

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0132-77

APN 162-04-710-045

Location S of St. Louis btw Fairfield & Commerce

Applicant Nick Pandelis

Subject

Reclassification of property legally
described as Lots 9, 10, 11 and 12, Block 5,
Meadows Addition.



NOTICE OF PUBLIC HEARING

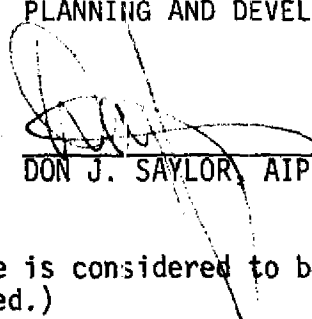
NOVEMBER 22, 1977

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-132-77 NICK PANDELIS FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE SOUTH SIDE OF ST. LOUIS
AVENUE BETWEEN FAIRFIELD AVENUE AND COMMERCE STREET.
FROM: R-4 (APARTMENT RESIDENCE)
TO: C-2 (GENERAL COMMERCIAL)
PROPOSED USE: EFFICIENCY APARTMENTS
THE ABOVE PROPERTY LEGALLY DESCRIBED AS LOTS 9,
10, 11, AND 12, BLOCK 5, MEADOWS ADDITION.

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

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT



DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

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

FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS

APPROVALS

- | | |
|-----------------------|--------------|
| 1. <u>DAVE MURRAY</u> | <u>(mtg)</u> |
| 2. _____ | _____ |
| 3. _____ | _____ |
| 4. _____ | _____ |
| 5. _____ | _____ |
| 6. _____ | _____ |
| 7. _____ | _____ |
| 8. _____ | _____ |
| 9. _____ | _____ |
| 10. _____ | _____ |
| 11. _____ | _____ |
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| 13. _____ | _____ |
| 14. _____ | _____ |
| 15. _____ | _____ |
| 16. _____ | _____ |
| 17. _____ | _____ |
| 18. _____ | _____ |
| 19. _____ | _____ |
| 20. _____ | _____ |

FILE NO. _____

INTER-OFFICE MEMORANDUM

TO:

CITY ATTORNEY

FROM:

RLW
RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION

COPIES TO:

ASSESSOR
DON J. BROWN
JIM ROBISON

Z-132-77
REQ. FOR ORD.
CHRONO

Please prepare an Ordinance to rezone the following property:

Z-132-77 From R-4 to C-2

Legally described as Lots 9, 10, 11, and 12, Block 5,
Meadows Addition.

LICENSE INSPECTION LOG

LOCATION 117 W. St. Louis

CASE NO. _____

TENTATIVE LICENSE ISSUED ON _____

FIELD INSPECTION LOG

DATE/BY 2/9/99

All conditions set forth have
been met

On 2/9/99, the conditions of approval have been met.

APPROVED BY 

CITY OF LAS VEGAS, NEV
INTER-OFFICE MEMORANDUM

DATE February 6, 1979

TO: DIRECTOR OF BUSINESS ACTIVITY
FROM: DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: LICENSE APPLICATION NO. _____

NAME OF BUSINESS NICK ROBOWE
TYPE OF BUSINESS APT. BUILDING
ADDRESS 117 W. St. Louis ZONE Z-132-77 C-2

	YES	NO
THIS IS A CHANGE OF NAME	☐	☐ XXXX
THIS IS A CHANGE OF OWNERSHIP	☐	☐ XXXX
THIS IS A CHANGE OF LOCATION	☐	☐ XXXX

APPLICATION IS	APPROVED ☐ XXXXXX	DENIED ☐	and forwarded to	BLDG. ☐	LICENSE ☐ XXXXX
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COMMENTS:

gtr
Logged by

RICHARD WILLIAMS
Approved/~~By~~ by

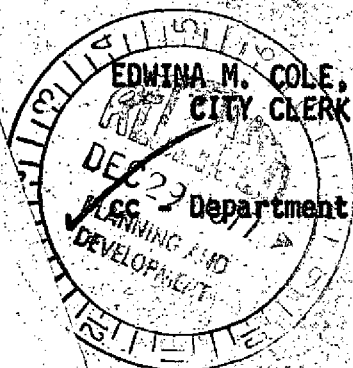
December 28, 1977

Mr. Nick Pandelis
4730 S. Pecos Boulevard
Las Vegas, Nevada 89121

✓ Re: Z-132-77

The Board of City Commissioners, at a regular meeting held December 21, 1977, APPROVED your request for reclassification of property located on the South side of St. Louis Avenue, between Fairfield Avenue and Commerce Street from R-4 to C-2, as recommended by the Planning Commission; subject to the following conditions:

1. Resolution of Intent to be restricted to a 12-month time limit.
2. Installation of a concrete sidewalk on St. Louis frontage, as required by the Department of Public Services.
3. Revise driveway entrances to conform to City standards, closing any unused driveways, as required by the Department of Public Services.
4. Approved fire hydrant and water main to be approved 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 to be screened from view from the abutting streets.
8. Conformance to the Revised Plot Plan to reflect the above conditions.
9. Conformance to Code requirements and Design Standards of all City Departments.



Department of Community Planning & Development

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

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

WHEREAS, the Board of City Commissioners deems it appropriate and in the best interest of the public health, safety, welfare, and convenience and an intention to rezone be indicated so long as conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final and rezoning shall be consummated upon the particular property when the owner has completed the specified building program in compliance with the conditions thereof.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the City of Las Vegas, Nevada at a regular meeting thereof held on the 21st day of December, 1977, that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached thereto.

Z-132-77

From R-4 to C-2

Legally described as Lot 9, 10, 11, and 12, Block 5, Meadows Addition.

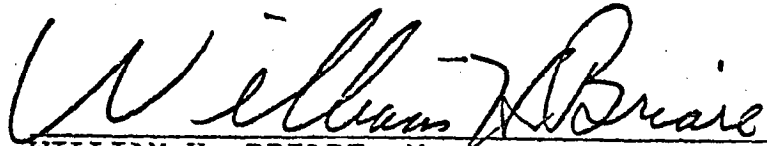
SUBJECT TO:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Installation of concrete sidewalk on St. Louis frontage as required by the Department of Public Services.
3. Revise driveway entrances to conform to City standards, closing any unused driveways as required by the Department of Public Services.
4. Approved fire hydrant and water main to be approved 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 to be screened from view from the abutting streets.
8. Conformance to the revised plot plan to reflect the above conditions.

RECEIVED
FEB 22 1978
PLANNING AND
DEVELOPMENT

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

PASSED, ADOPTED AND APPROVED this 21st day of
December, 1977.


WILLIAM H. BRIARE, Mayor

ATTEST:


EDWINA M. COLE, City Clerk

ZONE CHANGE
Z-131-77
MARJORIE
M. HIESTAND
Approved
as
Recommended
by Planning
Commission

Mr. Saylor: This is a request for a change in zoning from R-E to R-3 on the North side of Stewart Avenue. We have commercial zoning at the intersection of Lamb. There is a mobile home park to the West. The rest of the area is R-1. The Planning Commission recommends approval subject to the conditions. There was one protest.

Mayor Briare: Is the applicant present? (No response).
What was the nature of the protest?

Mr. Saylor: The usual one. Not wanting apartments.

Commissioner Leavitt: Move we follow the recommendations.

Mayor Briare: Questions on the motion? (No response).
Cast your votes. Motion is approved.

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

2-132-77

ZONE CHANGE
Z-132-77
NICK
PANDELIS
Approved
as
Recommended
by
Planning
Commission

Mr. Saylor: This involves a request from R-4 to C-1 to allow apartments on St. Louis Avenue. There is substantial commercial zoning in the area. The rest of the area is pretty well zoned R-4. It would be a three story building, with the ground floor being used for parking. There is 32 parking spaces. The Planning Commission recommends approval subject to the conditions set forth. There was a protest from the property owners immediately to the North protesting on the basis that he is providing a greater parking ratio than this project dictates.

Mayor Briare: Is the applicant present? (No response).

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

Commissioner Leavitt: I abstain on the basis that he is building some apartment units for myself.

Mayor Briare: Comments on the motion? (No response). Cast your votes. Motion is approved.

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

MINUTES

CITY PLANNING COMMISSION

DECEMBER 8, 1977

CALL TO ORDER:

A regular meeting of the City Planning Commission was called to order at 7:30 P.M. by Chairman Parker in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PRESENT:

Chairman Parker, Mrs. Coleman, Mr. Tiberti, Mr. Miller, Mr. Guthrie, Mr. Swessel and Mr. Jones (arrived at 7:38 P.M.)

STAFF PRESENT:

Don J. Saylor, AIP, Director, Department of Community Planning and Development
Don W. Brown, Supervisor of Zoning
Howard A. Null, Supervisor of Planning
Rick Williams, Senior Planner
Linda A. McIntosh, Recording Secretary

MINUTES:

MR. TIBERTI made a Motion for APPROVAL of the minutes of the meetings held October 13, 1977 and October 28, 1977. Motion for approval carried unanimously.

OLD BUSINESS:

1. Z-132-77

APPROVED

Application of NICK PANDELIS for reclassification of property generally located on the south side St. Louis between Fairfield Avenue and Commerce Street from R-4 to C-2.

Proposed Use: Efficiency Apartments

MR. BROWN presented the staff report and stated the last time the applicant had been before the Planning Commission, they had recommended denial. The applicant asked if parking was the reason and upon an affirmative reply, asked if he could come back with a different proposal. The Planning Commission said he could. He has done that and has drastically changed the parking setup. He has now taken the first floor of the proposed structure and changed it to be parking for 32 spaces, and reduced the number of units from 44 to 32. This is a one to one ratio and staff recommends approval.

DAVE LOWDEN, 3700 Stewart, was present.

MR. MILLER asked if this related to the downtown parking proposals.

MR. SAYLOR said the policy has pretty well been established with the gross core area of the town predicated upon the strong possibility of a great amount of walk-in trade less parking is necessary.

MRS. COLEMAN asked if all of the apartments were efficiency units.

MR. LOWDEN replied that they are.

MR. MILLER asked the applicant if he would be agreeable if the Board granted the request, keeping the zoning R-4.

(Mr. Jones arrived at 7:38 P.M.).

MR. LOWDEN replied that he would.

DAVE MURRAY appeared in protest, stating

12 lots across the street. He said they are in the process of developing efficiency units and they were being forced to put in parking at a ratio of one to one and a half. He said the applicant was getting a break of 23% of the required parking. He added they were not opposed to the units, but felt people living there would be parking in his development because of the lesser number of parking spaces required.

MR. SAYLOR said the plan submitted by Mr. Murray provided for the number of parking spaces that was approved.

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-132-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) months time limit.
2. Installation of concrete sidewalk on St. Louis frontage as required by the Department of Public Services.
3. Revise driveway entrances to conform to City standards, closing any unused driveways as required by the Department of Public Services.
4. Approved fire hydrant and water main to be approved by the Department of Fire Services.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission. 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 to be screened from view from the abutting streets.
8. Conformance to the revised 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. Miller, Mr. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel.
"NOES" None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission and the applicant was to call the Department of Community Planning and Development on December 15, 1977 to determine the date and time.

trash areas shall be screened from view from the abutting streets.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

9. Z-132-77

ABEYANCE

Application of NICK PANDELIS for reclassification of property legally described as Lots 9, 10, 11 and 12, Block 5, Meadows Addition and generally located on the south side of St. Louis Avenue between Fairfield Avenue and Commerce Street, from R-4 (Apartment Residence) to C-2 (General Commercial).
Proposed Use: Efficiency Apartments

MR. BROWN presented the staff report and stated this is a pretty congested area west of Commerce. There is C-1 on the east, R-6 on the north side of St. Louis, south of the parcel is R-4 which is prevalent in the rest of the area. Staff feels the way we are situated right now, with parking at a premium, that to recommend rezoning to C-2, which requires no parking, though they do show 15 spaces on their plot plan, still is not considered adequate and would like to hold the line with the present R-4 and would recommend denial.

MRS. COLEMAN asked how many spaces are needed in R-4.

MR. SAYLOR replied the ratio is 1½ to 1.

CHAIRMAN PARKER declared the public hearing open.

DAVE LOWDEN, 3700 East Stewart, was present.

MR. SWESSEL asked how many units would be built.

MR. LOWDEN replied there would be 44 units.

MRS. COLEMAN asked if they all were efficiency units.

MR. LOWDEN said each unit was 319 sq. ft. studios.

MR. GUTHRIE said he had viewed the area and the streets were full of cars.

MR. LOWDEN said the purpose of the efficiency is for people who don't have cars and work in the area. He added this would be conducive to the area.

MR. GUTHRIE asked what would happen if the people did have cars.

MR. LOWDEN said they had 15 parking spaces.

CHAIRMAN PARKER asked if Mr. Lowden lived in or knew the area.

MR. LOWDEN replied that he does live in Las Vegas. He added the complex was designed for transients, and that this had been done in other areas of the

City and parking had not been a problem.

MR. BROWN stated there were no protests of record.

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

MR. SWESSEL made a Motion for DENIAL of Z-132-77.

MR. LOWDEN asked if he brought this back with the adequate amount of parking, what would be the prospectus.

MRS. COLEMAN said he could do it under the R-4.

MR. TIBERTI said if you can arrange the parking, the area is proper.

MR. SAYLOR said the applicant wants to increase the density higher than the R-4. And, if the Commission wanted to entertain any thought along that line, Mr. Swessel should rescind his motion.

MR. SWESSEL rescinded his Motion for DENIAL.

MR. SWESSEL made a Motion for ABEYANCE of Z-132-77.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

10. Z-66-64

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by BRUCE E. ADDIS for property located at 3010 Builder Avenue, Resolution of Intent to "M".

MR. BROWN presented the staff report and stated that on the plot plan the applicant had four parking spots with landscaping on Builders Street. The number of parking spaces according to employees will be adequate. Staff would recommend approval.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under Z-66-64, subject to the following conditions:

1. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to permanently maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan to reflect the above conditions.
5. Conformance to code requirements and design standards of all City Departments.

INTER-OFFICE MEMORANDUM

Date

January 9, 1978

TO: CITY ATTORNEY	FROM: Richard L. Williams, SENIOR PLANNER COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: REQUEST FOR RESOLUTION OF INTENT CC APPROVED: DECEMBER 21, 1977	COPIES TO: Z-132-77 CHRONO CITY MANAGER REQ. FOR ROI J. HERBERT ASSESSOR DON J. BROWN db

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

Z-132-77 From R-4 to C-2

Legally described as Lot 9, 10, 11, and 12, Block 5,
Meadows Addition.

SUBJECT TO:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Installation of concrete sidewalk on St. Louis frontage as required by the Department of Public Services.
3. Revise driveway entrances to conform to City standards, closing any unused driveways as required by the Department of Public Services.
4. Approved fire hydrant and water main to be approved 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 to be screened from view from the abutting streets.
8. Conformance to the revised plot plan to reflect the above conditions.
9. Conformance to code requirements and design standards of all City departments.

W:rw

AGENDA

City of Las Vegas

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

December 21, 1977
Page 7

ITEM

Commission Action

Department Action

II COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT CONTINUED

Item "E" continued . . .

See Page 6

See Page 6

3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. Submission and approval of a plot plan by the Planning Commission prior to development of this property.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to code requirements and design standards of all City departments.

PROTESTS: 1

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 (Apartment Residence)
To: C-2 (General Commercial)
Proposed Use: Efficiency apartments.

Planning Commission unanimously recommends
APPROVAL subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Installation of concrete sidewalk on St. Louis frontage as required by the Department of Public Services.

Approved as
recommended by
Planning
Commission
Lurie - unanimous

Commissioner
Leavitt
abstained

Clerk to notify

Director
authorized
to proceed

ITEM

Commission Action

Department Action

II COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT CONTINUED

Item "F" continued . . .

See Page 7

See Page 7

3. Revise driveway entrances to conform to City standards, closing any unused drive-ways as required by the Department of Public Services.
4. Approved fire hydrant and water main to be approved 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 to be screened from view from the abutting streets.
8. Conformance to the revised plot plan to reflect the above conditions.
9. Conformance to code requirements and design standards of all City departments.

PROTESTS: 1

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 (Non-Urban)

To: R-1, R-4, R-PD 18 and C-1.

Planning Commission recommended DENIAL on a Motion for approval which did not carry.

PROTESTS: Approx. 30

Approved
EXCEPT that the
R-4 Zone request
be changed to an
R-3 Density
Subject to
Conditions
Lurie

Commissioner
Christensen
voted "no"

Clerk to notify

Director
authorized
to proceed

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

MAYOR BILL BRIARE

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

CITY ATTORNEY
MIKE SLOAN, III

CITY MANAGER
WILLIAM E. ADAMS, P.E.



CITY of LAS VEGAS

December 15, 1977

Mr. Nick Pandelis
4730 S. Pecos Boulevard
Las Vegas, Nevada 89121

Re: Z-132-77 ✓

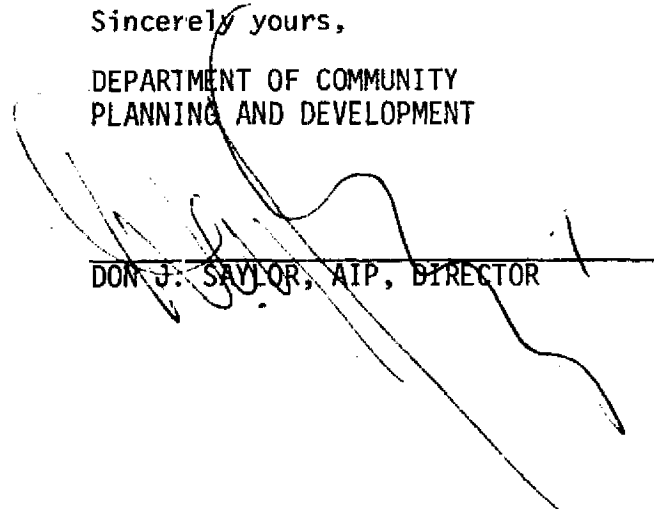
Mr. Nick Pandelis:

Please be advised your request 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.

It is requested that you or your representative be present at this meeting to answer any pertinent questions which may arise regarding your request.

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

December 9, 1977

Mr. Nick Pandelis
4730 S. Pecos Boulevard
Las Vegas, Nevada 89121

Re: Z-132-77 ✓

Dear Mr. Pandelis:

Your request for reclassification of property located on the south side of St. Louis between Fairfield Avenue and Commerce Street from R-4 to C-2, was considered by the City Planning Commission on December 8, 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. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Installation of concrete sidewalk on St. Louis frontage as required by the Department of Public Services.
3. Revise driveway entrances to conform to City standards, closing any unused driveways as required by the Department of Public Services.
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9. Conformance to code requirements and design standards of all City departments.

Mr. Nick Pandelis
Re: Z-132-77

Page #2
December 9, 1977

This item will require final action by the Board of City Commissioners. If you will call this office at 386-6301 on December 15th, we will advise you as to what meeting of the City Commission your request will be presented.

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

cc: City Clerk

November 23, 1977

Mr. Nick Pandellis
4730 S. Pecos Blvd.
Las Vegas, Nevada 89121

Re: Z-132-77 ✓

Dear Mr. Pandellis:

Your request for reclassification of property generally located on the south side of St. Louis Avenue between Fairfield Avenue and Commerce Street from R-4 to C-2 was considered by the City Planning Commission on November 22, 1977.

It was voted by the Planning Commission to hold this matter in ABEYANCE until their next meeting scheduled for December 8, 1977. This meeting will be held at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, and it is requested that you or your representative be present at this meeting.

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

INTER-OFFICE MEMORANDUM

November 21, 1977

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

Z-132-77
Nick Pandelis
St. Louis between Fairfield and
Commerce

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 south side of St. Louis Ave. between Fairfield Ave. and Commerce St.

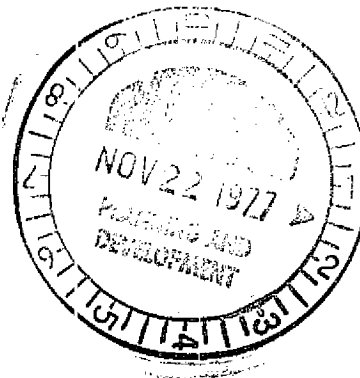
It will be required that the applicant:

- 1) install concrete sidewalk on St. Louis frontage
- 2) revise driveway entrances to conform to City of Las Vegas standards, closing any unused driveways

This plan proposes structure bordering the sides and rear property lines; therefore, there is no access to the alley or sides of the structure when completed.


ROBERT D. WEBER, P.E., R.L.S.
Public Services Department

RDW/JSH/jb



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

November 9, 1977

Date

TO: DON J. SAYLOR, AIP, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT

FROM:

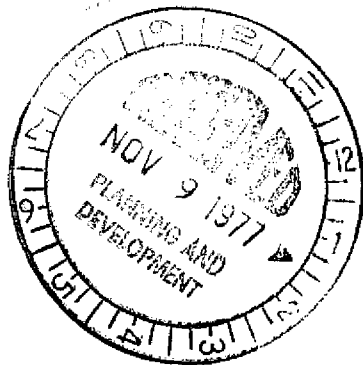
George Judd
GEORGE JUDD, FIRE MARSHAL

SUBJECT: Z-132-77 NICK PANDELIS
SOUTH SIDE ST. LOUIS AVE. BETWEEN
FAIRFIELD AVE. & COMMERCE ST.
EFFICIENCY APARTMENTS

COPIES TO:

All construction to conform to applicable Fire and Building Codes. Approved fire hydrant and water main to be proved to furnish required fire flow.

GJ/vh



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

11-4-77

Date

TO: PUBLIC SERVICES, ADMIN. DIVISION
DEPT. OF FIRE SERVICESFROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENTSUBJECT:
ZONING - 2-132-77
NICK PANDELIS

COPIES TO:

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

Property generally located on the north side of St. Louis Avenue
between Fairfield Avenue and Commerce St.

From: R-4 To: C-2

Proposed Use: Efficiency apartments.

Legally described as Lots 9, 10, 11 and 12, Block 5, Meadows Addition.

CITY PLANNING COMMISSION MEETING: November 22, 1977

Your remarks regarding this application prior to November 18, 1977 will
be greatly appreciated.

Plot Plan Attached: Yes
No

DJS:kt

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

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-132-77 NICK PANDELIS FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE SOUTH SIDE OF ST. LOUIS
AVENUE BETWEEN FAIRFIELD AVENUE AND COMMERCE STREET.

FROM: R-4 (APARTMENT RESIDENCE)

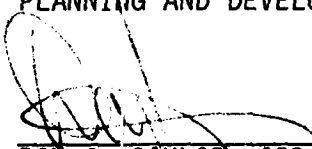
TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: EFFICIENCY APARTMENTS

THE ABOVE PROPERTY LEGALLY DESCRIBED AS LOTS 9,
10, 11, AND 12, BLOCK 5, MEADOWS ADDITION.

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

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT



DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

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

NOTICE OF PUBLIC HEARING

NOVEMBER 22, 1977

November 7, 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-132-77 NICK PANDELIS FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF ST. LOUIS STREET BETWEEN FAIRFIELD AVENUE AND COMMERCE STREET.

FROM: R-4 (APARTMENT RESIDENCE)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: EFFICIENCY APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS 9, 10, 11, and 12,
BLOCK 5, MEADOWS ADDITION.

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

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

CHECKED:

DON J. SAYLOR, AIP, DIRECTOR

SMXXXI _____ (date)

BROWN, D.J. NOT HERE

CLEMMER 11/14/77

BROWN, D.W. 11/14/77

SAYLOR _____

(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 2-4 Use District to a C-2 Use District, as established by Section 4, Chapter 1, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 200.

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

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

SS:

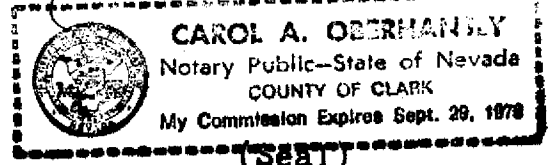
COUNTY OF CLARK)

(I, We) NICK PANDELIS 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: Nick Pandelis MAILING ADDRESS: 4730 So Peor ZIP CODE: 89121 PHONE NO. 451 1440

Subscribed and sworn to before me this 1 day of November, 1977.

Carol A. Oberhansly
Notary Public in and for said County and State



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

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

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

Filing Fee \$ 200

Received by: [Signature]

Receipt No.: 299482

Case No. 2-132-77

Date: 10/20/77

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.

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-4 Use District to a C-2 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:

Lots 9, 10, 11 and 12, Block 5, Meadows Addition to Las Vegas

SOUTH SIDE OF ST. LOUIS STREET BETWEEN
FAIRFIELD AVE AND COMMERCE ST

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We) _____ being duly sworn,
depone and say that (I am, we are) the owner(s) of record of the property in-
volved in this application and that the foregoing statements and answers here-
in 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.

Subscribed and sworn to before me this _____ day of _____, 19__.

Notary Public in and for said County and State

(Seal)

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

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

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

Filing Fee \$ _____

Received by: _____

Receipt No.: _____

Case No. _____

Date: _____

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. ~~Three (3)~~⁵ 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.

Date: October 28, 1977

ZONING APPLICATION REPORT

FILE NUMBER: _____

LEGAL DESCRIPTION: _____

OWNER AND ADDRESS: _____

Lots 9, 10, 11, 12 Block 5

Nick Pandelis

Meadows Addition to Las Vegas

115 West St. Louis

Las Vegas, Nevada

DEVELOPER: Phylcon, Inc.

GENERAL LOCATION: _____

ARCHITECT: Phylcon, Inc.

115 West St. Louis

CONTRACTOR: Phylcon, Inc.

Las Vegas, Nevada

EXISTING ZONING: R-4

REQUESTED ZONING: C-2

EXISTING USE(S) ON PROPERTY: Vacant

PROPOSED USE(S): Efficiency Apartments

PROPOSED DEVELOPMENT INFORMATION (WHERE APPLICABLE):

BLDG. ELEVATIONS SUBMITTED: _____

AESTHETICALLY ACCEPTABLE: _____

TRASH ENCLOSURE: _____

UTILITY FACILITIES SCREENED: _____

BLDG. HEIGHT: 27 Feet

NUMBER OF STORIES: 3

NUMBER OF UNITS: 44

NUMBER OF ACRES OR SIZE OF LOT
(NET) _____ (GROSS) 130' X 100'

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

NUMBER OF OFF-STREET PARKING SPACES REQUIRED: _____ NUMBER PROVIDED: 15

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

REQUIRED SETBACKS PROVIDED: yes

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

FLOOD CONTROL CHANNEL SETBACKS: YES X NO _____

OTHER REQUIREMENTS: _____

EXISTING GENERALIZED LAND USE IN SURROUNDING AREA: Apartments

USE(S) IN CONSONANCE WITH GENERAL PLAN: _____

GENERAL COMMENTS: _____