

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0130-89

APN 138-24-801-019

Location SE CORNER OF MICHAEL WAY & MARIETTA AVE

Applicant PACIFIC GROWTH DEVELOPMENT, INC

Subject

REZONING REQUEST FROM N-U TO C-1 FOR A
PROPOSED RESTAURANT AND BAR.



FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. Maree Porter & Wm. Comer, Jr., 1736 Anzio St.
2. Mr. & Mrs. Terry, 1724 Anzio St.
3. Joe Landus, 5325 Isadora Ct.
4. Mike Pochop, 1709 Anzio Street
5. Mr. & Mrs. Riemenschneider, 1725 Anzio Street
6. Timothy A. Cates, 5328 Isadora Ct.
7. David A. Guera, 5328 Jacinta Ct.
8. Steve Burr, 1408 Anzio Street
9. Theresa A. Davis, 1721 Esperanto
10. Roger Lee Bright, 1733 Anzio St.
11. Chris Manning, 1705 Esperanto
12. MR. & Mrs. James Nulsione, 1713 Esperanto St.
13. Mrs. C. Ramzy, 1700 Anzio St.
14. Randall & Susan Radar, 1745 Anzio St.
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

*13 Letters Turned In at
12-26-89 P.C. meeting*

FILE NO.: Z-130-89

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 6 DEC 89
Page 1 of 2

Requested by:

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUDDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. I. D. Code 2-130-89 Date to Be Completed Remarks

Information Needed:

1. Labels ☒ No. of Sets ☐ 12. Print Format: No Print (A) ☐Name, Address, Legal Description (G) ☒

3. Selection by Tax District (List Tax Districts needed):

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

Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr	
01A	28	1	030	010	89	6		300	49	0	045	300	50	0	003
			041			92	1				058				016
			047			93	1				061				018
	28	2	036	300	49	0	006				062				019
			053				009				081				023
010	89	1	012				012				082				025
			015				016			49	1				030
	89	5	001				019			49	2	008			033
			011				021				020	310	01	0	006

Assessor Approval Billing No.

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 6 DEC 89Page 2 of 2

Requested by:

Organization CITY OF LAS VEGASName EUGENE ROBICHAUDDepartment COMMUNITY DEVELOPMENTPhone 386-6301Ext. I. D. Code 2-130-89Date to Be Completed Remarks

Information Needed:

1. Labels ☒ XXXNo. of Sets ☐ 1Label Tape ☐

2. Print Format:

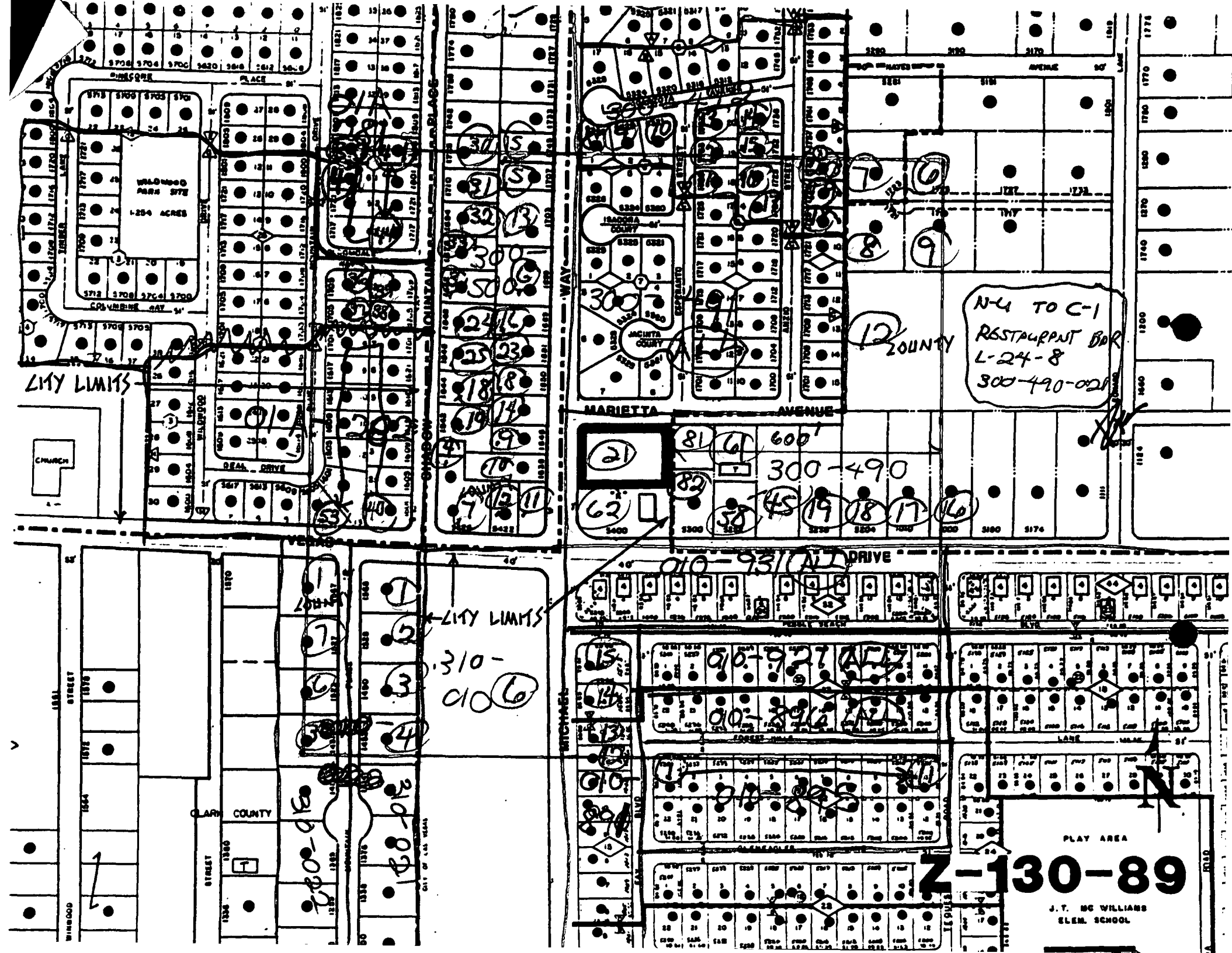
No Print (A) ☐Valuation (F) ☐Name, Address, Legal Description (G) ☒ XXX

3. Selection by Tax District (List Tax Districts Needed):

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

Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr	
310	02	1	001												
			004												
	02	2	001												
			003												
			006												
			007												
-END-															

Assessor Approval Billing No.



2-130-89 I Mr. Mrs. Terry at 1724

Anzio St Don't want the bay
there in the neighbor hood.

Mr. & Mrs. Terry

TO WHOM IT MY CONCERN
BECAUSE OF THE PROXIMITY
TO FAMILY DWELLINGS, I FEEL
IT WOULD BE INAPPROPRIATE TO
CHANGE THE ZONING TO ALLOW
A TAVERN

Joe London

5325 ISADORA COURT

89108

2-130-84

2-130-89

I Walter Pochop living at 1709
ANZIO ST. am opposed to any kind
of drinking establishment in
my neighborhood.

Walter Pochop

Dec. 26, 1989

To Whom it may Concern;

My husband and I live at 1725 Anzio St. and although we are unable to attend the meeting regarding the proposed bar on the corner of Michael Way and Vegas Drive, we are against it. This is a family neighborhood and a bar on the corner would only encourage undesirables in the area.

Thank-you.
Mr. & Mrs. Riemenschneider
1725 Anzio St.
Las Vegas, NV-89108

Z-130-89

I Mr. + Mrs Timothy A. Cates
Do not wish to have a bar
around the corner for many
reasons. One is that we
have two kids that have to
walk to school in that
direction and I don't want
to have them walking around
it because of the possibility
of the selling of drugs and
other illegal substances at the
premises. Plus the fact it
brings unwanted persons
around our neighborhood.
I don't feel it is a good
idea to have a bar this
close to our neighborhood

Timothy A Cates
5328 Isadora Ct.

2-130-89

MR & MRS DAVID A GUERRA
5328 JACINTA CT.
LAS VEGAS NV. 89108

Councilmembers
City of Las VEGAS

Dear Sir,

I am apposed TO a bar being located
at Michael Way and Marietta.

David Alan Guerra

2-13089

Dear Sir:

12/26/89

I Live AT 1708 ANZIO ST.
ONE BLOCK FROM PROPOSED SITE FOR
BAR. PLEASE DO NOT ALLOW THIS BAR TO
BE BUILT. I AM A parent SINGLE, AND A
VICTIM OF A DRUNK DRIVING ACCIDENT.
NO MORE BARS ~~PLEASE~~ PLEASE!!!

Steve Rumm

2-130-89

Dec 26, 1989

To whom it may concern:

Please understand that as a new homeowner and parent, I would not at all appreciate a bar on the corner of Marinda-Vegas drive and Michael Way.

Our children would have to walk directly by them, to and from school. This is ~~to~~ not a good thing for them to be exposed to. So many types of people go to bars, not all are bad, not all are good, but we don't want our children exposed to this plus our property value will go down.

Sincerely

Theresa A. Davis
1721 Esperanto
Las Vegas, Nev 89108

7-130-89

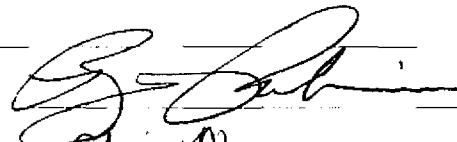
I Mrs. & Mr. Roger Lee Bight,
living at 1733 Anzio St., are
shocked that this location
is even being consider for
a bar/restaurant. I find
it to be a dangerous location
and do not want it!

Mrs. Diane Bight

2-130-89

12/26/89

With the residents of 1705 E 9th Ave
we VOTERS NOW. oppose the rezoning
proposed. We now enjoy a quite
residential neighborhood and
are concerned about the environment
at traffic created by a bar and
restaurant.


Chris Manning

2-130-89

Dec. 26, 1989

We the undersigned do oppose
the building of a bar/restaurant
on the corner of Michael Way
and Marietta. We feel it is
not compatible with our
neighborhood, and the traffic
it might create.

Mr. & Mrs. James Milione
1713 Esplanade St.
Las Vegas, Nv. 89108

2-130-88

12-2689

I am writing this in regards to building a restaurant/Bar across the way from us. I am opposed to a bar this close to the homes due to my children & others in the area. I reside at 1700 Anzio.

Thank You,
Mrs. C. Ronzy

2-130-88

To City PLANNERS

As Property owners within a 1/4 mile of the proposed BAR/RESTAURANT, we do not feel that there should be one located there. There are already several bars

{ Andy Capz: Decatur-VEGAS Drive

{ 3Kings : 1601 Decatur

{ Cooler Lounge: Decatur

Located real close to the AREA and this would only bring more crime, and more problems to the AREA. There are a lot of children in this area and we do not feel a bar should be located where children frequently go ie: the circle K

Property Owners at
1745 ANZIO LU ANZIO
RANDALL K RADER
SUSAN M. RADER

DECEMBER 15, 1989

DEC 18 1989

MAREE PORTER
WILLIAM N. COMER, JR.
1736 Anzio Street
Las Vegas, Nevada 89108

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
City Hall
400 East Stewart Avenue
Las Vegas, Nevada 89101

Dear Sirs:

In reference to "Notice of Public Hearing #Z-130-89" I want it to be known that I strongly oppose such action of allowing a developer to build a restaurant/bar so close to a housing development full of families and small children. If it were some other commercial building proposed it probably wouldn't be so widely objectionable, but a restaurant/bar is NOT the thing to be building on that particular corner!

I would also like to say that having a Public Hearing the day after Christmas is a very objectionable time to have one--most people are either away from home or so wound up in the holidays that going to a public hearing is the last thing on their agenda! I believe these meetings should be held when people are more apt to attend them so that something like this restaurant/bar is NOT slipped in without hearing the true opinions of everyone concerned!

Thank you for your attention in this matter and please mark two votes against the proposed construction on the corner of Michael Way and Marietta Avenue.

Sincerely,

Maree Porter / William Comer

Maree Porter
William N. Comer, Jr.

MP/tmn

MORAN & WEINSTOCK

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
ATTORNEYS AT LAW
630 SOUTH 4TH STREET
SUITE 400
LAS VEGAS, NEVADA 89101

Telephone (702) 384-8424

Telecopier (702) 384-6568

JOHN T. MORAN, JR.
ARNOLD WEINSTOCK
DAVID T. SPURLOCK, JR.
DALE A. HAYES
DENNIS M. LEAVITT

*Licensed in California

January 8, 1990

Mayor Ron Lurie
400 East Stewart Avenue
Las Vegas, Nevada 89101

Re: Z-130-89 Pacific Growth Development, Inc.

Dear Mr. Mayor:

In regard to the aforementioned matter, same is currently scheduled to come in front of the City Council for consideration on January 17, 1990. By this correspondence on behalf of the applicant, I would respectfully request that this matter be held in abeyance for thirty (30) days so that residents in the area could be contacted relative to the proposed project. The proposed developer Mr. Baal would like to be able to discuss with them the parameters of the project upon which we seek a zoning reclassification from N-U to C-1.

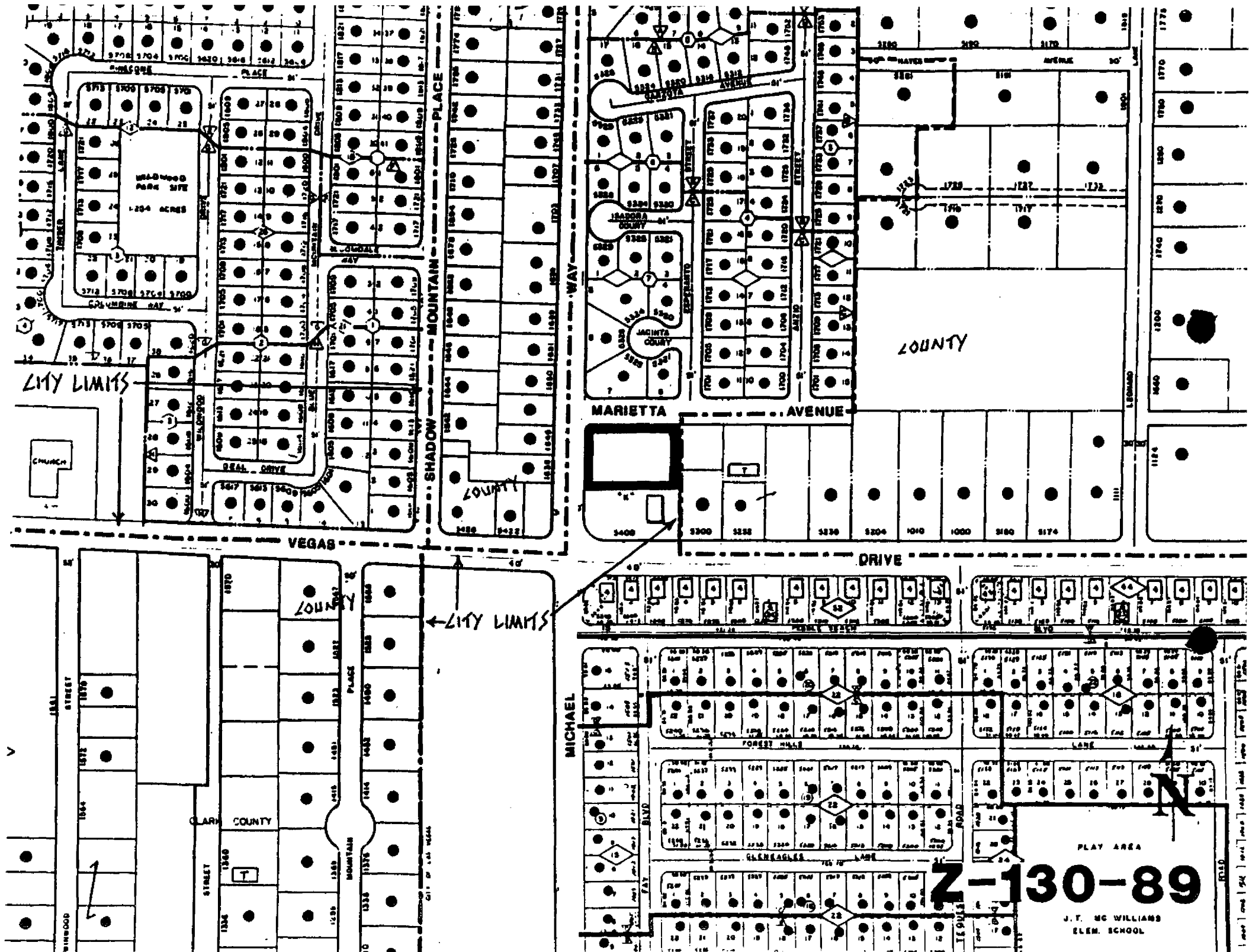
Would you be so kind as to consider this request for continuance/abeyance at the beginning of the meeting, so as not to inconvenience any of the residents who may show up to speak on this topic. I thank you for your anticipated cooperation, and any consideration you may wish to give to this proposal. I remain,

Very truly yours,

JOHN T. MORAN, JR.

JTM:rl

cc: Mr. Harold Foster, Director
Mr. John Baal



NOTICE OF PUBLIC HEARING

DECEMBER 26, 1989

Notice is hereby given that on **DECEMBER 26, 1989** at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-130-89 APPLICATION OF PACIFIC GROWTH DEVELOPMENT, INC., FOR
RECLASSIFICATION OF PROPERTY LOCATED ON THE SOUTHEAST
CORNER OF MICHAEL WAY AND MARIETTA AVENUE

FROM: N-U (NON-URBAN)

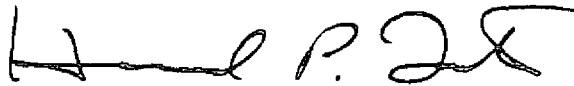
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: RESTAURANT/BAR

The above property is legally described as a portion
of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter
(SE $\frac{1}{4}$) of Section 24, Township 20 South, Range 60 East,
M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

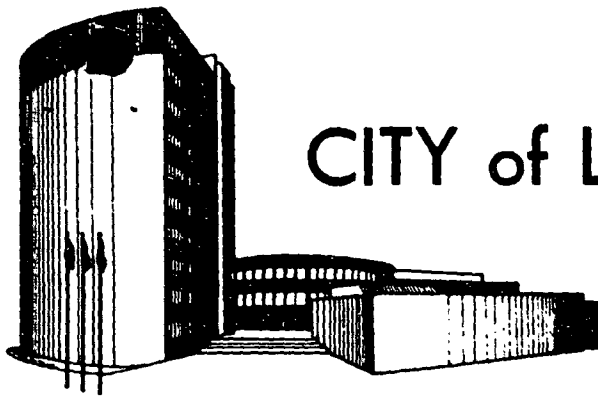
The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

February 22, 1990

Pacific Growth Development, Inc.
c/o Mr. Lee Walker
601 S. Rancho Drive, Suite D-30
Las Vegas, Nevada 89106

RE: Z-130-89 - ZONE CHANGE

Gentlemen:

The City Council at a regular meeting held February 21, 1990 DENIED the request for reclassification of property located on the southeast corner of Michael Way and Marietta Avenue, From: N-U (Non-Urban), To: C-1 (Limited Commercial), Proposed Use: Restaurant/Bar.

Sincerely,


KATHLEEN M. TIGHE
City Clerk

KMT:cmp

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

Mr. John T. Moran, Jr.
Moran and Weinstock
630 South Fourth Street, Suite 400 ,
Las Vegas, Nevada 89101



CITY COUNCIL MINUTES

MEETING OF
FEBRUARY 21, 1990

AGENDA

City of Las Vegas

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

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ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT. (CONTINUED)

G. ZONE CHANGE - PUBLIC HEARING

1. ABEYANCE ITEM - Z-130-89 - Pacific Growth Development, Inc.

Request for reclassification of property located on the southeast corner of Michael Way and Marietta Avenue.

From: N-U (Non-Urban)

To: C-1 (Limited Commercial)

Proposed Use: RESTAURANT/BAR

Planning Commission unanimously recommended DENIAL.

If approved, subject to:

1. Provide the amount of on-site parking spaces required by the Zoning Ordinance.
2. No access from Marietta Avenue shall be allowed.
3. A detailed plot plan and building elevations shall be submitted to the Planning Commission prior to development.
4. Construct a six foot high decorative wall, set back 10 feet for landscaping, along Marietta Avenue as required by the Department of Community Planning and Development.
5. Provide a minimum ten foot wide landscape planter along Michael Way as required by the Department of Community Planning and Development.

- continued -

APPROVED AGENDA ITEM

Lucy A. Burton

HIGGINSON - DENIED as recommended.
Unanimous

Clerk to Notify.

ATTY. JOHN MORAN, JR. appeared on behalf of the applicant.

COUNCILMAN HIGGINSON noted the denial recommendations and said he had provided the names of the protestants to the applicant. He said there were R-E homes with R-1 to the north and east and recommended denial.

CITY COUNCIL MINUTES

MEETING OF
FEBRUARY 21, 1990

AGENDA

City of Las Vegas

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

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ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT. (CONTINUED)

G. ZONE CHANGE - PUBLIC HEARING

DENIED - See page 56

1. ABEYANCE ITEM - Z-130-89 - Pacific Growth Development, Inc. (continued)

6. Install 24 inch box trees 25 feet on center with live plant ground cover in the 10 foot wide planter along Marietta Avenue as required by the Department of Community Planning and Development.

7. Install 24 inch box trees 40 feet on center with live plant ground cover in the planter along Michael Way as required by the Department of Community Planning and Development.

8. Redesign the driveways to be a maximum of 32 feet in width and a minimum of seven feet from any property lines as required by the Department of Public Works.

9. Construct half-street improvements on Michael Way and Marietta Avenue as required by the Department of Public Works.

10. Conformance to the plot plan as amended by the above conditions.

11. Standard conditions 1, 3-8, 11 and 12.

Staff Recommendation: DENIAL

PROTESTS: 25 (1 letter, 11 at meeting, 13 letters)

APPROVED AGENDA ITEM

Larry R. Barton

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 21, 1990

X.

G. ZONE CHANGE - PUBLIC HEARING

1. ABEYANCE ITEM - Z-130-89 - Pacific Growth Development, Inc.

This item was held in abeyance from your January 17, 1990 meeting at the request of the applicant. The request is to rezone a .96 acre parcel from N-U to C-1 for a proposed restaurant/bar containing 3,200 square feet. Elevations indicate vertical wood siding for the walls and a flat roof design.

There is a convenience store to the south in a C-1 zone and to the north is developed R-1. There is developed R-E to the east and property in the County to the west.

The plot plan indicates three foot wide landscape planters along Marietta Avenue and Michael Way and a six foot high block wall is proposed along the east property line. Access is provided from Marietta Avenue and Michael Way. There are 34 parking spaces provided where 64 are required for this use.

At the Planning Commission meeting, staff indicated that although the General Plan proposes service commercial or office uses at this location, a restaurant/bar use would not be compatible and recommended denial. The Planning Commission also felt that a bar was not compatible with the nearby residential uses and recommended denial.

There were protests to this application from adjacent residents who objected to a bar in their neighborhood and suggested that an office or retail use would be more appropriate.

Planning Commission Recommendation: DENIAL

Staff Recommendation: DENIAL

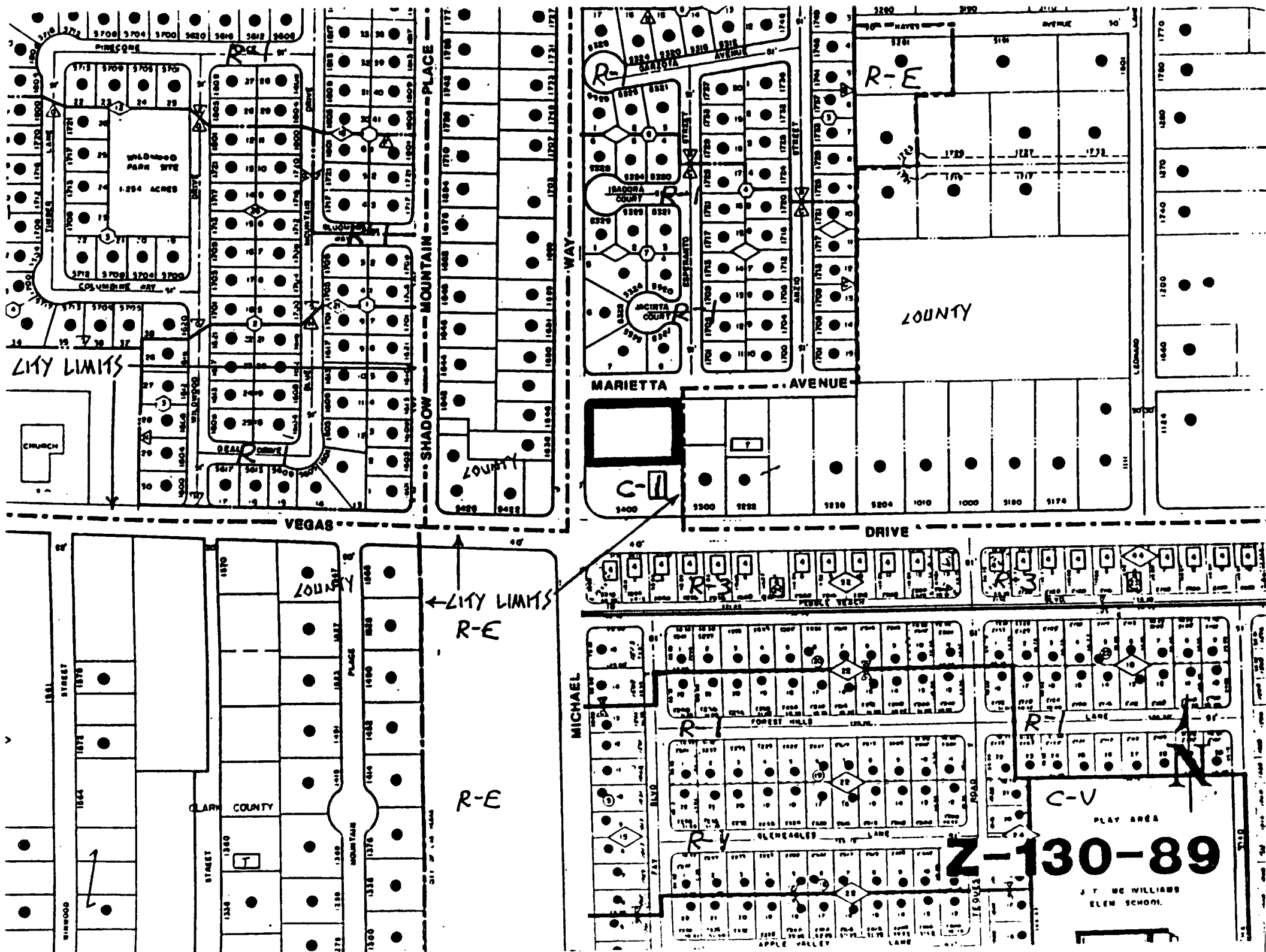
PROTESTS: 25 (1 letter, 11 at meeting, 13 letters)

SEE ATTACHED LOCATION MAP


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

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 21, 1990

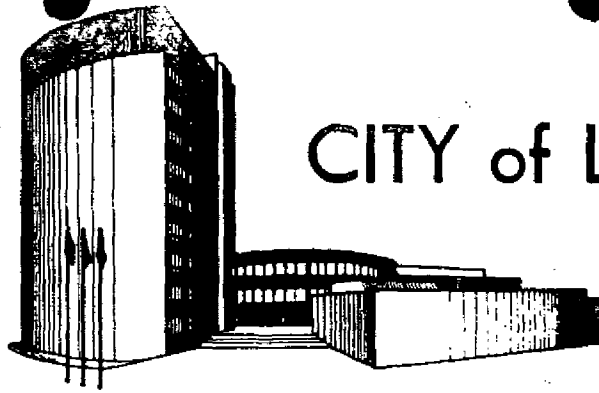
LOCATION MAP - ITEM X.G.1. - Z-130-89 - Pacific Growth Development, Inc.



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 19, 1990

Pacific Growth Development, Inc.
601 S. Rancho Drive
Las Vegas, Nevada 89106

RE: Z-130-89 - ZONE CHANGE

Gentlemen:

The City Council at a regular meeting held January 17, 1990 HELD IN ABEYANCE the request for reclassification of property located on the southeast corner of Michael Way and Marietta Avenue, From: N-U (Non-Urban), To: C-1 (Limited Commercial), Proposed Use: Restaurant/Bar. This item will be heard during the 2:00 p.m. portion of the February 21, 1990 City Council meeting. It is requested that you or your representative be in attendance at this meeting.

Sincerely,

KATHLEEN M. TIGHE
City Clerk

KMT:cmp

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



CITY COUNCIL MINUTES

MEETING OF
JANUARY 17, 1990

AGENDA

City of Las Vegas

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

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ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT. (CONTINUED)

J. ZONE CHANGE - PUBLIC HEARING

5. Z-130-89 - Pacific Growth Development, Inc.

Request for reclassification of property located on the southeast corner of Michael Way and Marietta Avenue.

From: N-U (Non-Urban)

To: C-1 (Limited Commercial)

Proposed Use: RESTAURANT/BAR

Planning Commission unanimously recommended DENIAL.

If approved, subject to:

1. The application be amended to P-R.
2. Provide the amount of on-site parking spaces required by the Zoning Ordinance.
3. No access from Marietta Avenue shall be allowed.
4. A detailed plot plan and building elevations shall be submitted to the Planning Commission prior to development.
5. Construct a six foot high decorative wall, set back 10 feet for landscaping, along Marietta Avenue as required by the Department of Community Planning and Development.
6. Provide a minimum ten foot wide landscape planter along Michael Way as required by the Department of Community Planning and Development.

- continued -

APPROVED AGENDA ITEM

Greg K. Burton

ADAMSEN - ABEYANCE until 2-21-90 as requested by the developer.
UNANIMOUS

2-21-90 Council Agenda.

Clerk to Notify.

COUNCILMAN HIGGINSON stated the developer had requested abeyance in order to meet with home owners in the area.

Four people were present in the audience regarding this item.

CITY COUNCIL MINUTES

MEETING OF
JANUARY 17, 1990**AGENDA***City of Las Vegas*CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

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ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT.
(CONTINUED)J. ZONE CHANGE - PUBLIC HEARING5. Z-130-89 - Pacific Growth
Development, Inc. (continued)

7. Install 24 inch box trees 25 feet on center with live plant ground cover in the 10 foot wide planter along Marietta Avenue as required by the Department of Community Planning and Development.
8. Install 24 inch box trees 40 feet on center with live plant ground cover in the planter along Michael Way as required by the Department of Community Planning and Development.
9. Redesign the driveways to be a maximum of 32 feet in width and a minimum of seven feet from any property lines as required by the Department of Public Works.
10. Construct half-street improvements on Michael Way and Marietta Avenue as required by the Department of Public Works.
11. Conformance to the plot plan as amended by the above conditions.
12. Standard conditions 1, 3-8, 11 and 12.

Staff Recommendation: DENIAL

PROTESTS: 25 (1 letter, 11 at
meeting, 13 letters)

ABEYANCE until 2-21-90 - see page 61.

APPROVED AGENDA ITEM



CITY COUNCIL MINUTES
MEETING OF
JANUARY 17, 1990

X.

J. ZONE CHANGE - PUBLIC HEARING

5. Z-130-89 - Pacific Growth Development, Inc.

A letter has been received from the applicant's representative requesting abeyance for 30 days (February 21 meeting). The request is to rezone a .96 acre parcel from N-U to C-1 for a proposed restaurant/bar containing 3,200 square feet. Elevations indicate vertical wood siding for the walls and a flat roof design.

There is a convenience store to the south in a C-1 zone and to the north is developed R-1. There is developed R-E to the east and property in the County to the west.

The plot plan indicates three foot wide landscape planters along Marietta Avenue and Michael Way and a six foot high block wall is proposed along the east property line. Access is provided from Marietta Avenue and Michael Way. There are 34 parking spaces provided where 64 are required for this use.

At the Planning Commission meeting, staff indicated that although the General Plan proposes service commercial or office uses at this location, a restaurant/bar use would not be compatible and recommended denial. The Planning Commission also felt that a bar was not compatible with the nearby residential uses and recommended denial.

There were protests to this application from adjacent residents who objected to a bar in their neighborhood and suggested that an office or retail use would be more appropriate.

Planning Commission Recommendation: DENIAL

Staff Recommendation: DENIAL

PROTESTS: 25 (1 letter, 11 at meeting, 13 letters)

SEE ATTACHED LOCATION MAP


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

CITY COUNCIL MINUTES
MEETING OF
JANUARY 17, 1990

ATTACHMENT - ITEM X.J.5. - Z-130-89

MORAN & WEINSTOCK

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
ATTORNEYS AT LAW
630 SOUTH 4TH STREET
SUITE 400
LAS VEGAS, NEVADA 89101

Telephone (702) 384-8424

Telecopier (702) 384-6568

JOHN T. MORAN, JR.
ARNOLD WEINSTOCK
DAVID T. SPURLOCK, JR.
DALE A. HAYES
DENNIS M. LEAVITT

January 8, 1990

*Licensed in California

1/9
9
1990

Mayor Ron Lurie
400 East Stewart Avenue
Las Vegas, Nevada 89101

Re: Z-130-89 Pacific Growth Development, Inc.

Dear Mr. Mayor:

In regard to the aforementioned matter, same is currently scheduled to come in front of the City Council for consideration on January 17, 1990. By this correspondence on behalf of the applicant, I would respectfully request that this matter be held in abeyance for thirty (30) days so that residents in the area could be contacted relative to the proposed project. The proposed developer Mr. Baal would like to be able to discuss with them the parameters of the project upon which we seek a zoning reclassification from N-U to C-1.

Would you be so kind as to consider this request for continuance/abeyance at the beginning of the meeting, so as not to inconvenience any of the residents who may show up to speak on this topic. I thank you for your anticipated cooperation, and any consideration you may wish to give to this proposal. I remain,

Very truly yours,

JOHN T. MORAN, JR.

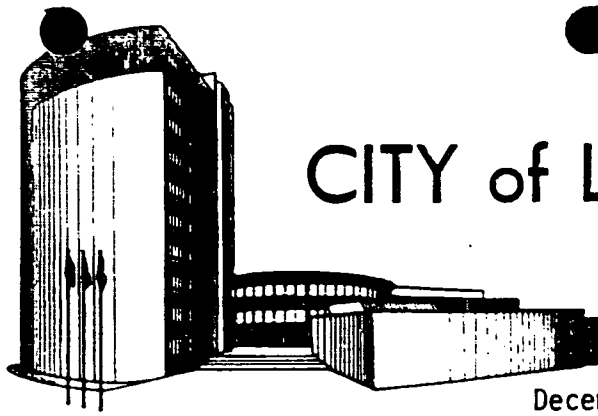
JTM:rl

cc: Mr. Harold Foster, Director
Mr. John Baal

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 29, 1989

Pacific Growth Development, Inc.
c/o Mr. Lee Walker
601 S. Rancho Drive, Suite D-30
Las Vegas, Nevada 89106

RE: Z-130-89 - ZONING RECLASSIFICATION

Gentlemen:

Your request for reclassification of property located on the southeast corner of Michael Way and Marietta Avenue, from N-U Zone to C-1 Zone, was considered by the Planning Commission on December 26, 1989.

The Planning Commission unanimously voted to recommend DENIAL because the proposed use would not be compatible with the residential use in the area and an office use is preferred.

This item will be considered by the City Council on January 17, 1990, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive.

HAROLD P. FOSTER, DIRECTOR

HPF:erh

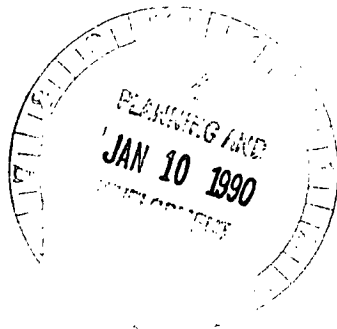
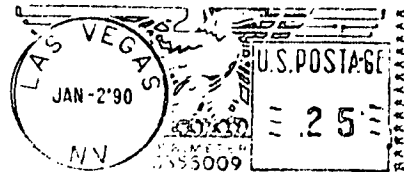


CITY of LAS VEGAS

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT
CITY HALL
400 EAST STEWART
LAS VEGAS, NEVADA
89101

*Insufficient
Address*

Pacific Growth Development Inc
601 S Rancho Drive
Las Vegas NV 89106



RETURN
TO SENDER
INSUFFICIENT ADDRESS



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 29, 1989

Pacific Growth Development, Inc.
601 S. Rancho Drive
Las Vegas, Nevada 89106

RE: Z-130-89 - ZONING RECLASSIFICATION

Gentlemen:

Your request for reclassification of property located on the southeast corner of Michael Way and Marietta Avenue, from N-U Zone to C-1 Zone, was considered by the Planning Commission on December 26, 1989.

The Planning Commission unanimously voted to recommend DENIAL because the proposed use would not be compatible with the residential use in the area and an office use is preferred.

This item will be considered by the City Council on January 17, 1990, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

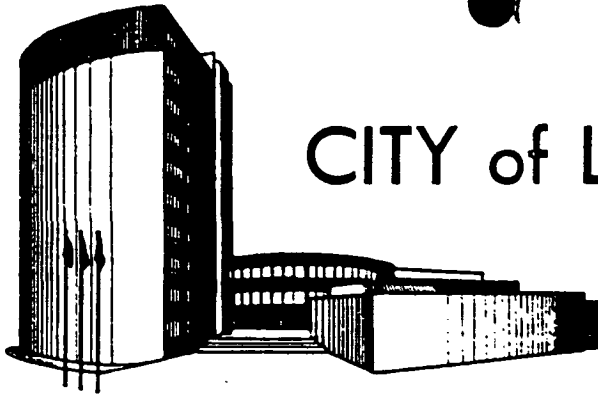
HPF:erh



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 29, 1989

corrected

Pacific Growth Development, Inc.
601 S. Rancho Drive, Suite D-30
Las Vegas, Nevada 89106

RE: Z-130-89 - ZONING RECLASSIFICATION

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Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR *HPF*

HPF:erh



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

25. Z-130-89

Applicant: PACIFIC GROWTH
DEVELOPMENT, INC.
Application: Zoning Reclassification
From: N-U
To: C-1
Location: Southeast corner of
Michael Way and Marietta
Avenue
Proposed Use: Restaurant/Bar

STAFF RECOMMENDATION: DENIAL. If approved,
subject to the following:

1. The application be amended to P-R
(Professional Office and Parking).
2. Provide the amount of on-site parking
spaces required by the Zoning Ordinance.
3. No access from Marietta Avenue shall
be allowed.
4. A detailed plot plan and building
elevations shall be submitted to
the Planning Commission prior to
development.
5. Construct a six foot high decorative
wall, set back 10 feet for landscaping,
along Marietta Avenue as required
by the Department of Community Planning
and Development.
6. Provide a minimum ten foot wide landscape
planter along Michael Way as required
by the Department of Community Planning
and Development.
7. Install 24 inch box trees 25 feet
on center with live plant ground
cover in the 10 foot wide planter
along Marietta Avenue as required
by the Department of Community Planning
and Development.
8. Install 24 inch box trees 40 feet
on center with live plant ground
cover in the planter along Michael
Way as required by the Department
of Community Planning and Development.

Rubidoux -
DENIED
Unanimous
(Moffitt excused)

MR. FOSTER stated this is on
a site that is just under one
acre for a proposed restaurant/bar.
It will consist of vertical
wood siding for the walls with
a flat roof line. There will
be three foot wide landscape
planters along Marietta Avenue
and Michael Way. A six foot
high block wall is proposed
along the east property line.
Access is from two driveways
on Marietta Avenue and two
from Michael Way. A Variance
Application would be needed
because 64 parking spaces are
required and they are proposing
34 spaces. Previously an office
use was approved on this site
and felt it should be developed
for that use instead of commercial.
Staff recommended denial.

ATTY. JOHN MORAN, JR. appeared
and represented the applicant.
The General Plan calls for
this property to be commercial.
There is a commercial use on
an adjacent piece of property
to the south. The applicant
will do extensive landscaping
as a buffer for the residential.
Three meals would be served.
The building would be single
story. They will redesign
the parking to meet the Code.

ROBERT CABRIC, 5300 Vegas Drive,
appeared in protest. Circle K
is next to him which brings
transients into the neighborhood.

NANA MIRCO, 1739 Esperanto
Street, appeared in protest.
There are enough bars in the
area.

KENNETH LINDSAY, 1720 Anzio
Street, appeared in protest.
There are over five bars in
the area already. This proposal
is not compatible with the
area.

RAE WYMAN, 1801 Shadow Mountain
Lane, appeared in protest.
This will just be another
neighborhood bar as it is too
small to be a nice restaurant.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

25. Z-130-89 (CONTINUED)

- 9. Redesign the driveways to be a maximum of 32 feet in width and a minimum of seven feet from any property lines as required by the Department of Public Works.
- 10. Construct half-street improvements on Michael Way and Marietta Avenue as required by the Department of Public Works.
- 11. Conformance to the plot plan as amended by the above conditions.
- 12. Standard Conditions 1, 3 - 8, 11 and 12.

PROTESTS: 1 on record with staff
11 speakers at meeting
13 letters

DORIS WYMAN, 1801 Shadow Mountain Place, appeared in protest. This is not compatible with the area.

ALEC GINSBURG, 1716 Anzio, appeared in protest. There is a day care center and school in the area and this bar will bring transients into the area. He submitted thirteen letters in protest.

BRUCE BALCH, 5320 Jacinta Court, appeared in protest. There are a lot of children in the area.

JERRY HILSOVEC, 1801 Blue Mountain Drive, appeared in protest. He agreed with his neighbors.

CAROLYN LEWIS, 1701 Esperanto, appeared in protest. Her house is located 40 feet from the bar.

H. E. BURTON, 1638 Michael Way, appeared in protest. This is directly across the street from his home.

PATRICK SOMA, 1646 Michael Way, appeared in protest. This will bring undesirables in the area.

ATTY. JOHN MORAN, JR. appeared in rebuttal. There isn't any restaurant in this area nor any bars within three-fourths of a mile. The property is too small for condominiums or apartments. There will not be any live entertainment. The restaurant will contain 40 to 45 tables.

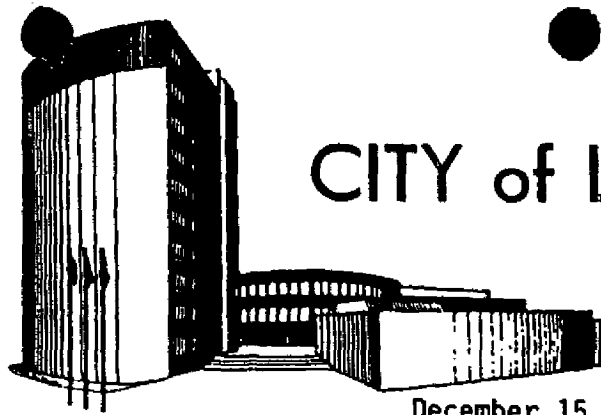
To be heard by the City Council on 1/17/90.

(8:37-9:00)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 15, 1989

Pacific Growth Development, Inc.
601 South Rancho Drive
Las Vegas, Nevada 89106

RE: Z-130-89 - ZONING RECLASSIFICATION

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on December 26, 1989. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of Staff's recommendations and any conditions related to your application may be obtained on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 386-6301.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

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

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure



INTER-OFFICE MEMORANDUM

12.24.89

DEPARTMENT of COMMUNITY
PLANNING and DEVELOPMENT

FROM:

DEPARTMENT of BUILDING
SAFETY

SUBJECT:

Z- 130.89 ZONE RECLASS
PACIFIC GROWTH DEV ZONE; NH to C1
PARCEL NO. 300.490.001

COPIES TO:

REST/BAR

In answer to your memorandum, Dated 11/30.89

on the above Zone Request at, Loc. S.E. CORNER OF
MICHAEL WAY & MARICETTA AVE.

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

1. MEETS 1988 UBC
2. CHAPTER (5) FIRE PROTECTION
3. CHAPTER (6) DIV 3 A/3 REST/BAR
4. CHAPTER (33) EXITING,
5. TORTOISE LEGS REQUIRED

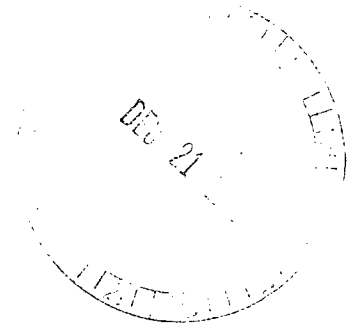
THOM

Thom

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

INTER-OFFICE MEMORANDUM

December 20, 1989



**TO : HAROLD P. FOSTER, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENT**

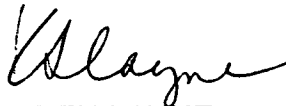
SUBJECT : NOTICE OF PUBLIC HEARING - DECEMBER 26, 1989

In response to the Notice of Public Hearing scheduled December 26, 1989, the following responses are submitted.

Z-87-86 - Extension of Time: A defensible space review is recommended. This review is conducted by the LVMPD Crime Prevention Bureau at 386-3507.

Z-130-89: A defensible space review is recommended. This review is conducted by the LVMPD Crime Prevention Bureau at 386-3507.

Z-131-89: A defensible space review is recommended. This review is conducted by the LVMPD Crime Prevention Bureau at 386-3507.


**KAREN LAYNE
DIRECTOR OF PLANNING**

KL:cg

INTER-OFFICE MEMORANDUM

Date

December 11, 1989

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

CK



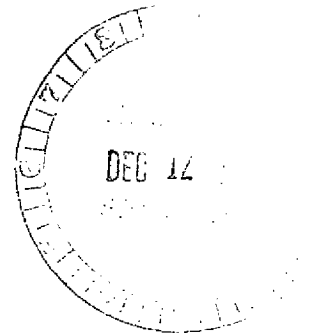
SUBJECT:

Z-130-89
Pacific Growth Development

COPIES TO:

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

1. Driveways must be revised to be a maximum of 32' in width and a minimum of 7' from property lines.
2. Construct half-street improvements on Michael Way and on Marietta Avenue.



TOM:MAC

DATE: 12/6/89

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-130-89

 NO OBJECTIONS K SUBJECT TO CONDITIONS LISTED DENIAL

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

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

ADDITIONAL CONDITIONS: _____


FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

NOTICE OF PUBLIC HEARING

DECEMBER 26, 1989

Notice is hereby given that on DECEMBER 26, 1989 at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-130-89 APPLICATION OF PACIFIC GROWTH DEVELOPMENT, INC., FOR
RECLASSIFICATION OF PROPERTY LOCATED ON THE SOUTHEAST
CORNER OF MICHAEL WAY AND MARIETTA AVENUE

FROM: N-U (NON-URBAN)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: RESTAURANT/BAR

The above property is legally described as a portion
of the Southwest Quarter (SW¼) of the Southeast Quarter
(SE¼) of Section 24, Township 20 South, Range 60 East,
M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

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

SEE LOCATION MAP ON REVERSE SIDE.

NOTICE OF PUBLIC HEARING

DECEMBER 26, 1989

Notice is hereby given that on DECEMBER 26, 1989 at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-130-89 APPLICATION OF PACIFIC GROWTH DEVELOPMENT, INC., FOR RECLASSIFICATION OF PROPERTY LOCATED ON THE SOUTHEAST CORNER OF MICHAEL WAY AND MARIETTA AVENUE

FROM: N-U (NON-URBAN)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: RESTAURANT/BAR

The above property is legally described as ~~Lot 1 of~~
~~Parcel Map filed in File 23, Page 17~~ A PORTION OF
THE SW¹/₄ OF THE SE¹/₄ OF SEC. 24,
T22S, R60E, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

CHECKED: Initial & date

GENZER

C. 12/8

WILLIAMS

[Signature]

FOSTER

[Signature]

THIS FILE MUST BE RETURNED TO ELDA RAE BY: DEC 11, 1989 .

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

SEE LOCATION MAP ON REVERSE SIDE.

NO
SIZE: < 1 AC.

INTER-OFFICE MEMORANDUM

11/30/89

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

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

SUBJECT: ZONING RECLASSIFICATION - Z-130-89

COPIES TO:

APPLICANT: PACIFIC GROWTH DEVELOPMENT INC.FROM: N-U TO: C-1

This is concerning a request for reclassification on the following described property:
S. E. CORNER OF MICHAEL WAY & MARIETTA AVE.

Parcel No.: ⁰²¹ 300-490-00TProposed Use: RESTAURANT/BARCITY PLANNING COMMISSION MEETING: 12/26/89

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

HPF:erh

Attachment: (Plot Plan)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME PACIFIC GROWTH DEVELOPMENT INC.
REP'S NAME 40 Mr. Lee Walker
ADDRESS 601 S RANCHO DR., Suite D-30
LAS VEGAS, NV. 89106
PHONE 382-3658

AGENT: NAME _____
REP'S NAME _____
ADDRESS _____
PHONE _____

APPLICATION TYPE:

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

☒ PUBLIC HEARING: IF YES, LEGAL LOT 1, PARCEL MAPS FILE 23 PAGE 17

ZONING: EXISTING N-U PROPOSED C-1

LAND USE: EXISTING VACANT
PROPOSED RESTAURANT / BAR

PAST ACTIONS: CASE NO. *Z-60-88 ACTION APPD DATE 8/17/88
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____
* EXPIRED

DISTRICT MAP NO. L-24-8 ASSESSOR'S PARCEL NO. 300-490-021

GENERAL LOCATION: SE CORNER OF MICHAEL WAY &
MARIETTA AVE

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: M.P. DATE 11/22/89

GENERAL RECEIPT NO. 079356 CASE NO. Z-130-89

PC DATE: 12/26/89 BZA DATE: _____

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

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this application requesting that certain property be reclassified from the N-U Use District to a C-1 Use District, as established by Chapter 19.06, Title 19, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 200.00.

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

SEE ATTACHED

Assessor's Parcel Number: 300-490-021

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), Pacific Growth Development, Inc.,
(please print or type)

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

(1) Lee Walker
Lee Walker - ATTORNEY
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS
FOR PACIFIC GROWTH DEVELOPMENT, INC.
601 So. Rancho Dr. Ste D-30
382-3658 Las Vegas NV 89106
PHONE NUMBER CITY STATE ZIP

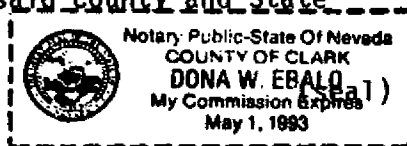
(2) _____
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

PHONE NUMBER CITY STATE ZIP

Subscribed and sworn to before me this 22nd day of NOVEMBER, 1989,

Dona W. Ebal
Notary Public in and for said County and State

May 1, 1993
My Commission Expires



FOR DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Chapter 19.92, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 200.00

Received by: JMP

Receipt No.: 074356

Date: 11/22/89

Case No.: 7-130-89

Meeting Date: 12/26/89

APPLICATION SUBMITTAL REQUIREMENTS

ITEMS
COMPLETED

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

--OVER--

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N. Architectural information:

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

(2) Typical floor plans for each floor.

O. Landscape Layout:

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

P. Anticipated number of Employees.

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

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

and shall include the following:

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

B. Required fees.

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

D. Drawing Submittals:

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

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

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

*** FOR DEPARTMENT USE ONLY ***

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

☐ COMPLETE

☐ NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items):

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

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY _____
(date)

(Applicant's Signature)

(Date)

(Owner of Record)

(Date)

RPPT

121.00

GRANT, BARGAIN, SALE DEED

①

THIS INSTRUMENT WITNESSETH: That PAMELA CANTOR, an unmarried woman

In consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
PACIFIC GROWTH DEVELOPMENT, INC., a Nevada Corporation

all that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

Parcel One (1) as shown by map thereof on file in File 23 of
Parcel Maps, Page 17, in the Office of the County Recorder of
Clark County, Nevada.

Parcel No. 300-490-021

SUBJECT TO: 1. Taxes for the fiscal year 19 87 - 19 88
2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

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

Witness my hand this 26th day of April, 19 88

Pamela Cantor
PAMELA CANTOR

STATE OF NEVADA }
County of Clark }
On April 26, 1988 personally appeared before
me, a Notary Public, _____

PAMELA CANTOR

known (or proved) to me to be the person _____ who executed
the foregoing instrument and who acknowledged that he is
executed the above instrument.

WITNESS my hand and official seal
Diana Rice
Notary Public in and for the said County and State



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DIANA RICE
My Appointment Expires June 3, 1990

ESCROW NO. } 8803-0288-SC
ORDER NO. }
WHEN RECORDED MAIL TO: Pacific Growth
Development, Inc., 4535 W. Sahara,
No. 105, Ste. 12-K, Las Vegas, Nevada

SPACE BELOW FOR RECORDER'S USE ONLY 89102

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

04-29-88 16:39 NRI
BOOK: 888429 INST: 01362
FEE: 5.00 RPPT: 121.00

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 28th day of April, 1988, between

PACIFIC GROWTH DEVELOPMENT, INC., a Nevada Corporation, herein called GRANTOR or TRUSTOR,

whose mailing address is 4535 W. Sahara, No. 105, Suite 12-K Las Vegas, Nevada (number and street) (city) (state) (zip code)

STEWART TITLE OF NEVADA, a Nevada Corporation, herein called TRUSTEE, and

CHARLES PAINTER, a married man as his sole and separate property, herein called BENEFICIARY.

WITNESSETH: THAT WHEREAS Trustor has borrowed and received from Beneficiary in lawful money of the United States the sum of

FIFTY-FIVE THOUSAND AND NO/100-----(\$55,000.00)----- DOLLARS

and has agreed to repay the same, with interest, to Beneficiary in lawful money of the United States according to the terms of a promissory note of even date herewith, executed and delivered therefor by Trustor;

NOW, THEREFORE for the purpose of securing each agreement of the Trustor herein contained including payment of the said promissory note and of any money with interest thereon that may be advanced by or otherwise become due to Trustee or Beneficiary under the provisions hereof and for the purpose of securing payment of such additional sums as may be hereafter advanced for the account of Trustor by Beneficiary with interest thereon, Trustor irrevocably GRANTS AND TRANSFERS TO TRUSTEE, IN TRUST WITH POWER OF SALE, all that property in Clark County, Nevada, described as:

That portion of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 24, Township 20 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Parcel One (1) as shown by map thereof on file in File 23 of Parcel Maps, Page 17, in the Office of the County Recorder of Clark County, Nevada.

Note secured by this Deed of Trust payable at Las Vegas, Nevada TOGETHER WITH all appurtenances in which Trustor has any interest, including water right's benefiting said realty whether represented by shares of a company or otherwise; and

TRUSTOR ALSO ASSIGNS to Beneficiary all rents, issues, and profits of said realty, reserving the right to collect and use the same except during continuance of some default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

TO HAVE AND TO HOLD SAID PROPERTY UPON AND SUBJECT TO THE TRUSTS AND AGREEMENTS HEREIN set forth to-wit:

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (17) inclusive of the Deed of Trust, recorded in Book 730, as Document No. 888593, of Official Records in the Office of the County Recorder of Clark County,

(WHICH PROVISIONS ARE PRINTED ON THE REVERSE HEREOF) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The parties agree that with respect to provision 17, the amount of fire insurance required by covenant 2 shall be \$_____ and with respect to attorney's fees provided for by covenant 7 the percentage shall be _____%.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

PACIFIC GROWTH DEVELOPMENT, INC.

BY: Mark Johnson
MARK JOHNSON

STATE OF NEVADA,
COUNTY OF CLARK

On April 28, 1988

before me, the undersigned, a Notary Public in and for said County and State, personally appeared

MARK JOHNSON

known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Diana Rice
Notary Public in and for said County and State



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DIANA RICE
My Appointment Expires June 3, 1990

ESCROW NO. } 8803-0288-SC
ORDER NO. }

WHEN RECORDED MAIL TO: Interstate Mortgage
3340 S. Tomas, Suite 200, Las Vegas, Nev.
89121

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

04-29-88 16:39 N01
OFFICIAL RECORDS
BOOK: 888429 INST: 81563
FEE: 5.00 RPTT: .00

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 21st day of April, 1988, between
 PACIFIC GROWTH DEVELOPMENT, INC., a Nevada Corporation
 whose mailing address is 4535 W. Sahara, No. 105, Suite 12-K Las Vegas, Nevada,
 (number and street) (city) (state) (zip code)
 STEWART TITLE OF NEVADA, a Nevada Corporation, herein called TRUSTEE, and
 PAMELA CANTOR, an unmarried woman

, herein called BENEFICIARY.
 WITNESSETH: THAT WHEREAS Trustor has borrowed and received from Beneficiary in lawful money of the United States the
 sum of NINETY THOUSAND AND NO/100-----DOLLARS

and has agreed to repay the same, with interest, to Beneficiary in lawful money of the United States according to the terms
 of a promissory note of even date herewith, executed and delivered thereto by Trustor;

NOW, THEREFORE for the purpose of securing each agreement of the Trustor herein contained including payment of the
 said promissory note and of any money with interest thereon that may be advanced by or otherwise become due to Trust-
 or or Beneficiary under the provisions hereof and for the purpose of securing payment of such additional sums as may be here-
 after advanced for the account of Trustor by Beneficiary with interest thereon, Trustor irrevocably GRANTS AND TRANS-
 FERS TO TRUSTEE, IN TRUST WITH POWER OF SALE, all that property in Clark County, Nevada, described as:

Parcel One (1) as shown by map thereof on file in File 23 of Parcel
 Maps, Page 17, in the Office of the County Recorder of Clark County,
 Nevada.

Note secured by this Deed of Trust payable at Las Vegas, Nevada TOGETHER WITH all
 appurtenances in which Trustor has any interest, including water rights benefitting said realty whether represented by shares
 of a company or otherwise; and

TRUSTOR ALSO ASSIGNS to Beneficiary all rents, issues, and profits of said realty, reserving the right to collect and use
 the same except during continuance of some default hereunder and during continuance of such default authorizing Bene-
 ficiary to collect and enforce the same by any lawful means in the name of any party hereto.

TO HAVE AND TO HOLD SAID PROPERTY UPON AND SUBJECT TO THE TRUSTS AND AGREEMENTS HEREIN set forth to-wit:

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the
 note secured hereby, that provisions (1) to (17) inclusive of the Deed of Trust, recorded in Book 730, as Document
 No. 588593, of Official Records in the Office of the County Recorder of Clark County.

(WHICH PROVISIONS ARE PRINTED ON THE REVERSE HEREOF) hereby are adopted and incorporated herein and made a
 part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the
 references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations,
 and parties set forth in this Deed of Trust.

The parties agree that with respect to provision 17, the amount of fire insurance required by covenant 2 shall be
 \$_____ and with respect to attorney's fees provided for by covenant 7 the percentage shall be _____%.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to
 him at his address hereinbefore set forth.

PACIFIC GROWTH DEVELOPMENT, INC.

BY: Mark Johnson
 MARK JOHNSON, President

STATE OF NEVADA,
 COUNTY OF Clark } ss
 On April 25, 1988
 before me, the undersigned, a Notary Public in and for said
 County and State, personally appeared

MARK JOHNSON

known to me to be the person described in and who executed
 the foregoing instrument, who acknowledged to me that he
 executed the same freely and voluntarily and for the uses and
 purposes therein contained.

WITNESS my hand and official seal.

David K. Lee
 Notary Public in and for Said County and State



NOTARY PUBLIC
 STATE OF NEVADA
 County of Clark
 DAVID K. LEE

My Exp. Expires: 1991, 5 June 3, 1993

ESCROW NO. } ST 8803-0288-SC
 ORDER NO. }

WHEN RECORDED MAIL TO: Pamela Cantor
 c/o Irving Berger, 2100 San Jose St.
 Las Vegas, Nevada 89104

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

84-29-88 16:39 NR1 1
 OFFICIAL RECORDS
 BOOK: 888429 INST: 81564

FEE: \$.00 RPTT: .00

PARCEL 300-490-021 TAX DISTRICT- 200 DOCUMENT- 880429:01562 DATE- 04/29/88
-----ASSESSOR DESCRIPTION----- OWNER----- MULTI- 1 VST- NS
LOT 1 PM 23-17 PACIFIC GROWTH DEVELOPMENT INC
4535 W SAHARA #105 STE 12-K
LAS VEGAS NV 89102

GEO ID- PT SW4 SE4 SEC 24 20 60
LOCATION ADDRESS- CONST. YEAR- 00
COMMENT- LAND USE/CAPACITY-
SUBDIVISION REFERENCE- APPRAISAL DATE- 04/89
UPDATE BATCH- A-107-175-90 05/09/88 APPRAISED- 88-89 89-90 CURRENT
LAST UPDATE DATE- 04/15/89 41830 41830 41830
--ASSESSED VALUES-- LAND INF PERS EXEMPT GROSS TOTAL
1988-89 TAXABLE ASSD 14640 0 0 N/A 14640
1989-90 TAXABLE ASSD 14640 0 0 0 14640
CURRENT WORKING ASSD 14640 0 0 0 14640
ACRES- .96

*** NOTE: THIS RECORD IS FOR ASSESSMENT USE ONLY. NO LIABILITY IS
*** ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.

PCL3 300-490- PCL 300-490-021 CL4 300-490-0211053
300-490-021-90 (200) TRANS 300-490-021-89 RATE 2.9227
ACTION DATES: TRANS 05/01/89- REDEEM DEED RECONVEY
VALUATIONS:
LND: 14640 IMP: PP: LV: EX: NET: 14640
NAME -- ADDRESS LEGAL DESCRIPTION ACRES:
PACIFIC GROWTH DEVELOPMENT INC LOT 1 PM 23-17 0.96
4535 W SAHARA #105 STE 12-K MORTGAGE INFO:
LAS VEGAS NV 89102

INSL TAXES PENALTY INTEREST INSL-TOT TRANSACTION NO-PAID-DATE ADJ. REFUND
1: 109.88 109.88
2: 106.00 106.00
3: 106.00 106.00
4: 106.00 106.00
TOT-TAX: 427.88 1ST HALF: 215.88 2ND HALF: 212.00 FEES PD:
STRIKES: CODE 1: 2: 3: 4: DATE:
PAID BY: 1: 2: 3: 4:
STATUS:
TAX AMOUNT CHANGES: BATCH NO BATCH NO CHANGE CNTR
TAXB 300-490-021-90

30-49

