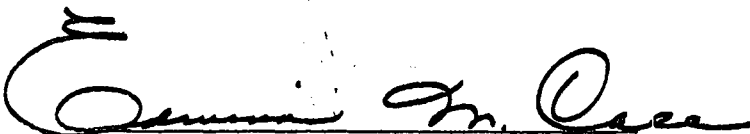
areas shall be screened from view from the abutting streets.

9. Conformance to code requirements and design standards of all City departments.

PASSED, ADOPTED AND APPROVED this 14th day of
December, 1977.


WILLIAM H. BRIARE, Mayor

ATTEST:


EDWINA M. COLE, City Clerk

23. Z-125-77

DENIED

Application of E.F. LIED (LIED MOTOR CAR COMPANY) for reclassification of property legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 26, Township 20 South, Range 60 East, MDB&M and generally located at the southwest corner of Vegas Drive and Torrey Pines Drive, from R-1 (Single Family Residence) to C-1 (Limited Commercial).

MR. BROWN presented the staff report and indicated the property in question in the middle of an R-1 area with R-E to the west and R-1 and R-E to the northeast. Torrey Pines goes through the center. Staff feels this is a little premature to request this kind of zoning at this time and would like to see an overall plan of the area inasmuch as the applicant owns most of the land. In view of the many outstanding circumstances, staff would recommend denial.

CHAIRMAN PARKER declared the public hearing open.

ANDY SKURSKI, appeared representing the applicant. He stated the north end of the parcel is Washington. He said the brown which appeared on the area map is R-3. He added they wanted to come in before the area built up because people would complain about the rezoning, and they felt it was a good time to come in for it. It is just commercial on a major corner.

MR. TIBERTI asked if there was a plan for the parcel.

MR. SKUSKI said they wanted to get the zoning, then would start building the apartments and will not build a shopping center just yet.

MR. TIBERTI asked about the apartments across the street.

MR. SKURSKI said it was in the County, they just wanted some C-1.

MR. TIBERTI asked if it was the intention to improve the 10 acres.

MR. SKURSKI said yes, there would be R-1, R-3 and commercial. There are homes being built off from Vegas Drive and Jones.

MR. MILLER said 10 acres is very deep zoning into the R-1.

CHAIRMAN PARKER asked those present in opposition to stand. Three persons were present in protest.

PAUL TIFT, 6201 Old Trail, was present in protest.

ROBERT BODAK, 6220 Long Valley, was present in protest.

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

MR. JONES made a Motion for DENIAL of Z-125-77 because the Board did not feel the introduction of C-1 zoning into this residential area would be proper at this time.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel.
"NOES" None.

Motion for DENIAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission November 30, 1977 at 9:00 A.M.

24. Z-5-74

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by RONCO MEDIA to allow a sign 14' x 48' double faced, two post structure, approximately 40 ft. high, on property generally located on the southeast corner of property along the downtown expressway approximately 800 ft. from Rancho Road off-ramp, C-M zone.

MR. BROWN presented the staff report and stated the reason for this being before the Commission was because it was not included in the original plot plan. It is a permitted use and does conform to the zoning regulations. Staff recommends approval.

STEVE REIGER stated this is a 300' sign and there is an 800' sign just west of it.

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review of Z-5-74, subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel.
"NOES" None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on November 23, 1977 at 9:00 A.M.

25. Z-1-66

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by GEORGE F. KALB CONSTRUCTION to allow a restaurant on property generally located on the southeast corner of Shadow Lane and West Charleston Boulevard, under Resolution of Intent to C-1.

MR. BROWN presented the staff report and indicated the north half of the lot is C-1. The applicant is wanting to put restaurant in that location. He complies with all of the requirements of the City and staff would recommend approval.

MIKE COREY, General Manager for Wendy's Old Fashioned Hamburgers, was present.

MR. TIBERTI made a Motion for APPROVAL of the Plot Plan Review, under Z-1-66, subject to the following conditions:

January 18, 1978

TO: CITY ATTORNEY	FROM: <i>Rich</i> RICHARD L. WILLIAMS, SENIOR PLANNER COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: REQUEST FOR RESOLUTION OF INTENT CC APPROVED: DECEMBER 14, 1977	COPIES TO: ✓Z-125-77 CITY MANAGER REQ. FOR ROI CHRONO ASSESSOR DON J. BROWN J. HERBERT

Please prepare a Resolution of Intent to rezone the following property:

Z-125-77

From R-1 to C-1

Legally described as the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 26, Township 20 South, Range 60 East, MDB&M.

SUBJECT TO:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Submittal of a plot plan for review and approval by the Board of Commissioners.
3. Redesign of the overall development plan to eliminate the residential frontage on Torrey Pines across from the proposed commercial.
4. Dedication of right-of-way for Vegas Drive and Torrey Pines.
5. Installation of half-street improvements (pavement, curb and gutter, sidewalk and street lighting) on Torrey Pines and Vegas Drive frontages.
6. 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.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash

TO: CITY ATTORNEY
RE: REQUEST FOR RESOLUTION OF INTENT

DECEMBER 27, 1977
PAGE TWO

Z-125-77 (cont)

areas shall be screened from view from the abutting streets.

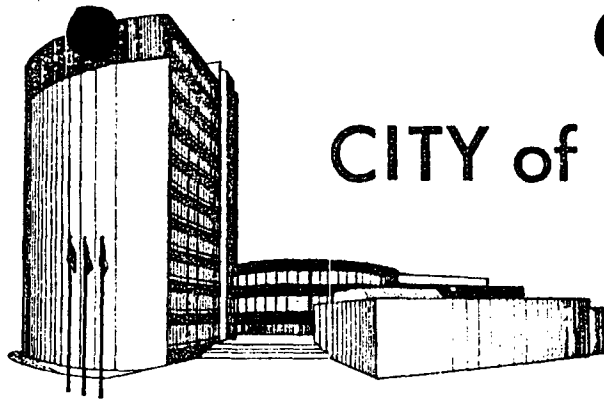
9. Conformance to code requirements and design standards of all City departments.

RLW:rw

MAYOR BILL BRIARE

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

CITY ATTORNEY
MIKE SLOAN, III



CITY of LAS VEGAS

January 9, 1978

Mr. E. F. Lied
3965 W. Charleston Boulevard
Las Vegas, Nevada 89102

Re: Z-125-77
Rezoning of Property

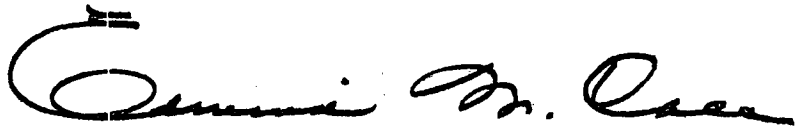
At a regular meeting held on December 14, 1977, the Board of City Commissioners APPROVED your request for reclassification of property located at the southwest corner of Vegas Drive and Torrey Pines Drive from R-1 to C-1, subject to the following conditions:

1. Subject to a Resolution of Intent.
2. Submittal of a plot plan for review and approval by the Board of Commissioners.
3. Redesign of the over-all development plan to eliminate the residential frontage on Torrey Pines across from the proposed commercial.
4. Dedication of right-of-way for Vegas Drive and Torrey Pines.
5. Installation of half-street improvements (pavement, curb and gutter, sidewalk and street lighting) on Torrey Pines and Vegas Drive frontages.
6. 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 alndscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. 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.

Mr. E. F. Lied
January 9, 1978
Page Two.

Re: Z-125-77

8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Conformance to code requirements and design standards of all City departments.


EDWINA M. COLE, CMC
CITY CLERK

/dmk

cc: Dept. of Community Planning & Development
Department of Public Services
Department of Fire Services
Division of Building & Safety

AGENDA

City of Las Vegas

December 14, 1977

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 3

ITEM

Commission Action

Department Action

II COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT DON J. SAYLOR, AIP, DIRECTOR

THE ITEMS LISTED BELOW, WHERE APPROPRIATE, HAVE BEEN REVIEWED BY THE VARIOUS CITY DEPARTMENTS INCLUDING SANITARY SEWER, STORM DRAINAGE, TRAFFIC ENGINEERING, PUBLIC SERVICES, FIRE AND BUILDING, AND THEIR COMMENTS AND/OR RECOMMENDATIONS AND REQUIREMENTS INCORPORATED INTO THE ACTION.

A. ABEYANCE ITEM - ZONE CHANGE - Z-125-77 - E. F. LIED (LIED MOTOR CAR COMPANY)

Property located at the southwest corner of Vegas Drive and Torrey Pines Drive.
From: R-1 (Single Family Residence)
To: C-1 (Limited Commercial)

Planning Commission unanimously recommends DENIAL because they did not feel the introduction of C-1 zoning into this residential area would be proper at this time.

PROTESTS: 2

B. ABEYANCE ITEM - REVIEW OF CONDITION - Z-95-73 RICHARD NORRIS

Review of condition to allow more than one business operation on property located at 1329 S. Eastern Avenue, P-R zone.

Planning Commission recommends denial.

C. VACATION - VAC-17-77 - RUTH COHEN, ET AL

Petition to vacate a portion of Meade Avenue between Sheridan Street and Rigel Avenue.

Planning Commission unanimously recommends APPROVAL.

SET DATE FOR PUBLIC HEARING.

Approved
subject to
conditions
Woofert
Mayor Briare
voted "no"

Clerk to notify
Director authorized
to proceed

Approved
Lurie - unanimous

Clerk to notify
Director authorized
to proceed

Items C, D and E
Set Public Hearing
for 1/4/78
(time certain to be
determined by
Resolution not yet
adopted)

C/A to prepare
Notices

12-15-77

CITY CLERK

DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

CONDITIONS OF APPROVAL
Z-125-77

1. Subject to a Resolution of Intent.
2. Submittal of a plot plan for review and approval by the Commission.
3. Redesign of the overall development plan to eliminate the residential frontage on Torrey Pines across from the proposed commercial.
4. Dedication of right-of-way for Vegas Drive and Torrey Pines.
5. Installation of half-street improvements (pavement, curb and gutter, sidewalk and street lighting) on Torrey Pines and Vegas Drive frontages.
6. Landscaping and a permanent underground sprinkler systems 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.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Conformance to code requirements and design standards of all City departments.

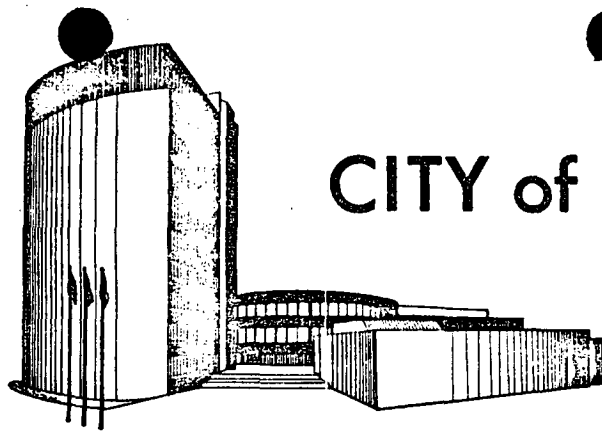
DJS:kt

MAYOR BILL BRIARE

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

CITY ATTORNEY
MIKE SLOAN, III

CITY MANAGER
WILLIAM E. ADAMS, P.E.



CITY of LAS VEGAS

December 9, 1977

Mr. E. F. Lied
3965 W. Charleston Boulevard
Las Vegas, Nevada 89102

Re: Z-125-77

Dear Mr. Lied:

You were previously notified that your item would be before the City Commission at their meeting scheduled for December 14, 1977, at 7:00 P.M.

This is to advise you that the time of the December 14, 1977, meeting has been changed to 9:00 A.M.

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

kt

AGENDA

City of Las Vegas

November 30, 1977

Page 9

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

II COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT CONTINUED

Item "H" continued . . .

maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Conformance to code requirements and design standards of all City departments.

PROTESTS: 0

I. ZONE CHANGE - Z-125-77 - E. F. LIED (LIED MOTOR CAR COMPANY)

Property located at the southwest corner of Vegas Drive and Torrey Pines Drive.

From: R-1 (Single Family Residence)

To: C-1 (Limited Commercial)

Planning Commission unanimously recommends DENIAL because they did not feel the introduction of C-1 zoning into this residential area would be proper at this time.

PROTESTS: 2

J. ZONE CHANGE - Z-126-77 - H. S. SERVICE CORP.

Property generally located 300 ft. east of Lorenzi Boulevard between Washington Avenue and Silverstream Avenue.

From: R-E (Residence Estates) - Under ROI to R-3.

To: R-PD 6 - Residential Planned Development
Proposed Use: Medium density planned development.

Planning Commission unanimously recommends APPROVAL.

PROTESTS: 0

Page 8

Page 8

Abeyance
Woofter

(Commissioners
Woofter and
Leavitt voted
"yes" for
abeyance.
Commissioners
Lurie and
Christensen
voted "no"
for abeyance)

12/14/77
Agenda

Approved
as recommended
by
Planning
Commission
Lurie - unanimous

(Commissioner
Leavitt did not
note - temporarily
absent)

Clerk
to notify

Staff
to proceed

Item "G" continued . . .

This is located in the general area of Valley Hospital and immediately south and abutting property that was recently rezoned for Valley Hospital to allow offices and parking. The hospital also indicated that there may be a V.A. Out-Patient Clinic as part of their development. This application is made by the present property owner; however, after the zoning is approved, Valley Hospital plans to acquire the property and have indicated that they will use it for parking purposes.

There was one protest from Mr. Pete Barbutti, however, he is located north of the property previously zoned for Valley Hospital and thus, quite removed from this particular parcel. This parcel abuts the Focus facility in part.

The Planning Commission recommends approval.

H. ZONE CHANGE - Z-124-77 - ROBERT P. & MARY W. PELTON

Property generally located at the northeast corner of Searles Avenue and Eastern Avenue from R-4 to C-2.

This property is presently zoned R-4 for high density apartments. The proposal is to make it commercial. You will remember that a request for R-4 zoning in this immediate area recently met with very strong protests; consequently, it would appear to be to everyone's advantage for this to go commercial instead of remaining in the R-4 classification.

The Planning Commission recommends approval and there were no protests.

I. ZONE CHANGE - Z-125-77 - E. F. LIED (LIED MOTOR CAR COMPANY)

Property located at the southwest corner of Vegas Drive and Torrey Pines Drive from R-1 to C-1.

This is a small part of an 80 acre parcel owned by Mr. Lied. There is very little development in this general area. The applicant indicated that he wanted the C-1 at this time to avoid the possibility of encountering a protest factor if he waited until the area was built up and then made the application.

The Planning Commission felt that it would be premature to zone this parcel commercial in the absence of any type of overall development plan for the entire acreage and consequently recommended denial. There were two protests.

J. ZONE CHANGE - Z-126-77 - H. S. SERVICE CORPORATION

and Property generally located 300 ft. east of Lorenzi Boulevard between Washington Avenue and Silverstream Avenue from R-E (under ROI to R-3) to R-PD 6. Proposed Use: Medium density planned development.

November 16, 1977

Mr. E. F. Lied
3965 W. Charleston Boulevard
Las Vegas, Nevada 89102

Re: Z-125-77 ✓

Dear Mr. Lied:

Your request for reclassification of property located at the southwest corner of Vegas Drive and Torrey Pines Drive from R-1 to C-1, was considered by the City Planning Commission on November 10, 1977.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of DENIAL because they did not feel the introduction of C-1 zoning into this residential area would be proper at this time.

This item will be heard by the Board of City Commissioners on November 30, 1977, at 9:00 A.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission has requested that you or your representative be present at this meeting.

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

cc: City Clerk

INTER-OFFICE MEMORANDUM

October 27, 1977

TO:

DON J. SAYLOR, A.I.P., DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

FROM:

George Judd
GEORGE JUDD, FIRE MARSHAL
DEPARTMENT OF FIRE SERVICES

SUBJECT:

ZONE CHANGE Z-125-77
E.F. LIED (LIED MOTOR CAR CO.)
SOUTHWEST CORNER OF VEGAS DR. & TORREY PINES DR.
C-1

COPIES TO:

1. Any construction to conform to Building and Fire Codes.

GJ/nc



INTER-OFFICE MEMORANDUM

NOVEMBER 2, 1977

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

Z-125-77
E. F. Lied
(Lied Motor Car Co.)
SW Corner Vegas Dr. & Torrey Pines

COPIES TO:

Your memorandum of October 21, 1977 requested comments from the Public Services Department on the application for Reclassification of property located on the southwest corner of Vegas Drive and Torrey Pines Dr.

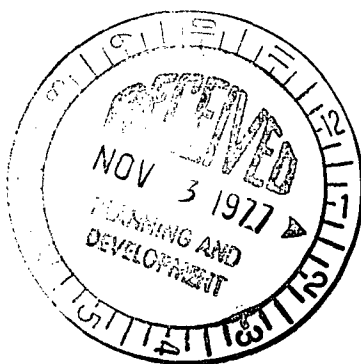
It will be required that the applicant:

- 1) install half-street improvements (pavement, curb and gutter, sidewalk and street lighting) on Torrey Pines Dr. and Vegas Drive frontages.
- 2) dedicate 40' of right-of-way for Torrey Pines and 40' of right-of-way for Vegas Dr. with a minimum 20' radius corner.

There is no dedicated right-of-way to this property. How do they propose to get to it?

Robert D. Weber
ROBERT D. WEBER, PE & RLS

RDW/JSH/s



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

October 21, 1977

Date

TO: PUBLIC SERVICES, ADMIN. DIVISION
DEPT. OF FIRE SERVICESFROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENTSUBJECT: ZONE CHANGE - Z-125-77
E. F. LIED (LIED MOTOR CAR CO.)

COPIES TO:

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

Property generally located at the southwest corner of Vegas Drive and Torrey Pines Drive.

From: R-1 To: C-1.

NOVEMBER 10, 1977

CITY PLANNING COMMISSION MEETING: _____

Your remarks regarding this application prior to NOVEMBER 4, 1977 will be greatly appreciated.

Plot Plan Attached: Yes _____
No _____

DJS:kt

cc: Traffic Engineer (copy of plot plan on file in Public Services)

October 26, 1977

NOTICE OF PUBLIC HEARING

NOVEMBER 10, 1977

Notice is hereby given that on November 10, 1977, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-125-77 E. F. LIED (LIED MOTOR CAR COMPANY) FOR RECLASSIFICATION
OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF VEGAS
DRIVE AND TORREY PINES DRIVE.

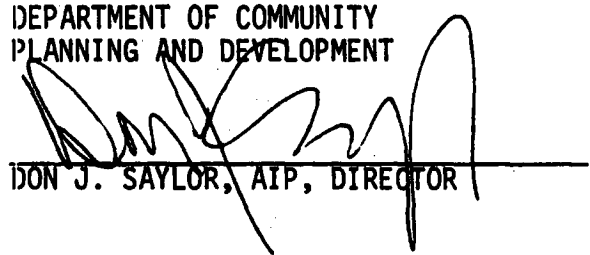
FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

THE ABOVE PROPERTY LEGALLY DESCRIBED AS A PORTION OF THE NORTHEAST
QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST
QUARTER (NW $\frac{1}{4}$) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
MDB&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


DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

(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.

NOTICE OF PUBLIC HEARING

Nov. 10, 1977

10-26-77

Notice is hereby given that on Nov. 10, 1977 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

(LIED Motor Car Co.)

Z-125-77 E. F. LIED FOR RECLASSIFICATION OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF VEGAS DRIVE AND TORREY PINES DRIVE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE:

THE ABOVE PROPERTY LEGALLY DESCRIBED AS A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 60 EAST, ~~MDM~~ MDBM

(A complete, detailed legal description is on file in the Department of C. P. & D.)

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

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

CHECKED:

DON J. SAYLOR, AIP, DIRECTOR

SMITH _____ (date)

BROWN, D.J. do 10-20-77

CLEMMER 10/20/77

BROWN, D.W. 6/10/77

SAYLOR _____

(THIS FILE MUST BE RETURNED TO TIGHE BY 10-21-77).

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

CITY PLANNING COMMISSION -- CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

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

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

NE 1/4 NE 1/4 NW 1/4 Section 26 T-20-S R-60-E M.D.M. City of Las Vegas, Clark County, Nevada

THE SOUTH WEST CORNER VEGAS DR & DORREY
PIKES DRIVE

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

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

SIGNATURE OF OWNER(S) OF RECORD: MAILING ADDRESS: TELEPHONE NUMBER:

LIED MOTOR CAR CO.

3965 W. Charleston Blvd, Las Vegas, NV 89102 878-4077

By E. F. Lied

Subscribed and sworn to before me this 17th day of October, 1977.

Deborah J. Haley
Notary Public in and for said County and State



Notary Public-State of Nevada
CLARK COUNTY
Deborah J. Haley
My Commission Expires May 2, 1978
(Seal)

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

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

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

Filing Fee \$ 200.00

Received by: Richard J. Williams

Receipt No.: 299444

Case No. 7-125-77

Date: 10/17/77

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

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

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION OF PROPERTY:

1. Three (3) copies.
2. Minimum size - 17 x 11 inches.
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

VISUAL ENVIRONMENTAL STATEMENT:

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

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

CONFIDENTIAL

1. [Illegible text]

2. [Illegible text]

3. [Illegible text]

4. [Illegible text]

5. [Illegible text]

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100. [Illegible text]