

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0128-77

APN 162-03-514-036

Location W of Maryland btw Jessica & Norman

Applicant Marvin Strusser

Subject

Reclassification of property legally
described as Lot 35, Block 10, Huntridge
Subdivision Tract #2.



FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS

APPROVALS

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FILE NO. _____

November 7, 1977

NOTICE OF PUBLIC HEARING

NOVEMBER 22, 1977

Notice is hereby given that on November 22, 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-128-77 MARVIN STRUSSER FOR RECLASSIFICATION OF PROPERTY LOCATED
ON THE WEST SIDE OF MARYLAND PARKWAY BETWEEN JESSICA
AVENUE AND NORMAN AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE) UNDER RESOLUTION
OF INTENT TO P-R (PROFESSIONAL OFFICES AND
PARKING)

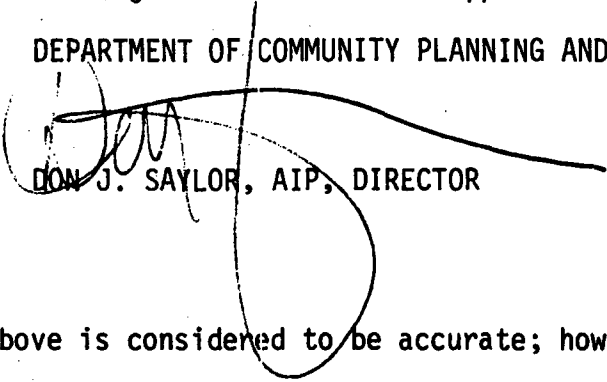
TO: C-D (DESIGNED COMMERCIAL)

PROPOSED USE: ANTIQUE SHOP

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT 35, BLOCK
10, HUNTRIDGE SUBDIVISION #2.

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:bjl

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

November 7, 1977

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ON THE WEST SIDE OF MARYLAND PARKWAY BETWEEN JESSICA
AVENUE AND NORMAN AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE) UNDER RESOLUTION
OF INTENT TO P-R (PROFESSIONAL OFFICES AND
PARKING)

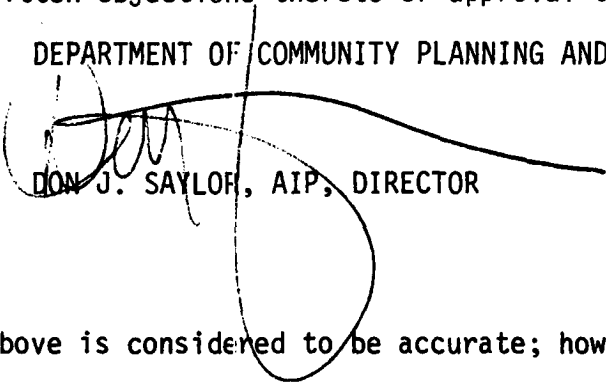
TO: C-D (DESIGNED COMMERCIAL)

PROPOSED USE: ANTIQUE SHOP

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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:bjl

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

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

November 4, 1977

Date

TO: PUBLIC SERVICES, ADMIN. DIVISION
DEPT. OF FIRE SERVICESFROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENTSUBJECT: ZONING - Z-128-77
MARVIN STRUSSER

COPIES TO:

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

located on the west side of Maryland Parkway between Jessica Avenue and Norman Avenue

FROM: R-1 (Single Family Residence) Under Resolution of Intent to P-R (Professional Offices and Parking)

TO: C-D (Designed Commercial)

Proposed Use: Antique Shop

The above property is legally described as Lot 35, Block 10, Huntridge Subdivision #2

CITY PLANNING COMMISSION MEETING: November 22, 1977

Your remarks regarding this application prior to November 14, 1977 will be greatly appreciated.

Plot Plan Attached: Yes XXXX
No

DJS:kt

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

NOTICE OF PUBLIC HEARING

NOVEMBER 22, 1977

November 7, 1977

Notice is hereby given that on Nov. 22, 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-128-77 · MARVIN STRUSSER FOR RECLASSIFICATION OF PROPERTY LOCATED ON THE WEST SIDE OF MARYLAND PARKWAY BETWEEN JESSICA AVENUE AND NORMAN AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE) Under RESOLUTION OF INTENT to P-R (PROFESSIONAL OFFICES AND PARKING).

TO: C-D DESIGNED COMMERCIAL

PROPOSED USE:

Antique Shop

THE ABOVE PROPERTY LEGALLY DESCRIBED AS LOT 35, BLOCK 10, HUNTRIDGE SUBDIVISION #2.

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

SAYLOR (date)

BROWN, D.J. VAC.
CLEMMER 11/4/77
BROWN, D.W. 11/4/77
SAYLOR OK 11-4-77

(THIS FILE MUST BE RETURNED TO TIGHE BY Nov. 3).

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

SEND LETTER COPIES
AND APPROX 1200 MARYLAND PKWY 285
PASQUALE 385-0700

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 herein-after described, hereby presents his application requesting that certain property be reclassified from the 21 R-1 to R-1 Use District to a CO 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.

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

Lot 35 Block 10 of Huntley Subdivision #2

THE WEST SIDE OF MARYLAND PK WY BETWEEN
JESSICA AVE AND NORMAN AVE

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

SS:

COUNTY OF CLARK)

(I, We) MARVIN STRUSSER 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:

PASQUALE 385-0700
ZIP CODE: 89109 PHONE NO. 735-6226

[Signature]
[Signature]

3564 Maryland Pkwy

309 L.V. Blvd So

89109 735-6226

89101-382-6508

Subscribed and sworn to before me this 6th day of October, 1977.

[Signature]
Notary Public in and for said County and State



KATHLEEN MOOR
Notary Public—State of Nevada
COUNTY OF CLARK
My Commission Expires Apr. 5, 1981

(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

Received by: [Signature]

Receipt No.: 299475

Case No. 2-128-77

Date: 10/22/77

PASQUALE - 1200 Maryland Parkway

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. ^{five}~~Three~~ (3) copies.
2. Minimum size - 18 X 24 inches
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, turnaround 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.

Date: _____

ZONING APPLICATION REPORT

FILE NUMBER: _____

LEGAL DESCRIPTION: _____

OWNER AND ADDRESS: _____

DEVELOPER: _____

GENERAL LOCATION: _____

ARCHITECT: _____

CONTRACTOR: _____

EXISTING ZONING: _____

REQUESTED ZONING: _____

EXISTING USE(S) ON PROPERTY: _____

PROPOSED USE(S): _____

PROPOSED DEVELOPMENT INFORMATION (WHERE APPLICABLE):

BLDG. ELEVATIONS SUBMITTED: _____

AESTHETICALLY ACCEPTABLE: _____

TRASH ENCLOSURE: _____

UTILITY FACILITIES SCREENED: _____

BLDG. HEIGHT: _____

NUMBER OF STORIES: _____

NUMBER OF UNITS: _____

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

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

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

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

REQUIRED SETBACKS PROVIDED: _____

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

FLOOD CONTROL CHANNEL SETBACKS: YES _____ NO _____

OTHER REQUIREMENTS: _____

EXISTING GENERALIZED LAND USE IN SURROUNDING AREA: _____

USE(S) IN CONSONANCE WITH GENERAL PLAN: _____

GENERAL COMMENTS: _____

June 13, 1979

Mr. Marvin Strusser, ET AL
3564 Maryland Parkway
Las Vegas, Nevada 89109

Re: Z-128-77

Dear Mr. Strusser:

A recent inspection of the property located at 1206 Maryland Parkway indicated that the required landscaping is not being properly maintained.

One of the conditions in granting this rezoning in 1977 was that the landscaping be maintained in a satisfactory manner or the rezoning will be revoked.

Please comply with all of the conditions of rezoning and thus retain the zoning granted in December, 1977.

Sincerely yours,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

DON W. BROWN
Supervisor of Zoning

DWB:gtr

Z-128-77

Z-128-77

L. described as Lot 35, Block 10, Huntridge
Subdivision #2.

SUBJECT TO:

1. 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.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan to reflect the above conditions.
5. Conformance to code requirements and design standards of all City departments.

Z-129-77

From R-E to P-R and C-1

Legally described as:

From R-E to P-R

The South 145.00 feet of the North 289.71 feet of Lot 2, as measured along the Easterly line, Ellis Estates, except that certain spandrel area conveyed to the City of Las Vegas.

From R-E to C-1

The North 144.71 feet of Lot 2, as measured along the Easterly line, Ellis Estates, except that certain spandrel area conveyed to the City of Las Vegas.

SUBJECT TO:

1. 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.
2. Installation of concrete sidewalk on Shadow Lane frontage as required by the Department of Public Services.
3. Installation of one (1) 100-watt, high pressure sodium street light on Shadow Lane as required by the Department of Public Services.
4. Parking plan to be approved by the Traffic Engineer prior to issuance of a building permit.

Z-127-77
Continued

Mayor Briare: Is the applicant present? (No response).
Any comments or questions?

Commissioner Lurie: This is taking the zoning down, and
raising the density from R-3?

Mr. Saylor: It is R-2, going to R-3.

Mayor Briare: Any other comments, or questions? (No response).
Does the Commission wish to take action on this application?

Commissioner Christensen: I will move for approval.

Mayor Briare: Cast your votes. Motion is approved.

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

2-128-77

ZONE CHANGE
Z-128-77
MARVIN
STRUSSER

Mr. Saylor: This property is located on Maryland Parkway, in
an area where we have allowed some P-R, and some C-D. It
is owned by Mr. Strusser. I think you will agree he has
done a very attractive job with the property. This is to be
of a like nature, the same architectural theme etc.
This is the plot plan of the building which opens up to the
back area for additional parking. Planning Commission
recommends approval. There were no protests.

Mayor Briare: Is the applicant present?

Commissioner Lurie: I move we follow the recommendations
of the Planning Commission, subject to the conditions.

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

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

ZONE CHANGE
Z-130-77
WESTGATE
BUILDERS

Mr. Saylor: This involves the Northwest corner of Arville, and
Sahara. You will notice that it has been developed that way.
This has single family homes backing up to the property.
The Planning Commission recommends approval subject to the
conditions.

Mayor Briare: Any questions or comments?

Commissioner Leavitt: I move we follow the recommendations.

Mayor Briare: Cast your votes. Motion is approved, the application
is allowed.

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

CHAIRMAN PARKER announced this item would be heard by the City Commission December 21, 1977 at 9:00 AM.

5. Z-128-77

APPROVED

Application of MARVIN STRUSSER for reclassification of property legally described as Lot 35, Block 10, Huntridge Subdivision #2 and located on the west side of Maryland Parkway between Jessica Avenue and Norman Avenue, from R-1 (Single Family Residence) under Resolution of Intent to P-R (Professional Offices and Parking) to C-D (Designed Commercial).
Proposed Use: Antique Shop

MR. BROWN presented the staff report and said the lot in question was just to the east of the park on Maryland Parkway, just south of Charleston. There is an R-1 area to the east, C-D on both sides of the street and there is also P-R. He added the request was in keeping with the development of the area. Staff would recommend approval and also the Beautification Committee has recommended there is an attractive siding on the building to the south and that it would be nice if this lot was developed in the same manner.

CHAIRMAN PARKER declared the public hearing open.

PASQUALE NORAD, 1200 Maryland Parkway, said development would be very similar to his. It will be a separate building and a separate use.

MR. GUTHRIE asked if there was joint parking.

MR. NORAD said it was common parking and there would be 14 spaces available for use.

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

MR. GUTHRIE made a Motion for APPROVAL of Z-128-77, subject to the following conditions:

1. 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.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan to reflect the above conditions.
5. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, 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 December 21, 1977 at 9:00 AM.

6. Z-129-77

APPROVED AS
AMENDED

Application of JOHN D. VINESSA & ROSE V. BORLA for reclassification of property legally described as the North 289.71 feet as measured along the Easterly line of Lot 2, Ellis Estates, except that certain Spandrel area conveyed to the City of Las Vegas and generally located at the southeast corner of West Charleston Boulevard and Shadow Lane, from R-E (Residence Estate) to C-1 (Limited Commercial).

Proposed Use: Wendy's Hamburger Restaurant

MR. BROWN presented the staff report and stated the north half of the lot in question was recommended for C-1. This is the south half. If developed with the north half, the plat plan is the same as was submitted at the last meeting. Staff would recommend approval in view of past actions, and would further recommend there be a block wall on the west and south, and the west curb cut to be placed within the north 140' so as to protect the houses directly across the street.

CHAIRMAN PARKER declared the public hearing open.

MIKE COREY, General Manager of Wendy's said they were applying for the back half for additional parking and development of office buildings in the future.

MRS. COLEMAN said P-R would take care of that.

MR. TIBERTI said future development would require a plot plan.

MR. SAYLOR said there were two or three alternatives on this. If they are proposing offices, the Commission could recommend the application be amended to P-R or if it was C-1, they could have the plot plan approval. He added that Mr. Brown had recommended a wall and there would be no access further south into the commercial area.

MR. BROWN said further requirements were a concrete sidewalk on Shadow and a street light.

DR. PARKER asked if the applicant objected.

MR. COREY said they have no objections to the conditions as recommended.

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

MR. TIBERTI made a Motion for APPROVAL of Z-129-77, subject to the following conditions:

1. Application be amended to P-R zoning.
2. 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.
3. Installation of concrete sidewalk on Shadow Lane frontage as required by the Department of Public Services.

INTER-OFFICE MEMORANDUM

January 9, 1978

TO:

CITY ATTORNEY

FROM:

~~RLW~~ RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION
CC APPROVED: DECEMBER 21, 1977

COPIES TO:

Z-128-77 CHRONO
CITY MANAGER REQ. FOR ORD. J. HERBERT
ASSESSOR DON J. BROWN **db**

Please prepare an Ordinance to rezone the following property:

Z-128-77

From R-1 to C-D

Legally described as Lot 35, Block 10, Huntridge
Subdivision #2.

SUBJECT TO:

1. 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.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan to reflect the above conditions.
5. Conformance to code requirements and design standards of all City departments.

RLW:rw

December 28,,1977

MARVIN STRUSSER, ET AL
3564 Maryland Parkway
Las Vegas, Nevada 89109

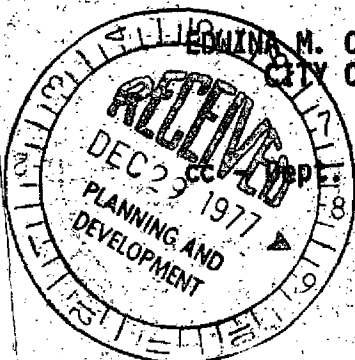
✓ Re: Z-128-77

The Board of City Commissioners, at a regular meeting held December 21, 1977, APPROVED your request for reclassification of property located on the West side of Maryland Parkway, between Jessica Ave. and Norman Ave., from R-1 (under ROI to P-R) to C-D, as recommended by the Planning Commission; subject to the following conditions:

1. 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.
2. Submittal of a Landscaping Plan prior to or at the same time application is made for a Building Permit, License or prior to occupancy.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Conformance to the Plot Plan to reflect the above conditions.
5. Conformance to Code requirements and Design Standards of all City departments.

EDWINA M. COLE, CMC
CITY CLERK

Director of Community Planning & Development



AGENDA

City of Las Vegas

December 21, 1977

Page 4

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 "B" continued . . .

See Page 3

See Page 3

3. 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.
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.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.

PROTESTS: 0

C. ZONE CHANGE - Z-128-77 - MARVIN STRUSSER

Property located on the west side of Maryland Parkway between Jessica Avenue and Norman Avenue.

From: R-1 (Single Family Residence - under ROI to P-R)

To: C-D (Designed Commercial)

Proposed Use: Antique shop.

Approved as
recommended by
Planning
Commission
Lurie - unanimous

Clerk to notify
Director
authorized
to proceed

Planning Commission unanimously recommends
APPROVAL subject to the following conditions:

1. 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.

AGENDA

City of Las Vegas

December 21, 1977

Page 5

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 "C" continued . . .

See Page 4

See Page 4

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

PROTESTS: 0

D. ZONE CHANGE - Z-130-77 - WESTGATE BUILDERS

Property generally located at the northwest corner of Sahara Avenue and Arville Street.

From: R-1 (Single Family Residence)

To: C-1 (Limited Commercial)

Proposed Use: Wendy's Hamburger Restaurant.

Approved as
recommended by
Planning
Commission
Leavitt - unanimous

Clerk to notify
Director
authorized
to proceed

Planning Commission recommends APPROVAL
(5-yes, 1-no vote) subject to the following
conditions:

1. Installation of concrete sidewalk on Sahara Avenue frontage; installation of curb and gutter, sidewalk and half-street paving on Arville Street frontage and construction of a valley gutter at Arville and Sahara as required by the Department of Public Services.
2. Dedication of a 25 ft. radius corner plus a total of 40 ft. of right-of-way for Arville Street as required by the Department of Public Services.
3. Approval of a parcel map.
4. Approved fire hydrant and water main to be provided as required by the Department of Fire Services.

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

December 16, 1977

Date

TO: MAYOR AND BOARD OF CITY COMMISSIONERS

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

SUBJECT:

AGENDA ITEMS - CITY COMMISSION
MEETING - DECEMBER 21, 1977

COPIES TO:

A. ZONE CHANGE - Z-118-77 - GARY J. DAVIS

Property generally located on the south side of Bonanza Road between Page Street and Nellis Boulevard from R-E to C-1.

This area is relatively undeveloped on both sides of Bonanza. The General Plan does recommend commercial in the vicinity of Lamb and Bonanza, both of which are primary major streets and also in the vicinity of Nellis and Bonanza; however, this property is located approximately midway between the two. It becomes a question of whether or not we want to start a process of extending commercial zoning all along Bonanza or attempt to somewhat concentrate it at the major street intersections. It would appear that this request is somewhat premature and that no definition of a land use pattern has emerged yet in this particular area.

The Planning Commission recommends denial. There was one protest.

B. ZONE CHANGE - Z-127-77 - ROBERT D. & RUBY F. HAYDEN

Property located on the south side of Owens Avenue between Marion Drive and Nellis, from R-2 to R-3. Proposed Use: Four-unit apartment.

This is located in the area wherein we had recent discussions relative to the keeping of horses versus the utilization of the property for rental units. I believe the conclusion was pretty much in agreement among the property owners to the effect that the people that wanted to have horses did not object to apartments and the people who wanted apartments did not object to others keeping horses. We have allowed some R-3 zoning in the immediate area.

The Planning Commission recommends approval. There were no protests.

C. ZONE CHANGE - Z-128-77 - MARVIN STRUSSER

Property located on the west side of Maryland Parkway between Jessica Avenue and Norman Avenue from R-1 (under ROI to P-R) to C-D. Proposed Use: Antique Shop.

This is in keeping with the pattern that has been established on Maryland Parkway. Mr. Strusser already has a very attractive building immediately adjacent to this property. This particular use is for an antique shop and the architecture would be in harmony with the existing building.

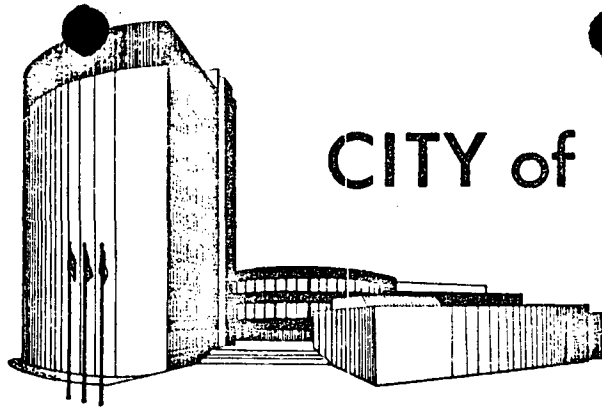
The Planning Commission recommends approval. There were no protests.

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

November 23, 1977

Mr. Marvin Strusser, et al
3564 Maryland Parkway
Las Vegas, Nevada 89109

Re: Z-128-77 ✓

Dear Mr. Strusser:

Your request for reclassification of property located on the west side of Maryland Parkway between Jessica Avenue and Norman Avenue from R-1 (under ROI to P-R) to C-D, was considered by the City Planning Commission on November 22, 1977.

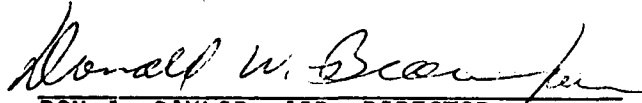
The Commission voted to refer this item to the Board of City Commissioners with a recommendation of APPROVAL subject to the following conditions:

1. 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.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan to reflect the above conditions.
5. Conformance to code requirements and design standards of all City departments.

This item will be heard by the Board of City Commissioners on December 21, 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,

COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

cc: City Clerk
Pasquale, 1200 Maryland Parkway

INTER-OFFICE MEMORANDUM

November 8, 1977

TO:

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

FROM:

George Judd
GEORGE JUDD, FIRE MARSHAL
DEPARTMENT OF FIRE SERVICES

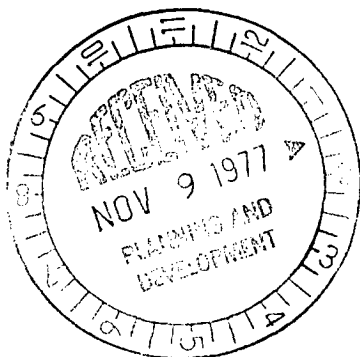
SUBJECT:

Z-128-77
MARVIN STRUSSER
WEST SIDE OF MARYLAND PARKWAY, BETWEEN
JESSICA AVE. & NORMAN AVE.
C-1, ANTIQUE SHOP

COPIES TO:

To conform to Building and Fire Codes, as they pertain to the use of the Building.

GJ/nc



INTER-OFFICE MEMORANDUM

November 10, 1977

TO:

Community Development

FROM:

Field Operations Engineer

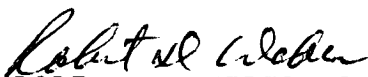
SUBJECT:

Z-128-77
Marvin Strusser
Maryland Pkwy. between Jessica
and Norman

COPIES TO:

Your memorandum of November 4, 1977 requested comments from the Public Services Department on the application for Reclassification of property located on the west side of Maryland Parkway between Jessica Ave. and Norman Ave.

All of the required offsite improvements have been installed adjacent to this property, therefore there are no further requirements from this office except for those to be furnished by the Building and Safety Division.



ROBERT D. WEBER, PE & RLS

RDW/JSH/s

