

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0133-77 (1)

APN 138-10-815-003

Location NEC of Cheyenne & Tenaya

Applicant Charleston Heights Dev Co., et al

Subject

Recind Zoning Resolutions.



(i)

FILE NO.: 2-133-77

[illegible]

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

Voting was as follows:

"AYES" Chairman Miller, Mrs. Coleman, Mr. Guthrie, Mr. Jones,
Mr. Swessel, Mr. Kennedy and Mr. Guthrie
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 6, 1978 at 2:00 P.M.

8. Z-19-74
Z-157-77
Z-78-76
Z-133-77

RESCIND ZONING
RESOLUTIONS

APPROVED AS
RECOMMENDED

Request of CHARLESTON HEIGHTS DEVELOPMENT COMPANY and BECKER & SONS to rescind the resolution of intent condition and grant permanent zoning by Ordinance.

MR. BROWN stated this is a request from Becker and Sons to rescind the resolution of intent condition on four different cases. Staff has since talked to the applicant and has suggested that rather than rescind, their real need was to eliminate the time limit on the resolution of intent. Mr. Becker concurred. Staff recommends the time limit be removed on all other "Z" numbers.

BARRY BECKER represented the application and agreed to staff recommendations with regard to the time limits.

MR. JONES made a Motion for APPROVAL of the Request, subject to the following conditions:

1. Expunge the R-3 portion on Z-157-77.
2. Expunge the resolution of intent to R-D on the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 13, Township 20 South, Range 60 East, MDB&M.
3. Conformance to original conditions previously imposed at the time of zoning approval of Z-19-74, Z-157-77, Z-78-76 and Z-133-77.

Voting was as follows:

"AYES" Chairman Miller, Mrs. Coleman, Mr. Guthrie, Mr. Jones,
Mr. Swessel, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 6, 1978 at 2:00 P.M.

9. Z-122-77

RESCIND ZONING
RESOLUTION

APPROVED AS
RECOMMENDED

Request of MUSICIANS CLUB OF LAS VEGAS to rescind the resolution of intent condition and grant the permanent zoning by Ordinance on property generally located on the south side of Bonanza Road, 800 feet west of Lamb Boulevard, under resolution of intent to C-1 from R-E.

MR. BROWN presented the staff report and stated staff is a little apprehensive about approving the request in this manner by completely eliminating the time limit. He suggested that a specific time limit of two years be given the applicant rather than going to ordinance or reducing the time.

GEORGE ENOMOTO represented the applicant and stated he had anticipated coming in for an extension of time, but staff had recommended this method. He added he is the architect and development is intended for this property and he has been given authority to seek funding on it.

CHAIRMAN MILLER asked if Mr. Enomoto could live with the two year stipulation.

MR. ENOMOTO replied that he could and would take the two years.

MR. KENNEDY made a Motion for APPROVAL of the Extension of the Resolution of Intent for Two Years (until November 1, 1980), subject to the following condition:

1. Conformance to previous conditions originally imposed at the time of zoning approval of Z-122-77.

Voting was as follows:

"AYES" Chairman Miller, Mrs. Coleman, Mr. Guthrie, Mr. Jones,
Mr. Swessel, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 6, 1978 at 2:00 P.M.

OPTIONAL FORM NO. 10, MAY 1962 EDITION GSA GEN. REG. NO. 27 • 5010-108-01

October 18, 1978

City of Las Vegas
400 East Stewart
Las Vegas, Nevada 89101

Gentlemen :

RE: W-157-77
W-78-76
✓ W-133-77

I would appreciate your putting the above zoning application on the next City Commission's Meeting and City Planning Commission's meeting for permanent zoning.

Your cooperation in this matter is greatly appreciated. If you have any questions, please do not hesitate to contact the writer.

Yours truly,

CHARLTON FREIGHTS DEVELOPMENT CO.,
P.O. BOX 1048

Ernest A. Becker, Jr.
Agent

aa

OCT 19

Receipt #334837

ERNEST A. BECKER ENTERPRISES

6115 CLARICE AVENUE • LAS VEGAS, NEVADA 89107 • 878-1903

May 8, 1978

Mr. Bob Ginser
Building Department
City of Las Vegas
400 E. Stewart
Las Vegas, Nevada 89101

RE: Charleston Heights Tract 57

Dear Bob:

We hereby request that the zoning be changed from R-3 to R-1 as the tentative map goes through the various committee meeting zoning. This was the agreement made by the Planning Commission, ourselves and the people in the area.

If you have any questions, please do not hesitate to contact the writer.

Yours truly,

CHARLESTON HEIGHTS DEVELOPMENT COMPANY



Ernest A. Becker, Jr.
Project Manager

kb



INTER-OFFICE MEMORANDUM

January 16, 1978

O: CITY ATTORNEY	FROM: <i>Rich</i> RICHARD L. WILLIAMS, SENIOR PLANNER COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: REQUEST FOR RESOLUTION OF INTENT CC APPROVED: DECEMBER 21, 1977	COPIES TO: <u>Z-133-77</u> CHRONO CITY MANAGER REQ. FOR ROI J. HERBERT ASSESSOR DON J. BROWN

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

Z-133-77 From N-U to R-1, R-3, R-PD 18 and C-1

Legally described as being a portion of the West Half (W $\frac{1}{2}$) of the East Half (E $\frac{1}{2}$) of Section 10, Township 20 South, Range 60 East, MDB&M, more particularly described as follows:

From N-U to R-1

COMMENCING at the South Quarter corner of said Section 10; thence North 00°27'33" West, 1012.00 feet to the True Point of Beginning; thence continuing north 00°27'33" West, 1691.39 feet; thence North 00°28'04" West, 1014.40 feet; thence South 89°47'03" East, 844.23 feet; thence South 00°21'06" East, 251.01 feet; thence North 89°47'03" West, 452.69 feet; thence South 00°28'04" East, 763.17 feet; thence South 89°48'53" East, 259.02 feet; thence South 00°27'33" East, 1684.08 feet; thence South 89°32'27" West, 650.00 feet to the True Point of Beginning.

From N-U to R-3

Commencing at the South Quarter Corner of said Section 10; thence North 00°27'33" West, 680.00 feet to the True Point of Beginning; thence continuing North 00°27'33" West, 332.00 feet; thence North 89°32'27" East, 650.00 feet; thence North 00°27'33" West, 1684.08 feet; thence South 89°48'53" East, 122.42 feet; thence South 00°11'07" West, 40.00 feet; thence South 80°48'04" East, 456.54 feet; thence South 00°16'54" East, 829.97 feet; thence South 04°28'55" West, 301.04 feet; thence South 09°26'45" West, 355.11 feet; thence South 17°07'16" West, 438.91 feet; thence South 89°32'27" West, 999.88 feet to the True Point of Beginning.

Z-133-77 (cont) From N-U to R-PD 18

COMMENCING AT the center quarter corner of said Section 10; thence South $89^{\circ}48'53''$ East 391.03 feet to the True Point of Beginning; thence North $00^{\circ}28'04''$ West, 763.17 feet; thence South $89^{\circ}47'03''$ East, 452.69 feet; thence South $00^{\circ}21'06''$ East, 86.96 feet; thence South $89^{\circ}47'40''$ East, 392.84 feet; thence South $00^{\circ}54'43''$ West, 562.36 feet; thence South $80^{\circ}53'39''$ West 455.04 feet; thence South $00^{\circ}11'07''$ West, 40.00 feet; thence North $89^{\circ}48'53''$ West, 381.44 feet to the True Point of Beginning.

From N-U to C-1

COMMENCING at the South Quarter ($S\frac{1}{4}$) corner of said Section 10; the True Point of Beginning; thence North $00^{\circ}27'33''$ West, 680.00 feet; thence North $89^{\circ}32'27''$ East, 999.88 feet; thence South $17^{\circ}07'16''$ West, 614.30 feet; thence South $67^{\circ}06'26''$ West, 135.00 feet; thence South $00^{\circ}08'00''$ West, 50.00 feet; thence North $89^{\circ}52'00''$ West 689.07 feet to the True Point of Beginning.

SUBJECT TO:

1. Resolution of Intent be restricted to a twelve month time limit.
2. Installation of half-street improvements on Tenaya Way and Cheyenne Ave. frontages, as required by the Department of Public Services.
3. Installation of full-street improvements on Gowan Road frontage, as required by the Department of Public Services.
4. Dedication of 20 ft. additional right-of-way for Cheyenne (Total 50 ft.); dedication of a 25 ft. radius corner at Cheyenne Ave. and Tenaya; dedication of 80 ft. for Gowan Road and dedication of a 20 ft. radius corner at Gowan and Tenaya, as required by the Department of Public Services.
5. Submission and approval of a Plot Plan for the C-1 portion of this property prior to development.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.

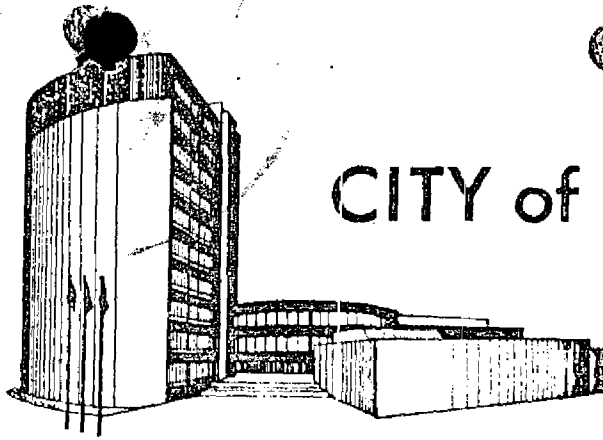
RLW:rw

MAYOR BILL BRIARE

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

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL DORN



*o/c
IRA*

CITY of LAS VEGAS

December 12, 1978

Ernest A. Becker, Jr.
Charleston Heights Development Co.
6115 Clarice Avenue
Las Vegas, Nevada 89107

Re: Z-19-74, Z-157-77, Z-78-76, & Z-133-77
RESCIND ZONING RESOLUTIONS

The Board of City Commissioners, at a regular meeting held December 6, 1978, APPROVED only that the time limits be removed from these resolutions, subject to the following conditions:

1. Expunge the R-3 portion on Z-157-77.
2. Expunge the resolution of intent to R-D on the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 13, Township 20 South, Range 60 East, M.D.B.&M. on Z-78-76.
3. Conformance to original conditions previously imposed at the time of zoning approval of Z-19-74, Z-157-77, Z-78-76, and Z-133-77.

Edwina M. Cole
EDWINA M. COLE, CMC
CITY CLERK

EMC:gtr

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

AGENDA

Z-133-77

City of Las Vegas

December 6, 1978

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

Page 41

PHONE 386-6011

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT (CONTINUED)

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedication of 10 ft. of right-of-way on Lamb Boulevard as required by the Department of Public Services within sixty days after approval of the zoning.

PROTESTS: 0

F. RESCIND ZONING RESOLUTIONS - Z-19-74, Z-157-77, Z-78-76, AND Z-133-77 - CHARLESTON HEIGHTS DEVELOPMENT COMPANY AND BECKER & SONS

Request to rescind the resolution of intent condition and grant permanent zoning by Ordinance.

Planning Commission unanimously recommends that only the time limits be removed from these resolutions, subject to the following conditions:

1. Expunge the R-3 portion on Z-157-77.
2. Expunge the resolution of intent to R-D on the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 13, Township 20 South, Range 60 East, M.D.B.&M. on Z-78-76.
3. Conformance to original conditions previously imposed at the time of zoning approval of Z-19-74, Z-157-77, Z-78-76, and Z-133-77.

See Page 40

See Page 40

Approved as recommended by Planning Commission
Lurie - unanimous

Clerk to notify

Planning to proceed

Commissioner Christensen did not vote - temporarily absent

E. ZONE CHANGE - Z-102-78 - VICTOR AND IRMA MASTIN

Property located on the east side of Lamb Boulevard, 230 feet north of Harris Avenue, from R-T to C-1. Proposed Use: Child Care Center, 50 to 100 children

The application involves a parcel of land that was approved for C-1 by resolution a number of years ago but has since expired. There is a C-1 pattern on this portion of Lamb Boulevard. To the east and west are large mobile home parks backing up to the existing commercial on Lamb. The Planning Commission recommended approval. There were no protests.

F. RESCIND ZONING RESOLUTIONS - Z-19-74, Z-157-77, Z-78-76, AND Z-133-77 - CHARLESTON HEIGHTS DEVELOPMENT COMPANY AND BECKER & SONS

Request to rescind the resolution of intent condition and grant permanent zoning by Ordinance.

This request involves three parcels in the northwest area and one located south of the Municipal Golf Course. The parcels in the northwest are in an area that is rapidly developing; however, some portions of the application such as the commercial may not be developed until there is a sufficient demand factor and would necessitate the applicant to request extensions until he develops. The parcel south of the golf course and east of Friendly Ford is for a Planned Unit development which is being constructed on a phase basis. The Planning Commission recommended that the time limits on the resolutions be removed rather than going to ordinance and subject to expunging the underlying resolutions on portions of Z-78-76 and Z-157-77. The applicant was in agreement. A location map on each of the applications is attached for reference purposes.

G. RESCIND ZONING RESOLUTION - Z-122-77 - MUSICIANS CLUB OF LAS VEGAS

Request to rescind the resolution of intent condition and grant the permanent zoning by Ordinance on property generally located on the south side of Bonanza Road, 800 feet west of Lamb Boulevard, under resolution of intent to C-1 (from R-E).

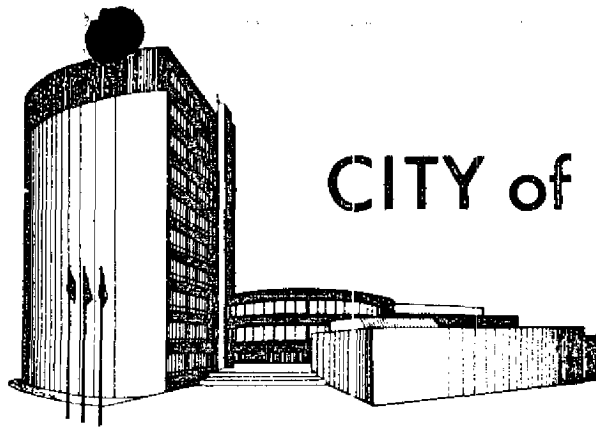
The applicant is requesting to rescind the resolution because it is not sure when funding will be available for this project. The proposed use is for a small shopping center. The Planning Commission recommended that the resolution be extended for two years to allow them adequate time to obtain funding. This will be the first extension on the approved resolution.

MAYOR BILL BRIARE

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

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

November 15, 1978

Mr. Ernest A. Becker, Jr.
Charleston Heights Development Co.
6115 Clarice Avenue
Las Vegas, Nevada 89107

Re: Z-19-74, Z-157-77, Z-78-76, & Z-133-77
Rescind Zoning Resolutions

Dear Mr. Becker:

Your request to rescind the resolution of intent condition and grant permanent zoning by Ordinance on the above captioned zoning applications was considered by the City Planning Commission on November 9, 1978.

The Commission voted to refer these items to the Board of City Commissioners with a recommendation that only the time limits be removed from these resolutions, subject to the following conditions:

1. Expunge the R-3 portion on Z-157-77.
2. Expunge the resolution of intent to R-D on the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 13, Township 20 South, Range 60 East, M.D.B.&M. on Z-78-76.
3. Conformance to original conditions previously imposed at the time of zoning approval of Z-19-74, Z-157-77, Z-78-76, and Z-133-77.

This item will be heard by the Board of City Commissioners on December 6, 1978, at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, ACTING DIRECTOR

D. W. Brown, Supervisor of Zoning

DWB:bjl

CLV-6218

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011

cc: City Clerk