

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0130-77

APN 162-06-402-007

Location NW of Sahara & Arville

Applicant Westgate Builders

Subject

Reclassification of property legally
described as a portion of the South 300' of
the East 165' of the SW 1/4 of Section 6,
Township 21 South, Range 61 East, MDB&M,
excepting therefrom that part falling within
the boundary of Fairacres Tract Unit No. 1.



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-130-77 WESTGATE BUILDERS FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED AT THE NORTHWEST CORNER OF SAHARA
AVENUE AND ARVILLE STREET.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

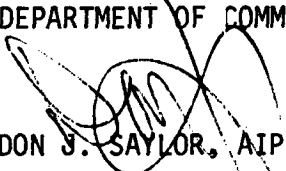
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: WENDY'S HAMBURGER RESTAURANT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF
THE SOUTH 300 FT. OF THE EAST 165 FT. OF THE SOUTHWEST
QUARTER (SW $\frac{1}{4}$) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE
61 EAST, M.D.B.&M., EXCEPTING THEREFROM THAT PART
FALLING WITHIN THE BOUNDARY OF FAIRACRES TRACT UNIT NO. 1.

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:bj1

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

LICENSE INSPECTION LOG

LOCATION 4400 W. SAHARA

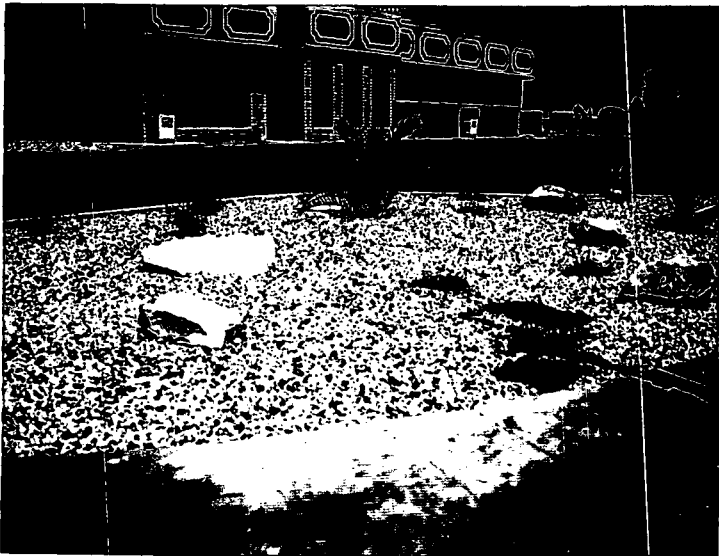
CASE NO. 2-130-77

TENTATIVE LICENSE ISSUED ON 7-7-78

FIELD INSPECTION LOG

DATE/BY

7/18/78 All Conditions Met. Issue final
Approval.



On 7-18-78, the conditions of approval have been met.

APPROVED BY Don Berman

FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS

APPROVALS

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FILE NO. _____

Ord. #934-234

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

Z-130-77

From R-1 to C-1

Legally described as the East 155.00 feet of the South 325.00 feet of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 6, Township 21 South, Range 61 East, MDB&M.

SUBJECT TO:

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.
5. 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.
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 the plot plan to reflect the above conditions.
9. Conformance to code requirements and design standards of all City departments.

Ord. #934-234

Pg. 13

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.

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.

Z-130-77

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.

April 19, 1978

State of Nevada
Department of Highways
District No. One
P.O. Box 170
Las Vegas, Nevada 89101

Attention John S. Winlow

Re: FAU-589, Sahara Avenue
F-589-CL-002.373
Wendy's Hamburgers
Beautification License

Dear Mr. Winlow:

Regarding your letter of March 22, 1978, pertaining to the Wendy's hamburger development on the Northwest corner of Arville Street and Sahara Avenue, we find that the plan you submitted for the landscaping of the State Highway Right-of-Way between the sidewalk and the property line is according to our approved landscaping plan and, therefore, completely acceptable.

If you have any further questions, please advise.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

ROBERT C. CLEMER
Principal Planner

RCC:rw

Attachment



ADDRESS ALL COMMUNICATIONS TO
GRANT BASTIAN
STATE HIGHWAY ENGINEER

STATE OF NEVADA
DEPARTMENT OF HIGHWAYS

DISTRICT No. One
P.O. Box 170 - Las Vegas, NV 89101

March 22, 1978

DIRECTORS
MIKE O'CALLAGHAN, GOVERNOR, CHAIRMAN
ROBERT LIST, ATTORNEY GENERAL
WILSON MCGOWAN, STATE CONTROLLER

IN REPLY REFER TO

FAU-539, Sahara Avenue
F-589-CL-002.373
Wendy's Hamburgers
Beautification License

Mr. Don Saylor, Planning Director
City of Las Vegas
400 East Stewart Avenue
Las Vegas, NV 89101

Attention: Mr. Bob Clemmer

Dear Mr. Saylor:

We have a request from Wendy's Hamburgers for use of property between the back of existing sidewalk and the right-of-way line for the purpose of landscaping and beautification of their development at 4400 West Sahara Avenue.

If this request is approved, the development would present a pleasing appearance without a barren gap between their property line and the existing roadway. Attached is a copy of their landscaping plans depicting the highway facility and the area they wish to landscape. We hope this information will enable you to review this request and give your approval or disapproval along with any comments you wish to apply.

If I can be of further assistance, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "John S. Winlow".

John S. Winlow
Right-of-Way Agent

JSW:ra
Enclosure

cc: Carson City R/W

INTER-OFFICE MEMORANDUM

January 18, 1978

TO:

CITY ATTORNEY

FROM:

✓ RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION
CC APPROVED: DECEMBER 21, 1977

COPIES TO:

✓ Z-130-77 CHRONO
CITY MANAGER REQ. FOR ORD.
ASSESSOR DON J. BROWN
J. HERBERT

Please prepare an Ordinance to rezone the following property:

Z-130-77

From R-1 to C-1

Legally described as the East 155.00 feet of the South 325.00 feet of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 6, Township 21 South, Range 61 East, MDB&M.

SUBJECT TO:

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.
5. 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.
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.

continued

TO: CITY ATTORNEY
RE: REQUEST FOR ORDINANCE PREPARATION

JANUARY 18, 1978
PAGE TWO

- Z-130-77 (cont.)
8. Conformance to the plot plan to reflect the above conditions.
 9. Conformance to code requirements and design standards of all City departments.

RLW:rw

4. Installation of one (1) 100-watt, high pressure sodium street light on Shadow Lane as required by the Department of Public Services.
5. Parking plan to be approved by the Traffic Engineer prior to issuance of a building permit.
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 the plot plan to reflect the above conditions.
9. 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 14, 1977 at 7:00 PM.

Application of WESTGATE BUILDERS for reclassification of property legally described as a portion of the south 300 ft. of the east 165 ft. of the Southwest Quarter (SW $\frac{1}{4}$) of Section 6, Township 21 South, Range 61 East, MDB&M, excepting therefrom that part falling within the boundary of Fairacres Tract Unit No. 1 and 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

MR. BROWN presented the staff report and said most of the area was zoned R-1. On the north side of Sahara there is an area zoned C-1 undeveloped with R-3 and R-1. There is C-1 directly across the street and C-1 further west on Sahara. Directly to the east on Arville is a single family detached subdivision with a block wall on Sahara and Arville.

CHAIRMAN PARKER declared the public hearing open.

MRS. COLEMAN asked what the depth of the parcel in question was.

MR. COREY replied it was 250' deep.

MRS. COLEMAN questioned rezoning to 250' in depth and also expressed her concern regarding the rest of the undeveloped property.

JIM HEBERT, 3008 Burton, said he was acquainted with the property and they proposed to put in commercial and they were proposing commercial 250' in depth on the north side of Sahara and R-1 behind that which will be submitted at a future date.

MR. SWESSEL asked who Westgate Builders is.

7. Z-130-77
 APPROVED

MR. HEBERT said it was owned by Ernie Lied.

MR. TIBERTI said he was concerned with the lighting on the corner affecting the homes directly to the east on Arville.

MR. COREY said they had only overhang lights and that the only direct light is in front of the building on a sign which is 25' high and that their hours would be from 10:00 A.M. to 10:00 P.M.

MRS. COLEMAN asked when Westgate would come in with a complete plan.

MR. HEBERT said it was on the drawing board and would come in shortly.

MRS. COLEMAN said she did not want to see apartments.

MR. HEBERT said in this case, apartments were not on the agenda, it is commercial.

MR. JONES asked why the lot in question rather than the Decatur corner.

MR. HEBERT replied the Decatur corner was not available at this time.

MR. BROWN said there were no protests on record and read Public Services requirements.

MR. COREY said they had no objections to the staff recommendations.

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-130-77, 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 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.
5. 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.
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 the plot plan to reflect the above conditions.
9. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Tiberti, Mr. Guthrie and Mr. Jones.
"NOES" Mr. Swessel.

Motion for APPROVAL carried by a majority vote.

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

8. Z-132-77
APPROVED

Application of MARJORIE M. HIESTAND for reclassification of property legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 31, Township 20 South, Range 62 East, MDB&M and generally located on the north side of Stewart Avenue between Lamb Boulevard and Century Drive, from R-E (Residence Estates) to R-3 (Limited Multiple Residence).

Proposed Use: Four-Plex Development

MR. BROWN presented the staff report and stated that a mobile home park was adjacent to the west with a little R-E strip in between the Mormon Church to the west and the mobile home park. Staff feels that with the development along this area, if this is developed, it would not be inconsistent and would recommend approval. Public Services does have conditions plus the normal conditions.

CHAIRMAN PARKER declared the public hearing open.

MR. TIBERTI asked what was the size of the parcel.

MR. SAYLOR said it was about 5 acres.

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-131-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve month time limit.
2. Installation of concrete sidewalk on Stewart Avenue frontage as required by the Department of Public Services.
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 permanently 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. Submission and approval of a plot plan by the Planning Commission prior to development of this property.
6. All mechanical equipment, air conditioners and

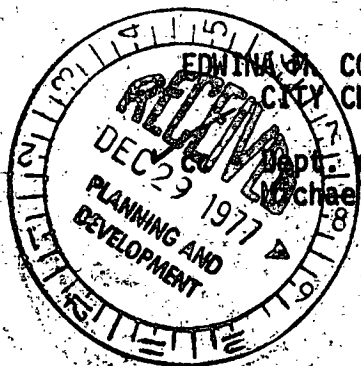
December 28, 1977

Ms. Christina M. Hixson
WESTGATE BUILDERS OF NEVADA
3965 W. Charleston Blvd.
Las Vegas, Nevada 89102

✓ Re: Z-130-77

The Board of City Commissioners, at a regular meeting held December 21, 1977, APPROVED your request for reclassification of property located at the Northwest corner of Sahara Avenue and Arville Street, from R-1 to C-1, as recommended by the Planning Commission; 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.
5. 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.
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 the Plot Plan to reflect the above conditions.
9. Conformance to Code Requirements and Design Standards of all City departments.



EDWIN A. COLE, CMC
CITY CLERK

Dept. of Community Planning & Development
Michael Kourie, Wendy's of Las Vegas, 4780 Maryland Parkway

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.

AGENDA

City of Las Vegas

December 21, 1977

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

Page 6

ITEM

Commission Action

Department Action

II COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT CONTINUED

Item "D" continued . . .

See Page 5

See Page 5

5. 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.
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 the plot plan to reflect the above conditions.
9. Conformance to code requirements and design standards of all City departments.

PROTESTS: 0

E. ZONE CHANGE - Z-131-77 - MARJORIE M. HIESTAND

Property generally located on the north side of Stewart Avenue between Lamb Boulevard and Century Drive.

From: R-E (Residence Estates)
To: R-3 (Limited Multiple Residence)
Proposed Use: Four-plex development

Approved as
recommended by
Planning
Commission
Leavitt - unanimous

Clerk to notify
Director
authorized
to proceed

Planning Commission unanimously recommends
APPROVAL subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve month time limit.
2. Installation of concrete sidewalk on Stewart Avenue frontage as required by the Department of Public Services.

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

Property generally located at the northwest corner of Sahara Avenue and Arville Street from R-1 to C-1. Proposed Use: Wendy's Hamburger Restaurant.

The two corners on the south side of Sahara are zoned and developed for commercial purposes. The northwest corner has residential property backing up to it.

The Planning Commission recommends approval. There were no protests.

E. ZONE CHANGE - Z-131-77 - MARJORIE M. HIESTAND

Property generally located on the north side of Stewart Avenue between Lamb Boulevard and Century Drive from R-E to R-3. Proposed Use: Four-plex development.

There is a small mobile home park in close proximity to this property on the north side of Stewart and also a LDS Church. On the south side there is R-3 zoning.

The Planning Commission recommends approval. There was one protest.

F. ZONE CHANGE - Z-132-77 - NICK PANDELIS

Property generally located on the south side of St. Louis Avenue between Fairfield Avenue and Commerce Street from R-4 to C-2. Proposed Use: 32 efficiency apartments.

This is a request to allow efficiency apartments with parking being provided on the basis of 1 to 1. The applicant proposes 32 units with 32 parking spaces.

The Planning Commission recommends approval. There was one protest.

G. ZONE CHANGE - Z-133-77 - CHARLESTON HEIGHTS DEVELOPMENT

Property extending north from Cheyenne Avenue to a point 1,014 feet north of Gowan Road between Tenaya Way and the proposed Rainbow Freeway from N-U to R-1, R-4, R-PD 18 and C-1.

This property was just annexed to the City. You will remember, Mr. Becker had a like application in the same location but on the east side of the freeway which was recently denied. That particular application met with a strong protest from the property owners to the east which does have some R-E development. This property is located west of the freeway, therefore, the freeway provides a physical separation from the protestants to the east. There were, however, a few protests from property owners to the west. The nearest house I believe is at least one-quarter mile away from this property. The area is predominately undeveloped.

The Planning Commission recommended denial by means of an affirmative motion which failed to carry.

Not for the particular purpose of espousing Mr. Becker's application, but to describe to you an overall problem, I would like to point out that we are rapidly running out of land which is zoned for urban development. I am sure you are all acquainted with the fact that whenever an application is made to go to an urban

November 25, 1977

Ms. Christina M. Hixson
Westgate Builders of Nevada
3965 W. Charleston Blvd.
Las Vegas, Nevada 89102

Re: Z-130-77 ✓

Dear Ms. Hixson:

Your request for reclassification of property generally located at the northwest corner of Sahara Avenue and Arville Street from R-1 to C-1, 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. 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.
5. 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.
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 the plot plan to reflect the above conditions.
9. Conformance to code requirements and design standards of all City departments.

Westgate Builders of Nevada
Re: Z-130-77

Page #
November 25, 1977

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,

**DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT**

DON J. SAYLOR, AYP, DIRECTOR

DJS:kt

cc: City Clerk

Michael Kourie, Wendy's of Las Vegas, 4780 Maryland Parkway

INTER-OFFICE MEMORANDUM

November 14, 1977

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

Z-130-77
Westgate Builders
NW Cor. Sahara & Arville

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 northwest corner of Sahara Ave. and Arville St.

It will be required that the applicant:

- 1) install concrete sidewalk on Sahara Ave. frontage; install curb and gutter, sidewalk and half-street paving on Arville St. frontage and construct a valley gutter at Arville and Sahara.
- 2) dedicate a 25' radius corner plus a total of 40' of right-of-way for Arville St.
- 3) a parcel map should be filed to subdivide this property from whole.

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

RDW/JSH/s



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

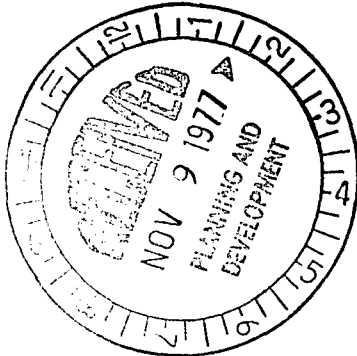
SUBJECT:

ZONING Z-130-77
WESTGATE BUILDERS
NORTHWEST CORNER OF SAHARA & ARVILLE ST.
"WENDY'S HAMBURGER RESTAURANT, C-1"

COPIES TO:

To conform to Building and Fire Codes. Approved fire hydrant and water main to be provided.

GJ/nc



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-130-77
WESTGATE BUILDERS

COPIES TO:

This is concerning a request for reclassification on the following described 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

The above property is legally described as: a portion of the South 300 ft. of the east 165 ft. of the Southwest Quarter (SW₁) of Section 6, Township 21 South, Range 61 East, N.D.B.&M., excepting therefrom that part falling within the boundary of Fairacres Tract Unit No. 1.

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)

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-130-77 WESTGATE BUILDERS FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED AT THE NORTHWEST CORNER OF SAHARA
AVENUE AND ARVILLE STREET.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

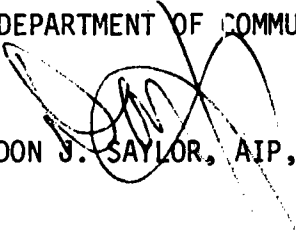
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: WENDY'S HAMBURGER RESTAURANT

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF
THE SOUTH 300 FT. OF THE EAST 165 FT. OF THE SOUTHWEST
QUARTER (SW $\frac{1}{4}$) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE
61 EAST, M.D.B.&M., EXCEPTING THEREFROM THAT PART
FALLING WITHIN THE BOUNDARY OF FAIRACRES TRACT UNIT NO. 1.

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:bj1

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

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-130-77 WESTGATE BUILDERS FOR RECLASSIFICATION OF 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

THE ABOVE PROPERTY LEGALLY DESCRIBED AS A PORTION OF THE
^{300' by the East 165'}
SOUTH HALF ~~(S $\frac{1}{2}$)~~ OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 6,
TOWNSHIP 21 SOUTH, RANGE 61 EAST, MDB&M, EXCEPTING THEREFROM
THAT PART FALLING WITHIN THE BOUNDARY OF FAIRACRES TRACT UNIT
NO. 1.

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.

CHECKED:

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

SAYLOR (date)

BROWN, D.J. VAC
CLEMMER 11/4/77
BROWN, D.W. 63 11/4/77
SAYLOR OK 11-4-77

(THIS FILE MUST BE RETURNED TO TIGHE BY Nov. 3, 1977).

(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 herein-after 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:

Portion South Half (S $\frac{1}{2}$) of the Southwest Quarter (S.W. $\frac{1}{4}$) Section 6, Township 21 South, Range 61 East, MDBM, excepting therefrom that part falling within the boundary of Fairacres Tract Unit No. 1, as shown by map thereof on file in Book 7 of Plats, page 52, in the office of County Recorder, Clark County, Nevada. Further excepting therefrom the East Thirty (30) feet, as conveyed to the City of Las Vegas for road purposes. Further excepting therefrom those portions of said land as conveyed to the State of Nevada and to the City of Las Vegas for road purposes by instruments recorder October 7, 1971, as Document #135531; October 19, 1971 as Document #135247; and June 30, 1975 as Document #459566, of official records.

A portion of Clark County, Nevada Assessors Parcel No. 3-30-01-100115-01, 165 feet on West Sahara the NW corner of Arville extending 250 feet thereon Northward, as shown on OWNER'S AFFIDAVIT SOUTHERLY 320'
Land Division map attached

THE NORTHWEST CORNER OF 3200 SAHARA AVE AND ARVILLE ST.
STATE OF NEVADA) ss:
COUNTY OF CLARK)

(I, We) Westgate Builders, a Nevada Corporation 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: ZIP CODE: PHONE NO.

Christina M. Hixson, Pres. Christina M. Hixson

E. F. Lied, Sec. 3965 W. Chas. 89102

Subscribed and sworn to before me this 27th day of October, 1977.

David F. Causey
Notary Public in and for said County and State



Notary Public - State of Nevada
CLARK COUNTY
DAVID F. CAUSEY
My Commission Expires Aug 31, 1979
(Seal)

PO Box 19336
L.V. Nev. 89119

Michael J. Kourle
General Manager



Wendy's of Las Vegas, Inc.
4780 Maryland Parkway Las Vegas, Nevada 89109
Telephone 702-736-6009

CIFICATIONS AND FURTHER INFORMATIONAL REQUIRE-
INFORMATION STATEMENT.

COMMUNITY DEVELOPMENT USE ONLY***

ing has been inspected by me and was filed
ity Planning Commission in accordance with the
1, Title XI, of the Las Vegas City Code.

Received by: [Signature]

Case No. 2-130-77

Date: 10/28/77

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. ~~Three~~⁵ (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 (5) 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, 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.