

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0133-88

APN 163-02-416-006

Location N OF SAHARA BTW TORREY PINES & REDWOOD

Applicant FLETCHER JONES

Subject

REZONING REQUEST FROM N-U TO C-2 FOR A
PROPOSED FOUR AUTOMOBILE DEALERSHIPS.



FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. <u>Petition (50)</u>	
2. <u>James A. Duddleston</u>	
3. _____	
4. _____	
5. _____	
6. _____	
7. _____	
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18. _____	
19. _____	
20. _____	

FILE NO.: Z-133-88

6512 Peppermill Drive
Las Vegas, Nevada 89102
December 19, 1988

Councilman Arne Adamsen
City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

Subject: Z-133-88

Dear Councilman Adamsen:

During this past weekend, three persons circulated the attached petition of support for establishing conditions of approval for Z-133-88. The results from only two persons are available at this time; but as you can tell, they are encouraging numbers. Thus far, 73 residents have agreed with the recommended conditions, and you can be assured that we will continue to pursue this matter. We are sending you interim copies of the results so you can see the dedication and commitment of our neighborhood.

I am extremely optimistic that you and the remainder of the City Council, Planning Commission, and City staff will support our position. The conditions do not constitute an unreasonable expectation, and the residents have expressed strong support in establishing these types of controls on the Fletcher Jones proposed zone change. We are counting on you to take an active role in championing our case.

I will endeavor to keep you apprised of our continuing efforts. Again, I look forward to meeting with you, Mayor Lurie, and the City Council to discuss our concerns.

Very truly yours,

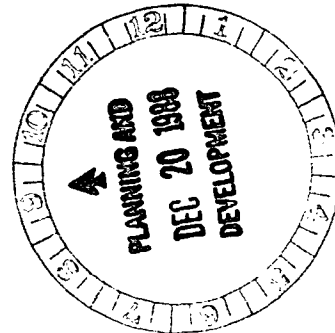


James A. Duddleston

1b

Attachment

cc: Mayor Ron Lurie
Councilman Wayne Bunker
Councilman Bob Nolen
Councilman Steve Miller
Planning Commissioner Andras Babero
Planning Commissioner Joseph Johnston
Planning Commissioner Sandra Hudgens
Planning Commissioner Robert Bugbee
Planning Commissioner Fred Kennedy
Planning Commissioner, Randy Black
Harold Foster, Planning Director



PETITION OF SUPPORT
FOR ESTABLISHING CONDITIONS
OF APPROVAL FOR Z-133-88

As a resident of the neighborhoods near the four Fletcher Jones dealerships proposed on Sahara Avenue between Torrey Pines Drive and Redwood Street, I have read the attached list of Conditions of Approval for Z-133-88 and fully support the concept of imposing the recommended development restrictions if the City Planning Commission and City Council choose to approve the zone change.

Resident

Address

James Duddleston	6512 Peppermill Dr.
Morgan W. Perry A.O.	6520 Peppermill Dr.
Enjaye Olson	6604 Peppermill Dr.
Raymond A. Olson	" " "
Woni Roberts	6608 Peppermill Dr.
Ron N. Vansteenkiste	6617 Peppermill Dr.
Laura Ballantyne	6613 Peppermill.
J. Thipt	6605 Peppermill
Thomas A. Minwegen	6517 Peppermill Drive
Martina Dugan	6573 Peppermill Drive
Adria Pineda	6509 Peppermill Dr.
Annette Pineda	6509 Peppermill Dr.
Jim Zumbach	6505 Peppermill Dr.
Israel L. Hurin	6421 Peppermill Dr.
Amunai Wagner	6417 Peppermill Drive
W. C. LeMaster	6413 Peppermill Drive
James E. LeMaster	6413 Peppermill Drive
D. V. Monroe	6405 Peppermill Dr.
Chad B. Monroe	6415 Peppermill Dr.
Annette Keever	6400 Peppermill Dr.

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Richard B. Helmer	6408 Peppermill
Roger Glassey	6412 Peppermill Dr.
Jean Savera	6416 Peppermill Dr.
Robert Savera	6416 Peppermill Dr.
Marvin Marcella	6420 Peppermill Dr.
Joseph Marcella	6420 Peppermill Dr.
Victoria J. Prancanelli	6500 Peppermill Dr.
Frank Capo	6508 Peppermill Dr.
Grace Capo	6508 Peppermill Dr.
Emilie L. Carl	6508 Peppermill Dr.
John L. W. Gray	6516 Peppermill Dr.
Mancy McGray	6516 Peppermill Dr.
Karen Jorgensen	6512 Peppermill Dr.

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Resident

Address

<u>Gary Barlow</u>	<u>2209 Autumn Lane Dr.</u>
<u>Barbara Lee</u>	<u>2205 Autumn Lane Dr.</u>
<u>James Bennett</u>	<u>2205 Autumn Lane</u>
<u>Virginia Bennett</u>	<u>2201 Autumn Lane</u>
<u>Jay C. Copey</u>	<u>2201 Autumn Lane</u>
<u>Darwin Copey</u>	<u>6612 Vicuna Dr.</u>
<u>Shirley Stewart</u>	<u>6612 Vicuna Dr.</u>
<u>Colin L. Stewart</u>	<u>6608 Vicuna Dr.</u>
<u>Julie Cummings</u>	<u>6608 Vicuna Dr.</u>
<u>Ben Nichols</u>	<u>6604 Vicuna Dr.</u>
<u>Warren Nichols</u>	<u>6520 " Dr.</u>
<u>Mae Broadbent</u>	<u>6520 Vicuna Dr.</u>
<u>Bob Broadbent</u>	<u>6516 Vicuna Dr.</u>
<u>Paul L. Feltz</u>	<u>6516 Vicuna Dr.</u>
<u>Barbara Q. Horn Dahl</u>	<u>6512 Vicuna Dr.</u>
<u>Douglas P. Feltz</u>	<u>6508 Vicuna Dr.</u>
<u>Judith W. Atkins</u>	<u>6500 Vicuna Dr.</u>
<u>Cindy Segoman</u>	<u>6500 Vicuna Dr.</u>
<u>Wendell Davis</u>	<u>6416 Vicuna Drive</u>
	<u>6400 Vicuna Dr.</u>

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Eduardo J. Gons	6400 Vicuna Dr.
John F. Olsen	6405 "
Edith Kerk	6413 Vicuna Dr.
Andreas Whalley	6417 Vicuna Dr.
James R. Woodford	6421 VICUNA DR.
Richard S. Woodford	6421 Vicuna Dr.
Denise K. Woodford	6421 Vicuna Dr.
Charlotte Woodford	6421 Vicuna Dr.
Nolan Chellis	6501 Vicuna Dr.
Francis Toney	6501 VICUNA DR.
Adrian M. Reyes	6505 Vicuna Dr.
Frederick M. Jones	6505 Vicuna Dr.
James Dutton	6509 Vicuna Dr.
James Tapp	6513 Vicuna Dr.
Thomas S. Burrone	6517 Vicuna Dr.
Carl E. Burrone	6517 Vicuna Dr.
William H. Hooty	6521 Vicuna Drive
William H. Hooty	6521 Vicuna Drive
Marion Barlow	2707 Autumn Hill Dr.

CONDITIONS OF APPROVAL
FOR Z-133-88

1. Parking will be prohibited for the entire frontage along Sahara Avenue from Torrey Pines Drive to Redwood Street and also on both sides of Torrey Pines Drive from Sahara Avenue to Peppermill Drive. The developer shall pay for the installation of "No Parking" signs and the painting of curbs on both streets within the limits of the restricted parking.
2. Access to the site will be taken only from Sahara Avenue. No access will be allowed from Torrey Pines Drive.
3. Salespersons and auto mechanics will not use Torrey Pines Drive for test drives.
4. Outside speakers, microphones or other audio devices for paging, announcements, etc. will not be allowed.
5. Razor wire will not be allowed for any portion of the perimeter fence nor on any internal fencing. Chain link fences will not be used within the development.
6. Landscaping will consist of a minimum of 10 feet in width along Torrey Pines and 15 feet along the Sahara Avenue frontage. Landscaping shall be mature with 36-inch box trees. Runoff from landscape irrigation and from onsite uses shall be detained onsite and handled with an underground storm drain system.
7. Outside lighting standards will not exceed 35 feet in mounting height. The mounting height shall be measured from the pavement or ground elevation to the top of the lighting fixture. Parking lot and sales lot lighting levels will not exceed the following guidelines.

Before 9:00 PM:
Maximum footcandles - 20 footcandles
Uniformity ratio: - 4:1

After 9:00 PM:
Maximum footcandles - 4 footcandles
Uniformity ratio - 10:1
8. Automobile repair and maintenance shops will have no doors or windows which face north. Construction of the repair and maintenance facilities will incorporate soundproofing materials to control noise such that exterior noise levels adjacent to the repair shops along the north property line never exceed 62 decibels for the L10 measurements. After the dealerships are opened, the developer agrees to implement noise reduction measures should his operations exceed that level.

9. Exterior fascia, architectural treatments and building standards for the Sahara Avenue frontage will be continued on the north side of all buildings and along the east side of any buildings along the Torrey Pines frontage.
10. If the developer appeals any of the conditions established in the zoning application or during other subsequent public meetings and approvals, the City will notify all residents which have recently received notice of the pending zoning application that an appeal has been filed, and the developer agrees to have the appeal reconsidered as a public hearing after the meeting notices have been mailed to the affected residents.
11. Entrances and aisles leading to the repair and maintenance shop buildings will be designed to provide a minimum of 200 feet of storage length for each storage lane. There will be a minimum of three unconstructed 12-foot storage lanes for the aisles providing access to the service writer areas. This condition will apply to each individual dealership.
12. Parking for construction vehicles, employees, and prospective customers will be provided entirely onsite. Customer parking areas will be adequately identified to assure that customers will not attempt to park on Sahara Avenue or Torrey Pines Drive. During construction, construction vehicles and vehicles for construction workers will be parked onsite.
13. The developer agrees to pay for the design and installation of a traffic signal at the intersection of Torrey Pines Drive and Sahara Avenue.
14. The developer will not be allowed to string, hang or display flags, banners, advertisements, etc. between light poles or attach to the front of any buildings.
15. Access driveways will be designed with curb returns having radii of 30 feet.
16. Advertising signs will not exceed a height of 35 feet above the pavement or ground elevation.
17. The dealership hours of business will not extend past 9:00 PM.
18. Trucks delivering or receiving automobiles will perform all loading and unloading onsite. Sufficient space will be provided to accommodate these vehicles within the facilities.
19. Paint and body repair shops will not be allowed at any of the dealerships.

6512 Peppermill Drive
Las Vegas, Nevada 89102
December 15, 1988

Councilman Arne Adamsen
City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

Subject: Z-133-88

Dear Councilman Adamsen:

As a resident of your district, I am writing you to express extreme concern about the proposed zone change (Z-133-88). I was recently notified by the City of Las Vegas of the proposed zone change to allow Fletcher Jones to construct and operate four automobile dealerships along Sahara Avenue from Torrey Pines Drive to Redwood Street, a distance of approximately one-quarter mile. I live at 6512 Peppermill Drive in an exclusive neighborhood whose homes average approximately \$150,000 each. Although the site of the proposed automobile dealerships does not abut my neighborhood, my wife and I are firmly convinced that the proximity is so close that we will feel the effects of this tremendously intense usage. As our representative on the Las Vegas City Council, we strongly urge you to represent our interests, as well as those of fellow neighbors, when this item is brought before you for consideration.

First of all, let me state that the Sahara Avenue frontage is an obvious location which is compatible for rezoning for commercial uses; however, the magnitude of this proposal is overwhelming. We are adamantly opposed to the rezoning to this intensity, but if the City should decide to allow this project to proceed, certain minimal conditions should be applied to mitigate the negative impacts to the nearby residential neighborhoods. To this end, I am requesting that you, the City Planning Commission and the City staff apply the attached conditions should there be a motion for approval of the zone change.

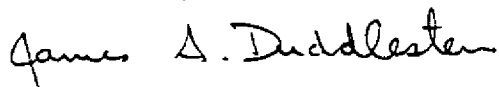
As you can see in the requested conditions of approval, parking prohibitions are of a major concern to nearby residents. Approximately two months ago, a fatal accident was recorded at the Sahara Avenue/Torrey Pines Drive intersection. I happened to drive through the intersection immediately after it had occurred. As a registered professional engineer whose background and expertise is in the field of traffic and transportation engineering, it is my opinion that the accident was in large part due to the allowance of on-street parking on Sahara Avenue. Construction vehicles have been parked along Sahara Avenue during the construction of the commercial development on the northeast corner of the intersection; and at night, the nightclub patrons have parked on Torrey Pines, Sahara Avenue, and even on the residential side streets. Sight distance has been restricted, and the tragedy possibly could have been averted if parking controls had been in place.

Councilman Arne Adamsen
December 15, 1988
Page -2-

Although I did not witness the latest collision, it is my understanding that another accident was recorded last Saturday night. Again, patron parking for the Paradise Alley nightclub extended all along Sahara Avenue, Torrey Pines and partially onto Peppermill Drive. This most recent episode once again points out the importance of imposing the needed restrictions on parking and access to the site.

I have spoken with many of my neighbors who share the very same concerns as my wife and I. The attached list of conditions of approval will be circulated throughout the neighborhood to obtain the signatures of other persons who support our efforts in establishing the requested controls. We trust that you, the City Council, the City Planning Commission, and City staff will adopt the recommended conditions on the enclosed sheet, plus any others that might be requested by the residents within the area. We will follow this issue from the Planning Commission through the City Council considerations. I will be calling you prior to the City Council meeting to learn your position and am hopeful of meeting you to present our views and concerns. Should you wish to call me, I can be reached at work (363-1200) or at home (362-9985). I trust that you will be responsive to your constituents and look forward to our meeting in the very near future.

Very truly yours,



James A. Duddleston

1b

Attachment

cc: Mayor Ron Lurie
Councilman Wayne Bunker
Councilman Bob Nolen
Councilman Steve Miller
Planning Commissioner Andras Babero
Planning Commissioner Joseph Johnston
Planning Commissioner Sandra Hudgens
Planning Commissioner Robert Bugbee
Planning Commissioner Fred Kennedy
Planning Commissioner Randy Black
Harold Foster, Planning Director
Bill Flaxa, Acting Traffic Engineer

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Marilyn D. D. D. D.	6513 Peppermill Drive
Andrea Floyd	6509 Peppermill Dr.
Monica K. D.	6509 Peppermill Dr.
Jim Zimbrun	6505 Peppermill Dr.
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Gregory Barlow
Samuel Long
Barbara Lee
James Bennett
Vivian Bennett
Jay C. Corey
Dana Corey
Shirley Stewart
Colin L. Stewart
Judy Cummings
Gene Nichols
Warren Nichols
Mae Broadbent
Bob Broadbent
Paul L. Fulk
Beulah A. Horn dahl
Dorothy H. Atkin
Judith W. Atkin
Cindy Seaman
Wendell Davis

2209 Autumn Lane Dr.
2205 Autumn Lull. Dr.
2205 Autumn Hill
2201 Autumn Lull
2201 Autumn Hill
6612 Vicuna Dr.
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Charlotte Woodford	6421 Vicuna Dr.
Talen Chellis	6501 Vicuna Dr.
James Toney	6501 VICUNA DR.
Helena K. Reyes	6505 Vicuna Dr.
Richard M. Jones	6505 Vicuna Dr.
Greg Dutton	6509 Vicuna Dr.
James Toney	6513 Vicuna Dr.
Thomas S. Berman	6517 Vicuna Dr.
Carl E. Berman	6517 Vicuna Dr.
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Conditions of Approval (Z-133-88)

Page -2-

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NOTICE OF PUBLIC HEARING

DECEMBER 20, 1988

Notice is hereby given that on **DECEMBER 20, 1988** at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the following:

Z-133-88 APPLICATION OF FLETCHER JONES FOR RECLASSIFICATION OF
PROPERTY LOCATED ON THE NORTH SIDE OF SAHARA AVENUE, BETWEEN
TORREY PINES DRIVE AND REDWOOD STREET

FROM: N-U (NON-URBAN)

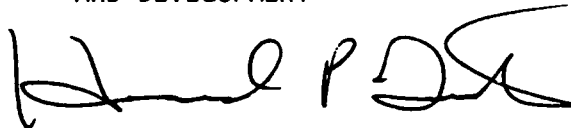
TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: FOUR AUTOMOBILE DEALERSHIPS

The above property is legally described as a portion of
the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼)
of Section 2, Township 21 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

A handwritten signature in black ink, appearing to read 'Harold P. Foster', is written over the department name.

HAROLD P. FOSTER, DIRECTOR

HPF:erh

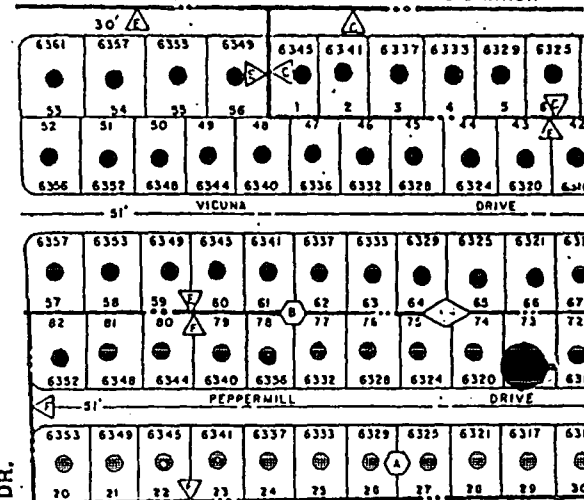
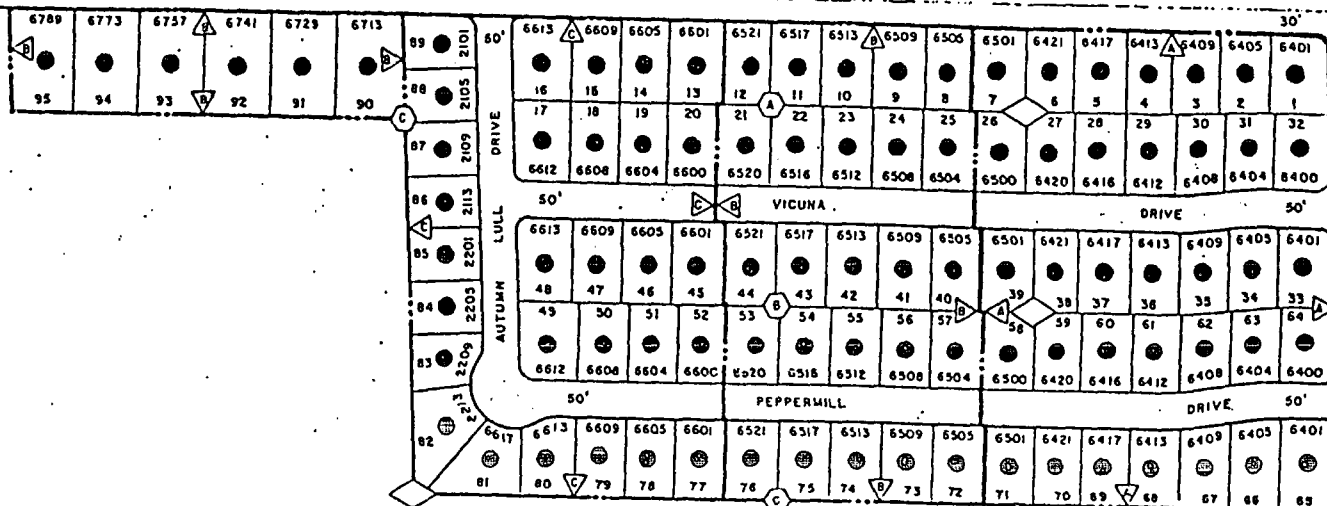
The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

O'BANNON

DRIVE

O'BANNON



STREET

TORREY PINES DR.

SAHARA SHOPPING CENTER

REST 0390

6320-6300

CITY LIMITS

SAHARA AVE.



REDWOOD

2-133-88

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date 1 DEC 88
Page 1 of 2

Requested by:

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUD

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext.

I. D. Code 2-133-88 Date to Be Completed

Remarks

Information Needed:

1. Labels ☒ No. of Sets ☐ Label Tape ☐

2. Print Format: No Print (A) ☐ Valuation (F) ☐

Name, Address, Legal Description (G) ☒

3. Selection by Tax District (List Tax Districts

4. Selection by Partial Parcel Number: Parce
Partial Page (6 char.),

Partial Page Partial Page Partial Page Partial Page

Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
3	2	1	3	2	1	3	2	1	3	2	1
310	39	0011	310	39	4024	310	40	1014	310	59	0003
		032			030			035			009
		033			400006			036			014
		393001			007			038			023
		007			009			402006			028
		024			018			025			031
		029			021			403003			032
		394001			401008			025			045
		007			011			590002			048

Assessor Approval Billing No.

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 1 DEC 88
Page 2 of 2

Requested by:

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUDDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. I. D. Code 2-133-88 Date to Be Completed Remarks

Information Needed:

1. Labels ☒ No. of Sets ☒ Label Tape ☐2. Print Format: No Print (A) ☐ Valuation (F) ☐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	
3	2	1	3	3	2	1	3	3	2	1	3	3	2	1	3
310	59	0049													
		051													
		056													
		850004													
		-END-													

Assessor Approval Billing No.

O'BANNON

DRIVE

O'BANNON

024
025
026

9

18

024
025
026

6



CITY LIMITS

SAHARA AVE.

310-400

21

7

50

45

3

50

4

48

49

5

6

7

8

51

28

23

31

310-590

14

9

32

310-850

4

TORREX PINES DR.

SAHARA SHOPPING CENTER

33

32

310-390

11

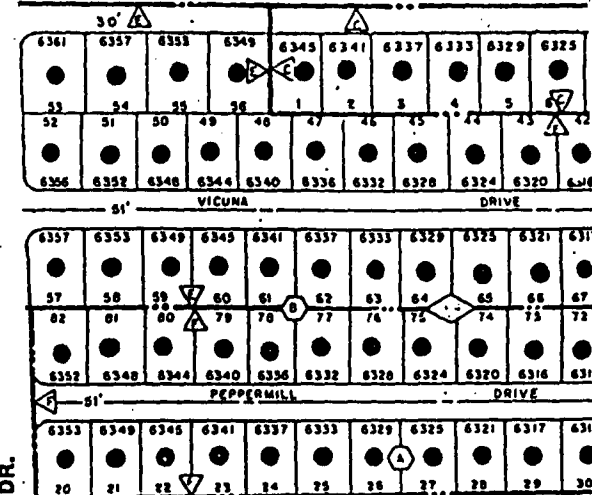
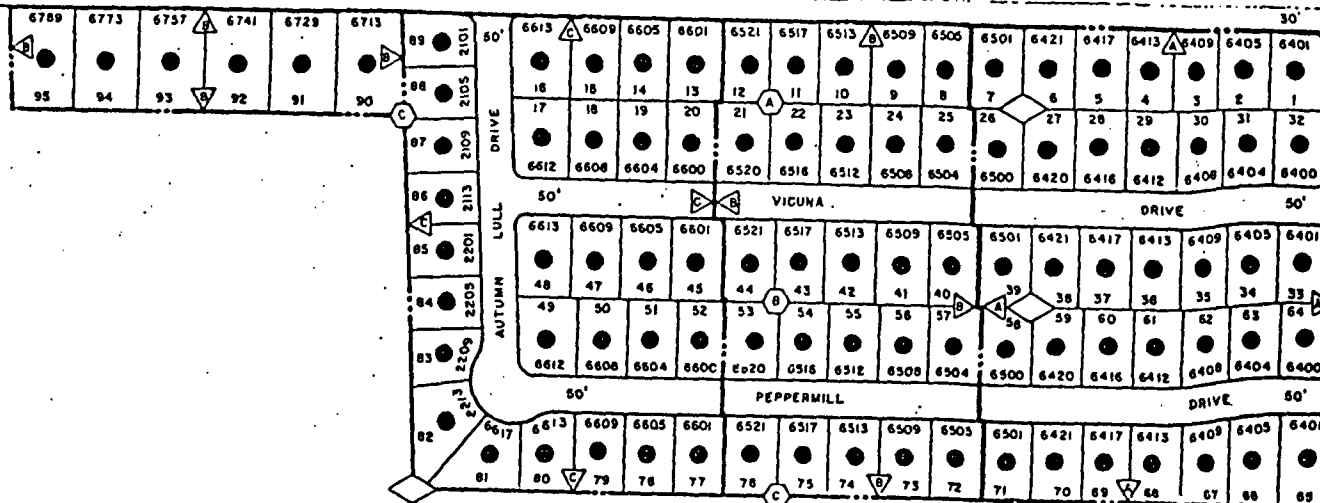
Z-133-88

48251

O'BANNON

DRIVE

O'BANNON



TORREY PINES DR.

STREET

REDWOOD

CITY LIMITS

SAHARA AVE.

SAHARA SHOPPING CENTER

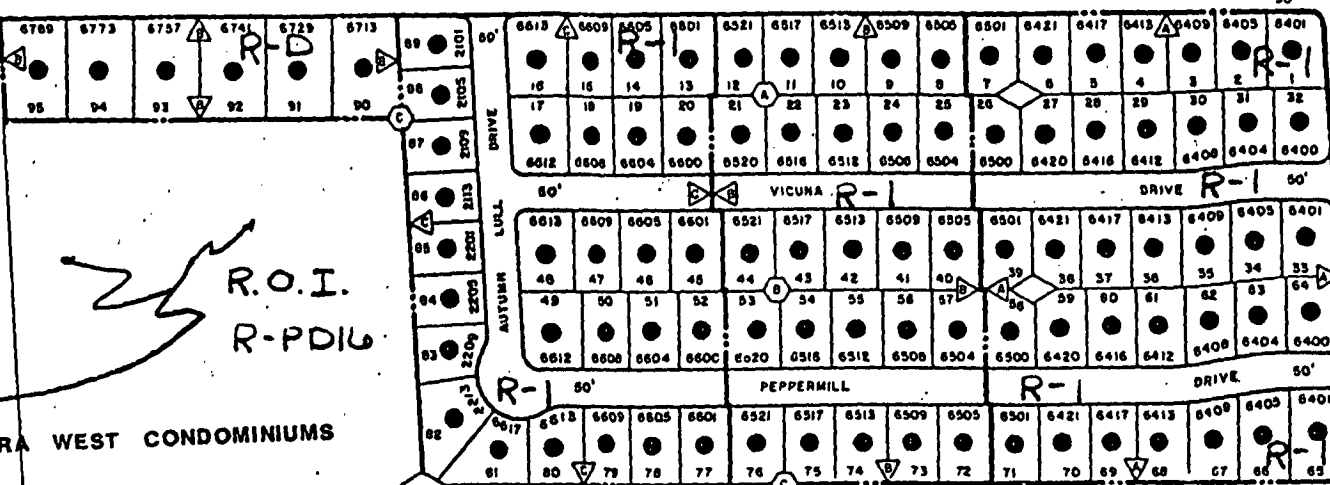
6320-6396

Z-133-88

O'BANNON

DRIVE

O'BANNON



SAHARA WEST CONDOMINIUMS

BY LEWIS HOMES

R.O.I.
R-PD16

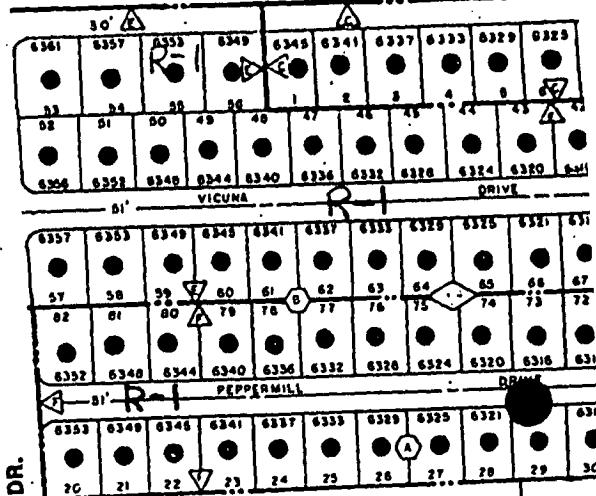
R.O.I.
C-1

STREET

SAHARA WEST CONDOMINIUMS
BY LEWIS HOMES

R.O.I.
R-PD16

TORREY PINES DR.



R.O.I.
C-1

SAHARA SHOPPING CENTER
R.O.I.
C-1

CITY LIMITS

SAHARA AVE.

R-E

C-1

C-2

C-2

P-R

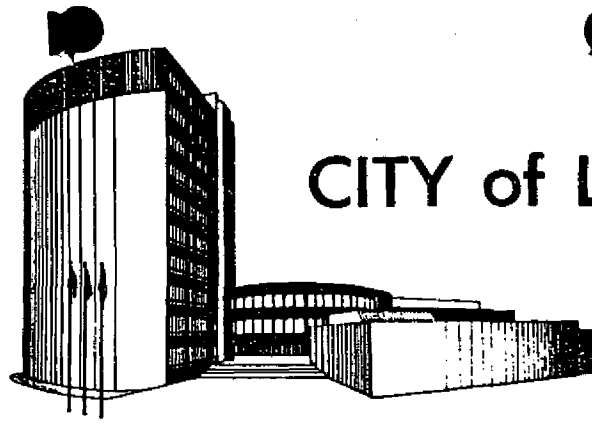
REDWOOD

Z-133-88

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 23, 1988

Mr. Fletcher Jones
444 S. Decatur Boulevard
Las Vegas, Nevada 89107

RE: Z-133-88 - ZONING RECLASSIFICATION

Dear Mr. Jones:

Your request for reclassification of property located on the north side of Sahara Avenue, between Torrey Pines Drive and Redwood Street, from N-U Zone to C-2 Zone, was withdrawn from consideration by the Planning Commission at their meeting on December 20, 1988, at the applicant's request.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

30. Z-133-88

Applicant: FLETCHER JONES
 Application: Zoning Reclassification
 From: N-U
 To: C-2
 Location: North side of Sahara
 Avenue, between Torrey
 Pines Drive and Redwood
 Street
 Proposed Use: Four Automobile Dealerships
 Size: 9 Acres

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

1. Resolution of Intent with a twelve month time limit.
2. Provide minimum 15 foot wide landscape planters along all street frontages as required by the Department of Community Planning and Development.
3. Six foot high decorative block walls shall be constructed behind the planters along Torrey Pines Drive and Redwood Street, between the north property line and the proposed entrance driveways.
4. Install 24 inch boxed trees 40 feet on center, shrubs and evergreen ground cover in the street frontage planters as required by the Department of Community Planning and Development.
5. No outside paging system be permitted.
6. All exterior lighting shall be directed away from the adjoining residential properties with no ray of light shining directly onto any residential lot.
7. No banners, pennants or other attention gaining devices be permitted.
8. Aesthetically enhance the rear building elevations as required by the Department of Community Planning and Development.
9. Construct half-street improvements on Torrey Pines Drive and on Redwood Street and a sidewalk on Sahara Avenue as required by the Department of Public Works.

CHAIRMAN JOHNSTON announced this item has been withdrawn at the request of the applicant.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

30. Z-133-88 (Continued)

10. Contribute \$15,000.00 prior to the issuance of building permits to partially fund a future traffic signal system at the intersection of Sahara Avenue and Torrey Pines Drive as required by the Department of Public Works.
11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits.
12. Obtain an Encroachment Agreement from the Nevada Department of Transportation for all landscaping in the Sahara Avenue public right-of-way as required by the Department of Public Works.
13. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.
14. The building plans shall be submitted to the Las Vegas Metropolitan Police Department for a Defensible Space Review prior to the issuance of a building permit.
15. Standard Conditions 1 - 8.

PROTESTS: 1

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 12, 1988

Fletcher Jones
444 S. Decatur Boulevard
Las Vegas, Nevada 89107

RE: Z-133-88 - 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 20, 1988. This meeting will be held at 7:30 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

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

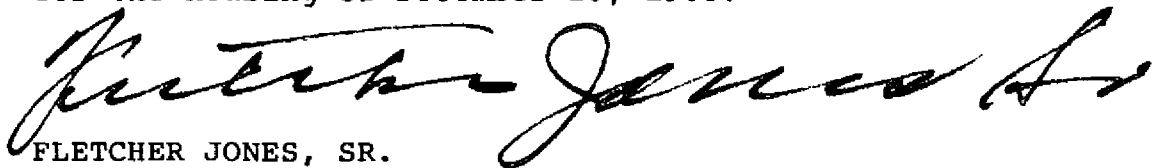


December 20, 1988

City of Las Vegas
Community Planning and Development
400 East Stewart
Las Vegas, Nevada 89101

RE: Application for Reclassification of Property
Z-133-88

This is to inform you that I wish to withdraw my application for the rezoning of the property located on the north side of Sahara Avenue for the proposed use of an automotive dealership. Additionally, please withdraw this item from the Agenda for the hearing of December 20, 1988.



FLETCHER JONES, SR.
444 S. Decatur Boulevard
Las Vegas, Nevada 89107

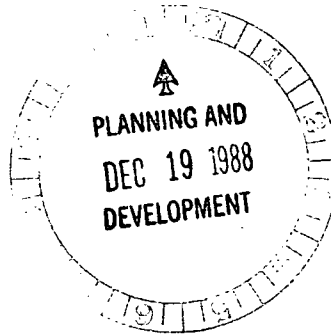




Department of
Comprehensive Planning

Zoning Division

PUBLIC SERVICES BUILDING
401 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
(702) 455-4314



December 19, 1988

Harold Foster, Director
Community Planning & Development
400 E. Stewart Avenue
Las Vegas, NV 89101

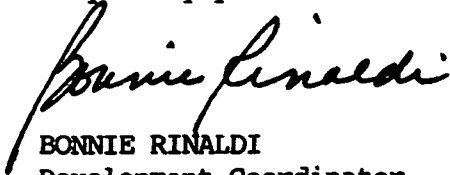
Dear Harold:

I am writing to express concern regarding the request to rezone the north side of Sahara from Torrey Pines to Redwood to C-2 (Z-133-88).

Recently the Board of County Commissioners denied a similar request for an auto dealership on the south side of Sahara one block west at Santa Margarita. They have also limited the development on the east and west sides of Redwood to C-P for an office complex and C-1 for restaurants.

The complex of auto dealerships proposed appears to be considerably more intense than projects recently approved on the south side of Sahara by the Clark County Board of Commissioners.

Very truly yours,


BONNIE RINALDI
Development Coordinator

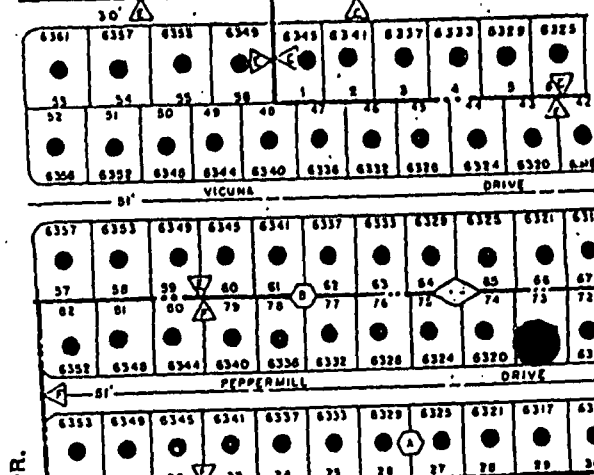
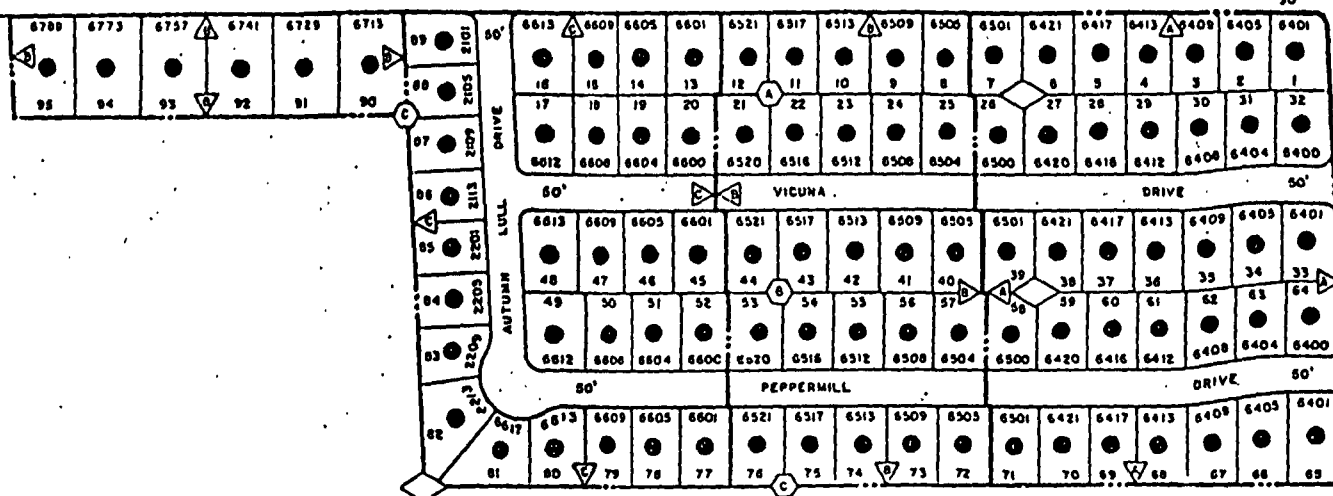
BR/km

ZC-36-88 12-7-88 MTG.

O'BANNON

DRIVE

O'BANNON



TORREY PINES DR.

SAHARA SHOPPING CENTER

6320-6390

STREET

REDWOOD

CITY LIMITS

SAHARA AVE.



ZC-

NOTICE OF PUBLIC HEARING

DECEMBER 20, 1988

DEC 17 3 04 PM '88

U.S. MAIL

Notice is hereby given that on **DECEMBER 20, 1988** at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the following:

Z-133-88 APPLICATION OF FLETCHER JONES FOR RECLASSIFICATION OF
PROPERTY LOCATED ON THE NORTH SIDE OF SAHARA AVENUE, BETWEEN
TORREY PINES DRIVE AND REDWOOD STREET

FROM: N-U (NON-URBAN)

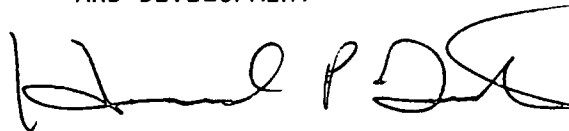
TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: FOUR AUTOMOBILE DEALERSHIPS

The above property is legally described as a portion of
the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$)
of Section 2, Township 21 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.

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

INTER-OFFICE MEMORANDUM

December 16, 1988



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

SUBJECT : NOTICE OF PUBLIC HEARING SCHEDULED
DECEMBER 20, 1988

The following responses are submitted in connection with the Notice of Public Hearing scheduled December 20, 1988:

- ✓ Z-130-88: LVMPD wishes to point out that continued high density and commercial development in this outlying area creates problems based on minimal patrol in this area. Units responding to calls for service must come from more urbanized areas. If this rezoning is approved, at a minimum and as a condition of the rezoning, a defensible space review by the LVMPD Crime Prevention Bureau (386-3507) must be required.
- ✓ Z-133-88: At a minimum, as a condition of the rezoning, a defensible space review by the LVMPD Crime Prevention Bureau (386-3507) should be required.
- ✓ Z-131-88: This area has minimal patrol units available, a situation that will not improve for the next three to four years. Given the proposed use, LVMPD strongly recommends that a defensible space review by the Crime Prevention Bureau be required as a part of the condition of rezoning.

A handwritten signature in cursive script, appearing to read "K. Layne".

KAREN LAYNE
PLANNING MANAGER

KL:cg

NOTICE OF PUBLIC HEARING

DECEMBER 20, 1988

Notice is hereby given that on **DECEMBER 20, 1988** at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the following:

Z-133-88 APPLICATION OF FLETCHER JONES FOR RECLASSIFICATION OF
PROPERTY LOCATED ON THE NORTH SIDE OF SAHARA AVENUE, BETWEEN
TORREY PINES DRIVE AND REDWOOD STREET

FROM: N-U (NON-URBAN)

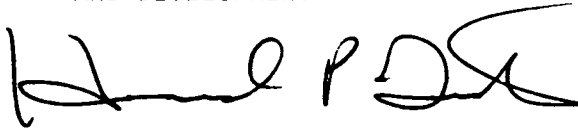
TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: FOUR AUTOMOBILE DEALERSHIPS

The above property is legally described as a portion of
the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼)
of Section 2, Township 21 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

A handwritten signature in black ink, appearing to read 'Harold P. Foster', is written over the department name.

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.

MAIL NOTICE: DECEMBER 9, 1988

NOTICE OF PUBLIC HEARING

DECEMBER 20, 1988

Notice is hereby given that on DECEMBER 20, 1988 at 7:30 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-133-88 APPLICATION OF FLETCHER JONES FOR RECLASSIFICATION
OF PROPERTY LOCATED ON THE NORTHWEST ^{SIDE} ~~CORNER~~ OF ~~WEST~~
SAHARA AVENUE ^{BETWEEN} ~~AND~~ TORREY PINES DRIVE ~~AND~~ REDWOOD ST.
FROM: N-U (NON-URBAN)
TO: C-2 (GENERAL COMMERCIAL)
PROPOSED USE: ^{four Automobile} ~~CAR~~ DEALERSHIPS
The above property is legally described as a portion
of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter
(SW $\frac{1}{4}$) of Section 2, Township 21 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 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

WILLIAMS

FOSTER

THIS FILE MUST BE RETURNED TO ELDA RAE BY: December 5, 1988

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.

INTER-OFFICE MEMORANDUM

Date

December 2, 1988

PLANNING AND

TO:

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

FROM:

Charles Kajkowski, P.E.
City Planning Engineer
Department of Public Works

DEC 5 1988

SUBJECT: COMMENTS RE:

Z-133-88
Fletcher Jones

COPIES TO:

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

1. Construct half-street improvements on Torrey Pines Drive and on Redwood Street.
2. Construct sidewalk on Sahara Avenue.
3. Contribute \$15,000 prior to the issuance of building permits to partially fund a future traffic signal system at the intersection of Sahara and Torrey Pines.
4. Drainage plan and technical drainage study required to be submitted and approved prior to issuance of any building or grading permits.
5. Obtain an Encroachment agreement from the NDOT for all landscaping in the Sahara avenue public right-of-way.
6. We suggest the dealership #2 site be redesigned to relocate driveways to utilize the existing median island opening at the midpoint between Redwood and Torrey Pines.

MAC:sdw

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-133-88

DATE: 11/28/88

- ✓ Fire hydrants are to be installed with spacing not to exceed 500 feet for commercial buildings (including multi-family housing developments) and 600 feet for residential developments.
- ✓ Fire hydrants shall be installed in accordance with City of Las Vegas Ordinance #3318 and the Las Vegas Valley Water District Standard Plate #7.
- ✓ Hydrants are required to be in service prior to any combustible construction or on-site storage of combustibles.
- ✓ Fire Department access shall be provided to within 150 feet of all building areas.
- ✓ All Fire Department access roadways shall be at least 20 feet unobstructed width and a minimum of 13 feet 6 inches vertical clearance.
- Large multi-family residential developments shall be provided with at least two (2) remote means of fire apparatus access.
- All access roadways of 32 feet or less in width shall be designated as a fire lane with red curbs and approved signs spaced at 40 feet on centers. Additional requirements will be noted upon civil drawing submittal.
- ✓ An approved turn around shall be provided for all dead end fire lanes in excess of 150 feet.
- Cul de Sacs shall have a turning radius of at least 40 feet 6 inches to back of curb.
- Crash gates shall be a minimum of 20 feet in width. Crash gates shall be over an all weather road surface. Any chain or lock used to secure crash gates shall be no larger than 3/8 of an inch in diameter.
- ✓ Determine the required fire flow in accordance with the 1974 I.S.O. Guide. Submit fire flow and building data with civil drawings. The required fire flow shall be available to within 500 feet of all building areas. On-site water availability shall be based on the required fire flow and peak demands of domestic and irrigation water.
- ✓ All work must comply with the 1985 Uniform Fire Code and City Ordinance #3318.
- New private street names shall be approved by the Fire Department Communications office.

* Service canopies + overhangs high enough to allow Fire Dept. vehicle access.

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

Nov 21 11 00

TO: Department of Community Planning and Development	FROM: Department of Building and Safety PLANNING NOV 21 11 00 DEVELOPMENT
SUBJECT: Z 133-88 ZONE RECLASS FLETCHER JONES ZONE: NHTC 2 PARCEL No: 310.400.007	COPIES TO: COMM VEHICLE LOTS

In answer to your memorandum of NOV 15th 88
on the above zone request at N.W. CORNER OF SAHARA AVE
& TORREY PINES DRIVE
this department has no objections provided all required permits and inspections
are obtained.

NOTE: AS PER HBC (~~GROUP~~ CLASS H4)

REQUIRES FIRE SPRINKLERS AS
PER CHAPTER 38.

ALSO NOTE, MAY REQUIRE FIRE
ALARM AS PER UNIFORM FIRE CODE

Thom

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

11/15/88

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

FROM:

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

SUBJECT:

ZONING RECLASSIFICATION - Z-133-88

APPLICANT: Fletcher Jones

COPIES TO:

FROM: N-U TO: C-2

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

NW corner of W. Sahara Ave + Torrey Pines Dr.

Parcel No.: 310-400-007

Proposed Use: Commercial

CITY PLANNING COMMISSION MEETING: 12/20/88

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 Fletcher Jones
REP'S NAME
ADDRESS 444 S. Decatur Blvd
LV, NV 89107
PHONE 870-9444

AGENT: NAME
REP'S NAME
ADDRESS

PHONE

APPLICATION TYPE:

☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT
☐ QTA ☐ OTHER
☒ PUBLIC HEARING: IF YES, LEGAL SE 1/4, SW 1/4, Sec 2, T21S, R60E MD 3

ZONING: EXISTING N-U PROPOSED C-2

LAND USE: EXISTING Vacant
PROPOSED ~~COMMERCIAL~~ CAR DEALERSHIPS

PAST ACTIONS: CASE NO. ACTION DATE
CASE NO. ACTION DATE
CASE NO. ACTION DATE

DISTRICT MAP NO. Q-2-7 ASSESSOR'S PARCEL NO. 310-400-007

GENERAL LOCATION: NW corner of W. Sahara Ave +
Torrey Pines Dr

FLOOD ZONE "A": YES NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES NO X

SPECIAL NOTICE REQUIRED?: YES NO X

IF YES:

CHECKED BY: LK DATE 11/16/88

GENERAL RECEIPT NO. 47630 CASE NO. Z-133-88

PC DATE: 12/20/88 BZA DATE:

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

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 NU Use District to a C2 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 deed.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

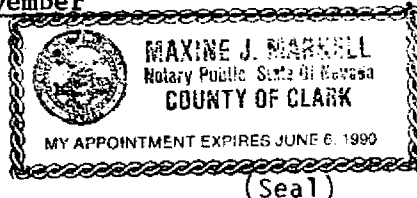
COUNTY OF CLARK

(X, We) FLETCHER JONES/XXXXXXXXXXXXXXXXXXXX, being duly sworn, depose and say that (~~XXXX~~ 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(S) OF OWNER(S) OF RECORD	MAILING ADDRESS	ZIP CODE	PHONE #
<u>Fletcher Jones</u> <u>XXXXXXXXXXXXXXXXXXXX</u>	<u>444 S. Decatur Blvd, Las Vegas, NV</u>	<u>89107</u>	<u>870-9444</u>
"	"	"	"

Subscribed and sworn to before me this 9th day of November, 1988.

Maxine J. Markell
Notary Public in and for said County and State



SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIREMENTS.

FOR DEPARTMENT OF COMMUNITY PLANNING 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: \$ 200.00Received by: MPReceipt No.: 47630Date: 11/14/88Case No.: 7-133-88

THE FOLLOWING INFORMATION SHALL ACCOMPANY ONE (1) COPY OF THIS APPLICATION

1. Seven (7) copies of a plot plan of the subject property. (See specifications below.)
2. Two (2) copies of a drawing clearly showing the elevations of any proposed building(s) and any existing building(s) or structure(s) to which exterior alterations are proposed. (Size: 24 x 36 in.)

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.
3. Two (2) copies of floor plans are required for all apartments, condominiums, townhouses and restaurants/bars, as well as projects where more than one use is proposed, such as retail shopping centers.
4. A Copy of Deed submitted for verification of ownership.
5. Any other pertinent information which may be requested.

PLOT PLAN DRAWING SPECIFICATIONS

1. Size required: 24 x 36 inches, filled.
2. Legible.
3. Must be drawn to scale, with scale indicated. Choose a scale which will allow the largest possible plot plan.
4. Show north-point.
5. Completely dimensioned, including boundary dimensions, dimensions of building(s), distance(s) from building(s) to the property lines.
6. Number and street name of property.
7. Off-street parking layout showing spaces, driveways, turn-around areas, et., fully dimensioned.
8. All areas proposed for landscaping must be shown.

NOTE: All on-premise signs which will project into the right-of-way, and all off-premise signs, must be shown on a plot plan and subsequently be approved.

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That The Tuffanelli Family Trust, by and through its trustee Mrs. Augustine Tuffanelli, XXXXXXXXXXXXXXXXXXXX

In consideration of \$ 10.00 the receipt of which is hereby acknowledged, XXXX Grant, Bargain, Sell and Convey to FLETCHER JONES, a married man as his sole and separate property an undivided seventy-five percent (75%) interest in and to

all that real property situated in the XXXXXXXXXXXXXXXXXXXXXXXXXXXX County of CLARK State of Nevada, bounded and described as follows:

Lot 2 as shown on that certain Parcel Map filed on February 4, 1982, in File 37, Page 18 of Parcel Maps, and as Instrument No. 1478376, in Book 1519, both in Official Records, County Recorder, Clark County, Nevada.

SUBJECT TO: (1) Taxes for the fiscal year 1986/87
(2) Covenants, conditions, restrictions, rights, rights of way, easements and reservations now of record.

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

Witness MY hand this 7th day of February, 19 86

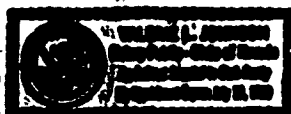
STATE OF NEVADA
COUNTY OF CLARK } ss.

On February 21, 1986
personally appeared before me, a Notary Public, Mrs. Augustine Tuffanelli,

who acknowledged that She executed the above instrument.

Valerie L. Johnson
(Notary Public)

(Special Seal)



Augustine Tuffanelli
Mrs. Augustine Tuffanelli, Trustee
of the Tuffanelli Family Trust

RECORD NO. 14-224662-15 INSTRUMENT NO. XXXX
WHEN RECORDED MAIL TO JAMES J. JIMMERSON, Esq.
c/o JIMMERSON & COMBS, 701 East Bridger
Avenue #800, Las Vegas, Nevada 89101

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
TICOR TITLE INSURANCE COMPANY

FEB 28 4 11 PM '86

PER 5 DEPUTY VS
OFFICIAL RECORDS
BOOK XXXX INSTRUMENT

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