

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0135-87

APN 139-28-301-029

Location N of Bonanza btw Tonopah & Clarkway

Applicant A. Kent Greene, et al

Subject

Reclassification of property legally
described as a portion of the NW 1/4 of the
SW 1/4 of Section 28, Township 20 South,
Range 61 East, MDB&M.



FILE HISTORY

[illegible]

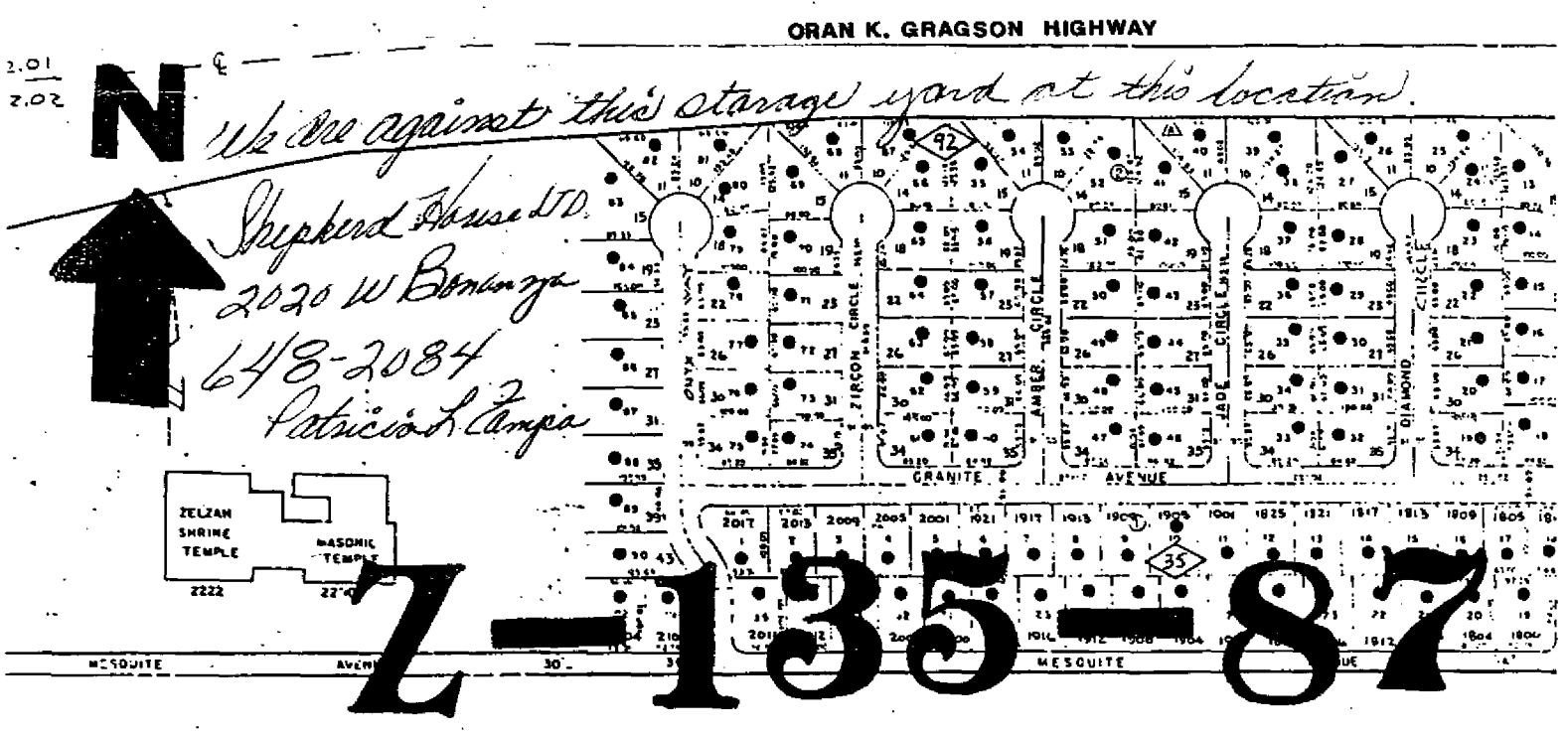
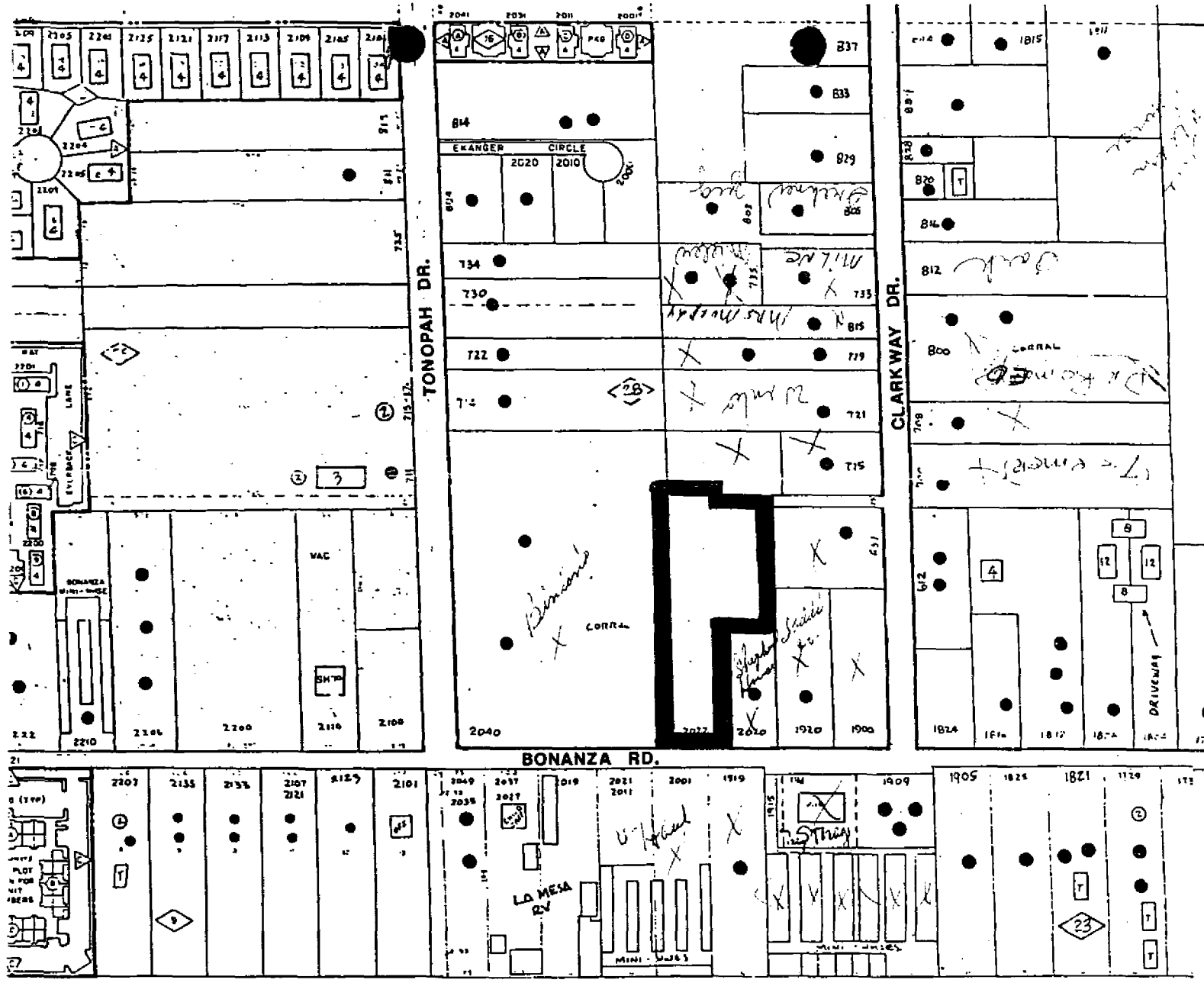
PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. Miriam Demarco, 651 Clarkway Dr.
2. C.B. Baly, 1919 W. Bonanza
3. A.C. Ganga, 612 Clarkway Dr.
4. D.J. Romeo, 800 Clarkway Dr.
5. Jewel Biglow, 1812 W. Bonanza
6. Jackie Miller, 1816 W. Bonanza
7. Petition - 11 names
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

FILE NO.: 2-135-87



NOTICE OF PUBLIC HEARING

JANUARY 14, 1988

Notice is hereby given that on **JANUARY 14, 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-135-87 APPLICATION OF A. KENT GREENE, GENERAL PARTNER, BONANZA PROPERTIES, FOR RECLASSIFICATION OF PROPERTY LOCATED ON THE NORTH SIDE OF BONANZA ROAD, BETWEEN TONOPAH DRIVE AND CLARKWAY DRIVE

FROM: R-E (RESIDENCE ESTATES)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: GRAVEL STORAGE YARD

The above property is legally described as a portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 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

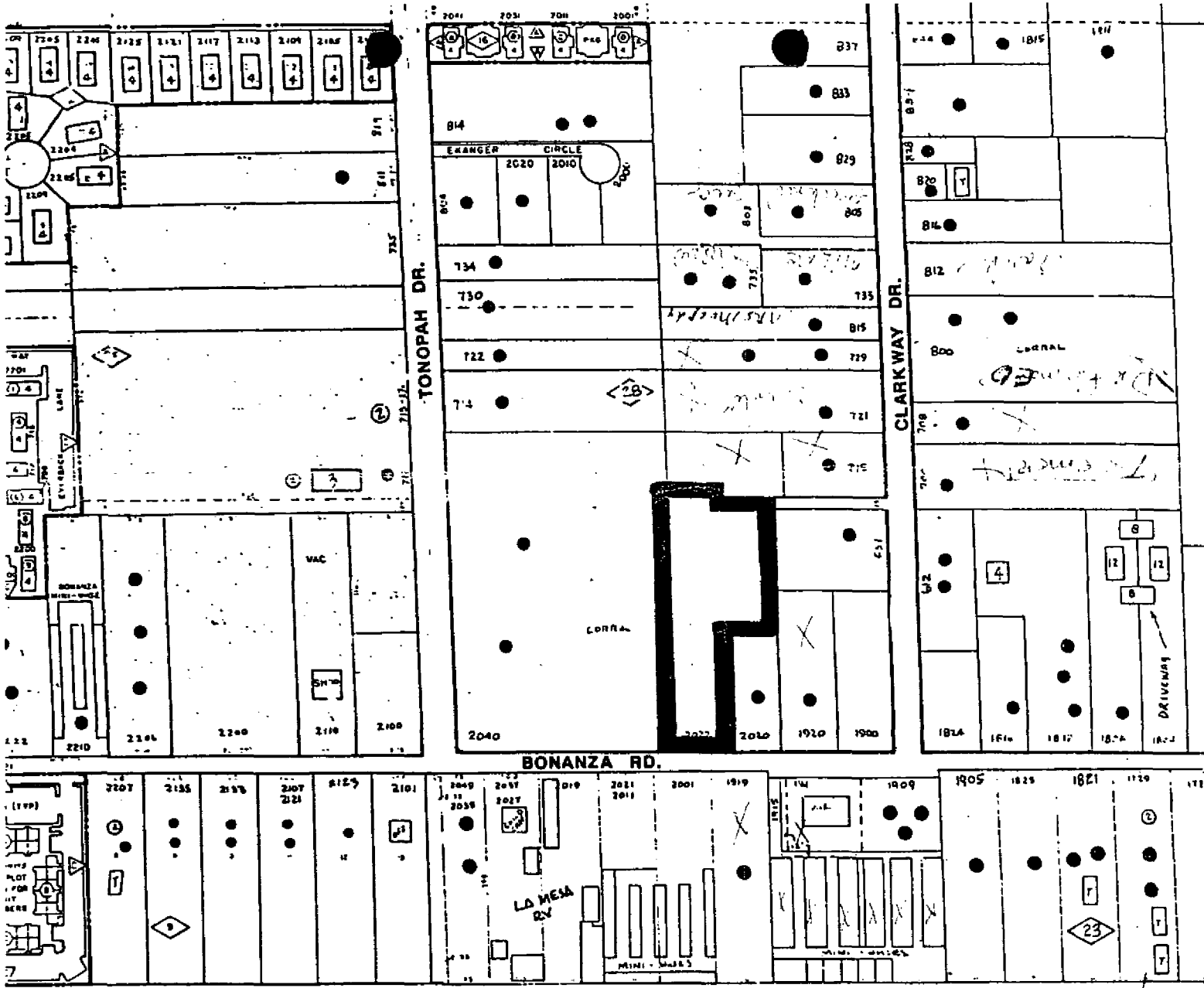
A handwritten signature in black ink, appearing to read "Harold P. Foster", is written over the printed name.

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.



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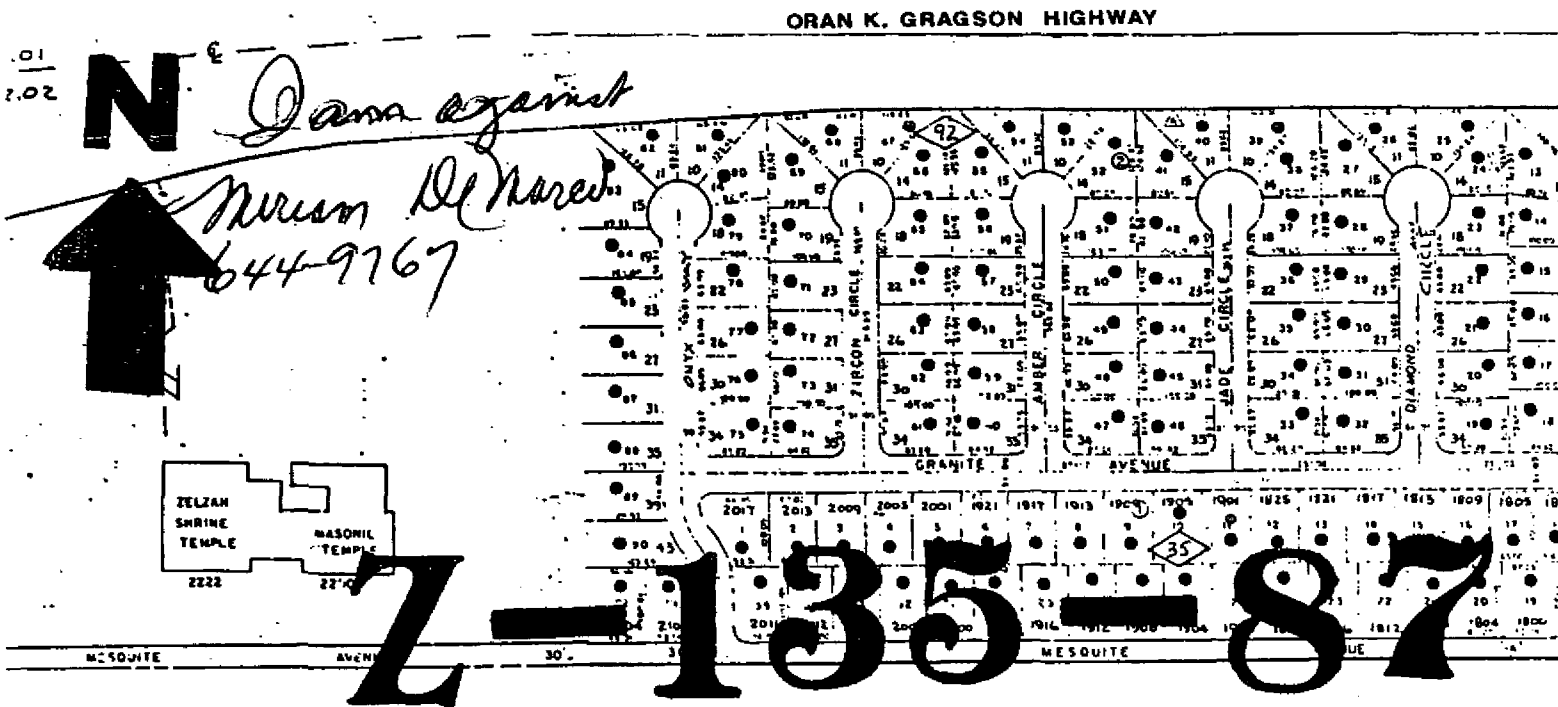
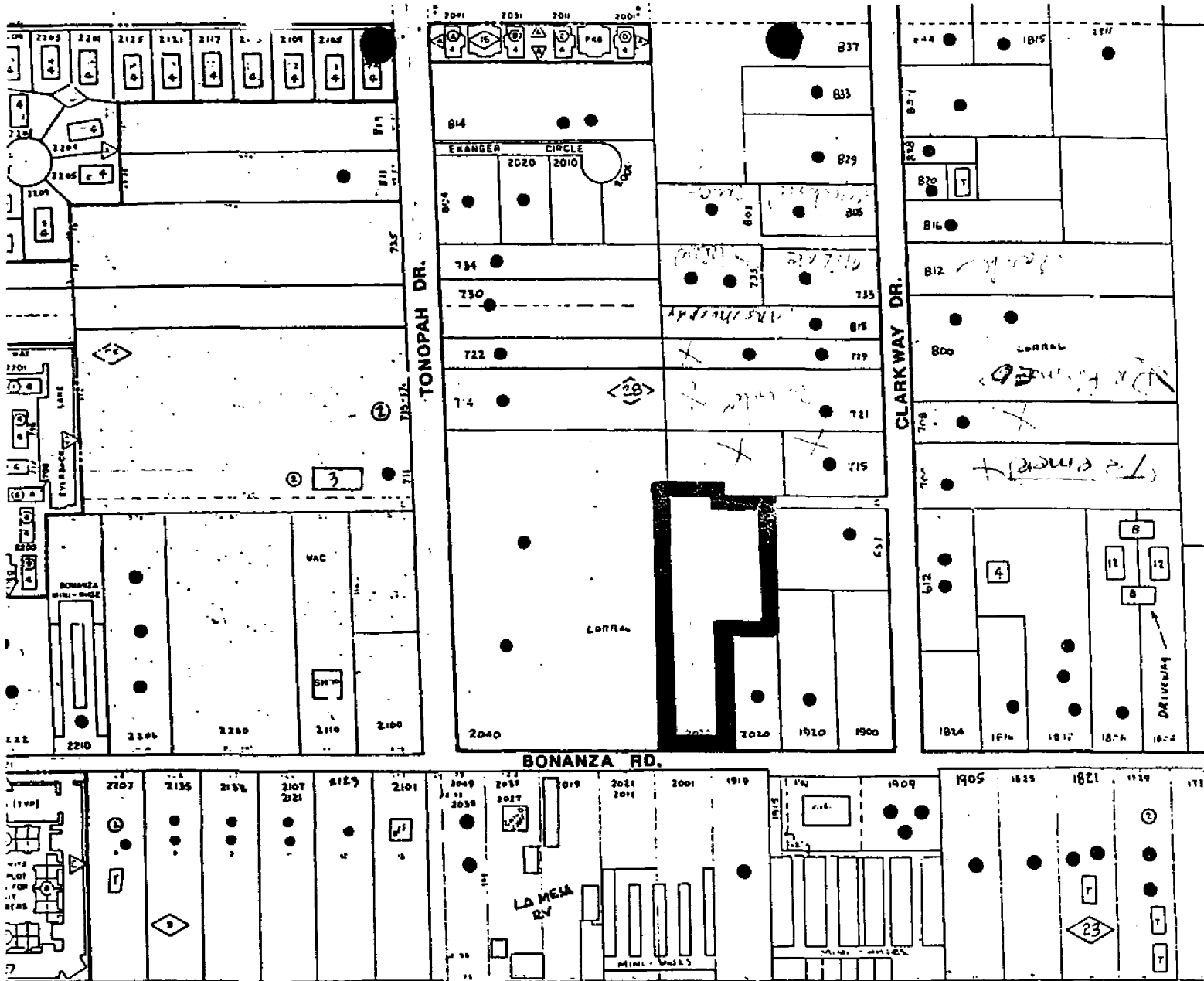
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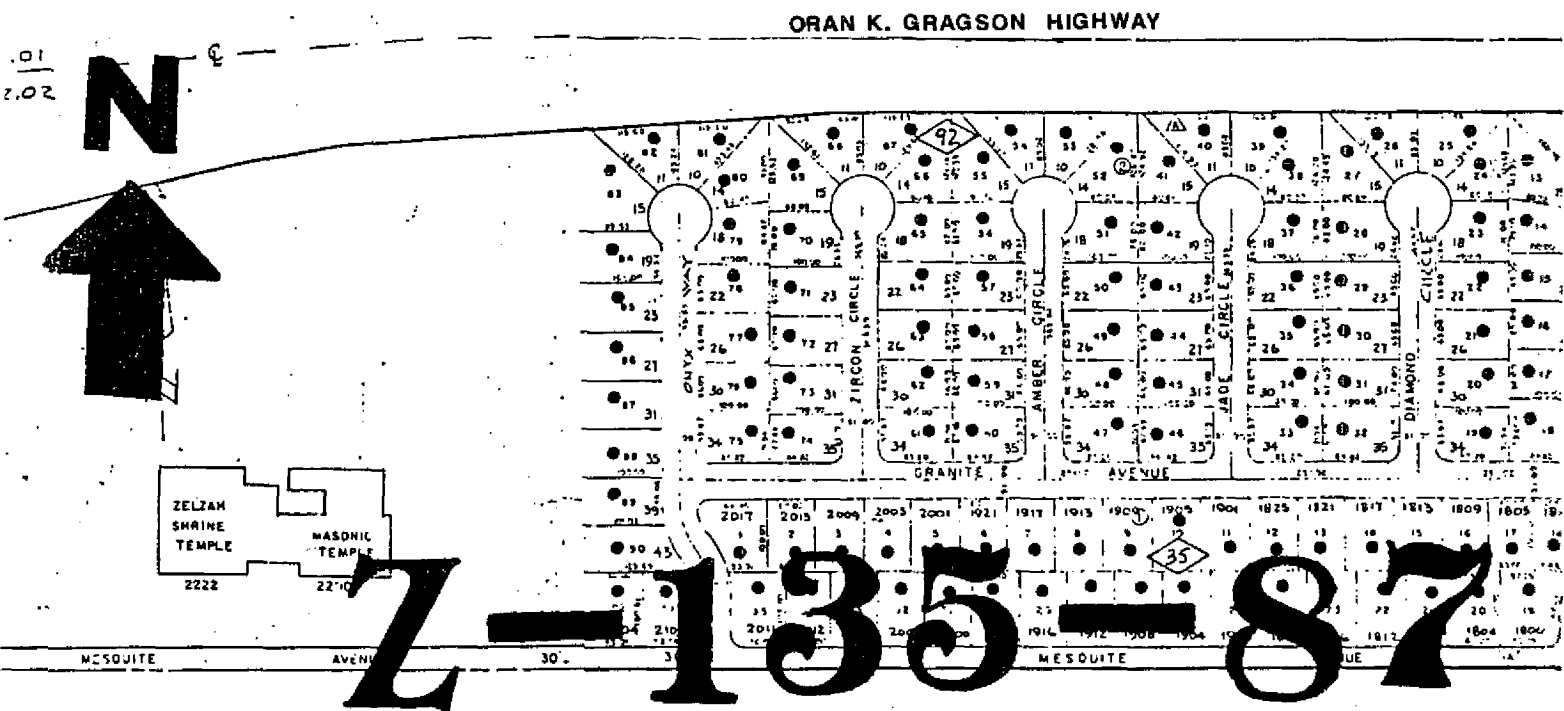
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SEE LOCATION MAP ON REVERSE SIDE.

*Gravel Storage
Yard should
be in an
Industrial area,
not in Residential
Area.*

*Hugh A. Zug
Opal K. Zug
803 Clarkway St.
Las Vegas NV. 89106*

[Signature] P. 25



City Planning Commission
Harold P. Foster, Director
City of Las Vegas
400 East Stewart Avenue
Las Vegas, NV 89101

RE: Z-135-87

Reclassification of property located on north side of Bonanza,
between Tonopah Drive and Clarkway Drive

We are definitely opposed to this property being changed to C-2 zoning
for a gravel storage yard basically due to:

1. the dust hazard,
2. spillage, that always exists from loading trucks, that
will in turn be spread up and down Bonanza,
3. This north side of Bonanza should be an area for offices -
light sales, such as the saddle shop, not this "dirty" type
C-2 commercial. A clean commercial business would be acceptable.
4. The effect on our property values with such an operation in
the area. Plenty of areas out from here where such an
operation should be situated.

There are other reasons, but these are a few of the main objections.
Please take into consideration the wishes of the other property holders
in this area in making your decision.

Respectfully submitted

Arthur C. Trimmer
David J. Trimmer

City Planning Commission
Harold P. Foster, Director
City of Las Vegas
400 East Stewart Avenue
Las Vegas, NV 89101

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L.B. Binion by atty in fact
and Zeddy Jane Binion

City Planning Commission
Harold P. Foster, Director
City of Las Vegas
400 East Stewart Avenue
Las Vegas, NV 89101

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Respectfully submitted


Muriel Milne
733 Clarkway Drive
648-8069

City Planning Commission
Harold P. Foster, Director
City of Las Vegas
400 East Stewart Avenue
Las Vegas, NV 89101

RE: Z-135-87

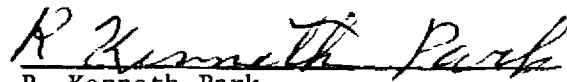
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Respectfully submitted


R. Kenneth Park


Clara Park

816 Clarkway Drive
648-1692

City Planning Commission
Harold P. Foster, Director
City of Las Vegas
400 East Stewart Avenue
Las Vegas, NV 89101

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Respectfully submitted



Orah Murphy
815 Clarkway Drive
648-4268

City Planning Commission
Harold P. Foster, Director
City of Las Vegas
400 East Stewart Avenue
Las Vegas, NV 89101

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Respectfully submitted

Eva Trehner

805 Clarkway Dr. 648-1627

City Planning Commission
Harold P. Foster, Director
City of Las Vegas
400 East Stewart Avenue
Las Vegas, NV 89101

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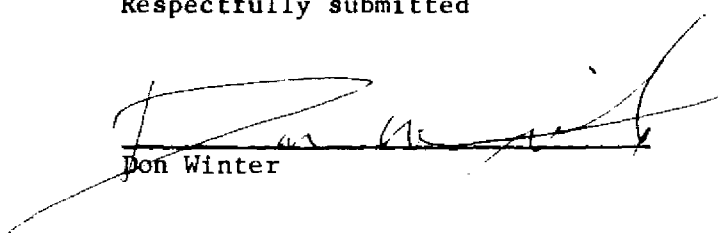
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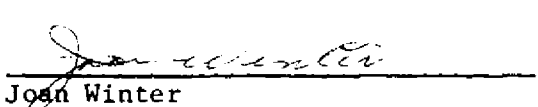
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Respectfully submitted



Don Winter

Joan Winter

721 Clarkway Drive
648-5838

Jewel Biglow
#1812 W. Bonanza

Jackie Muller
1816 W. Bonanza

2-135-87

1-7-88

Dept., of Community Planning and Development

400 E. Stewart

Las Vegas, Nevada, 89101

Dear Harold Foster:

RE: Z 135 87

We are definitely against having a Gravel Storage Yard at the specified location.

Northwest Quarter($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, M.D.B. & M.

We are not against Commercial Zoning. Certain Commercial projects belong in their proper areas. It is situated too close to City environment, the dust and mess it will cause will be a hazard to the other locations close by.

Sincerely,

MIRIAM DEMARCO 651 Clarkway Dr. 89106

1919 W. Bonanza Rd.
Mrs. C. B. Batty
C. B. Batty &
U. C. Langley 612 Clarkway Dr.
Attn: Mrs. Donald J. Robles
600 Clarkway Dr.
Las Vegas, Nev. 89106

RECEIVED
JAN 12 1988
PLANNING AND
DEVELOPMENT

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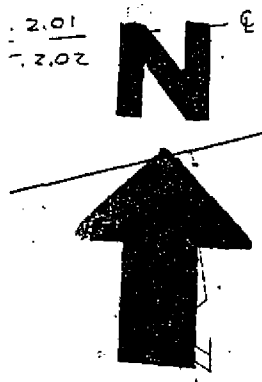
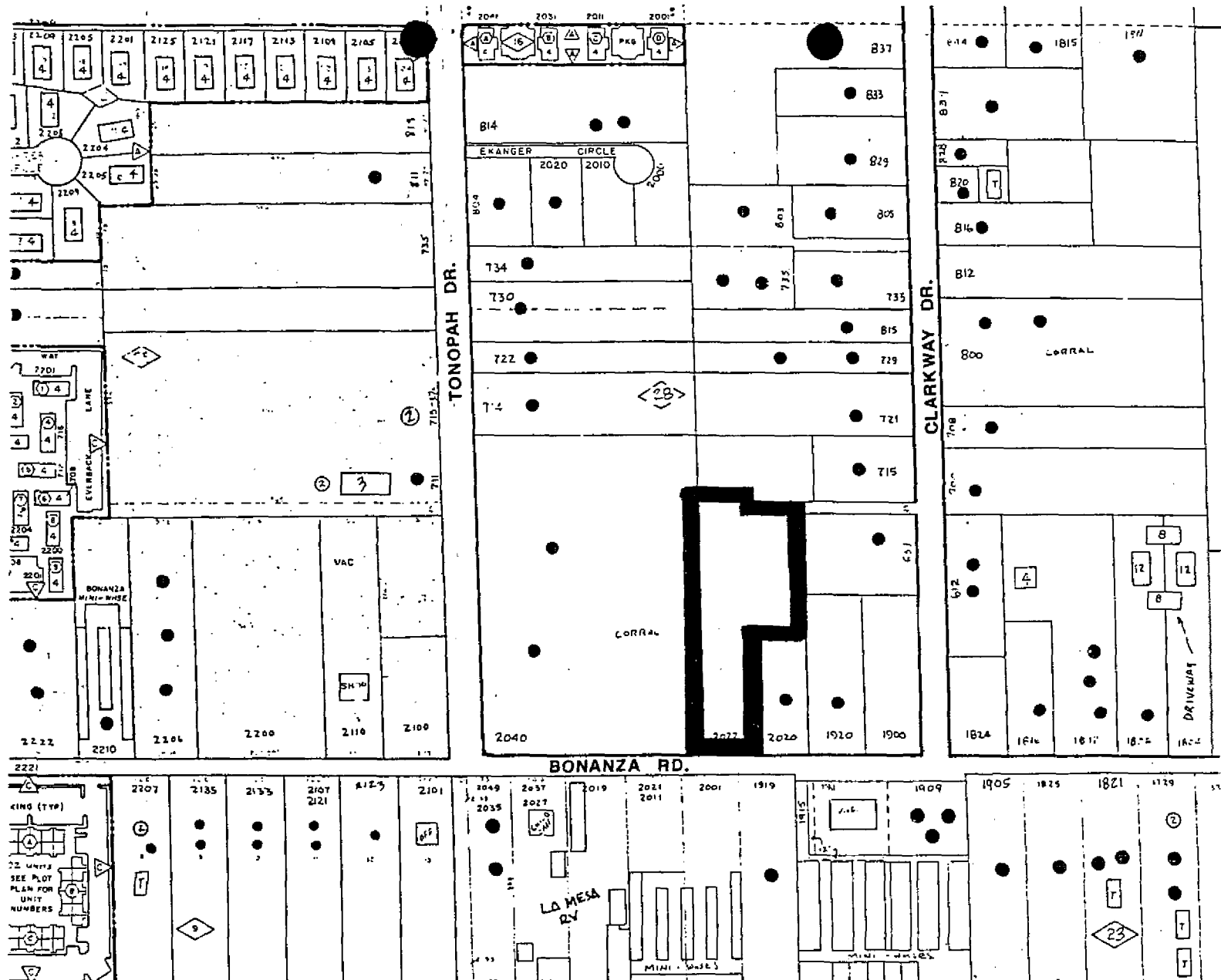
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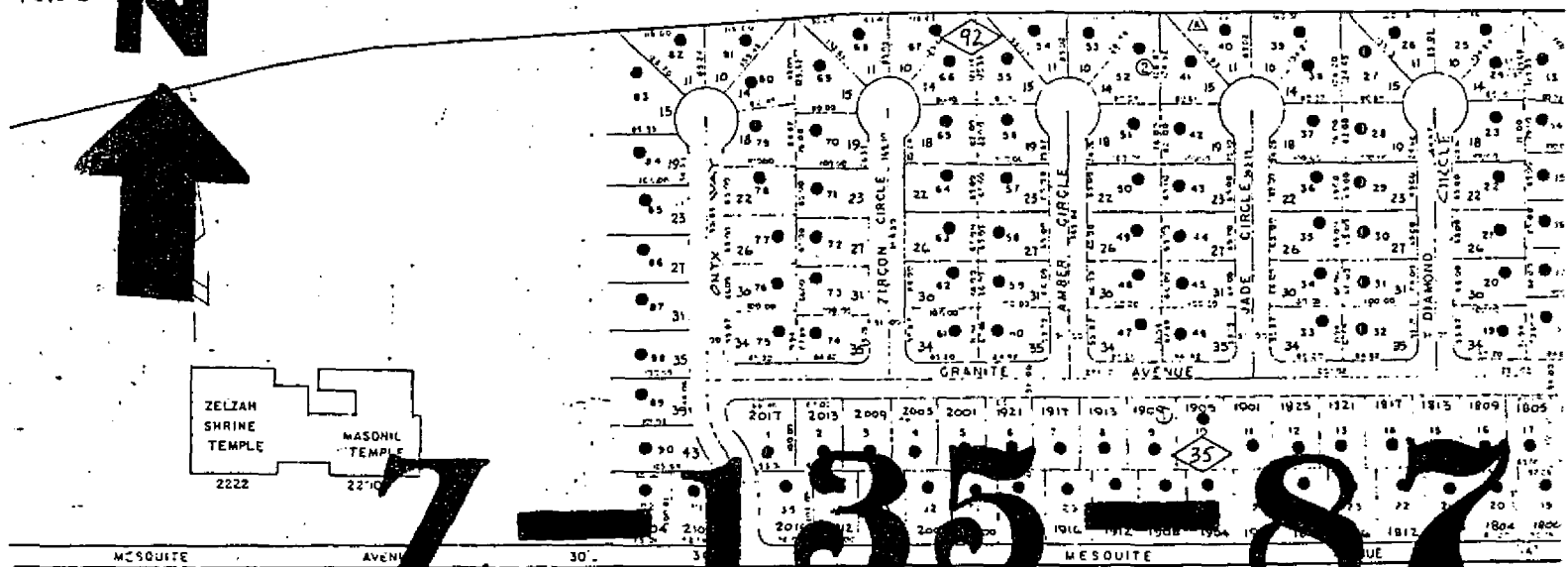
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ZELZAH
SHRINE
TEMPLE

MASONIC
TEMPLE

Z-135-87



CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date 12/23/87
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name ERVIN KRAL

Department COMMUNITY DEVELOPMENT Ph 6-6301 Ext.

I. D. Code 2-135-87 D.

Remarks

Information Needed:

1. Labels ☒ XXX

2. Print Format: N

Name, Address, Legal

3. Selection by Tax District

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	2	1	3	2	1	3	2	1
010	27	0003	010	60	0031	010	60	0070	010	62	0030
		004			036			077			END
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		039			042			082			
		048			054			083			
		280012			062			620001			
		600026			064			006			
		028			067			008			
		030			068			012			

Assessor Approval Billing No.

sk las

INTERDEPARTMENT DISTRIBUTION LIST

DATE SENT	DATE RETURNED	COMMENTS
12-28		
BUILDING DEPARTMENT ✓		
PUBLIC WORKS 12-22 — —		
FIRE SERVICES —		
DESIGN & DEVELOPMENT		
LAND DEVELOPMENT ✓		
POLICE DEPARTMENT		
LICENSE DEPARTMENT		
HEALTH DEPARTMENT		
CITY ATTORNEY		
CITY MANAGER		

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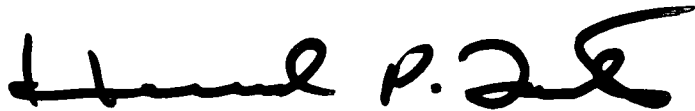
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MAIL NOTICE: 1/4/88

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FOR RECLASSIFICATION OF PROPERTY LOCATED ON THE NORTH SIDE OF
BONANZA ROAD, BETWEEN TONOPAH DRIVE AND CLARKWAY DRIVE
FROM: R-E (RESIDENCE ESTATES)
TO: C-2 (GENERAL COMMERCIAL)
PROPOSED USE: GRAVEL STORAGE YARD ~~WINDMILL FARM~~

The above property is legally described as a portion of the South
Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter
(SW $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 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: 12/30/87

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011

INTER-OFFICE MEMORANDUM

December 28, 1987

TO:

PUBLIC WORKS
FIRE SERVICES
BUILDING & SAFETY
LAND DEVELOPMENT

FROM:

HAROLD P. FOSTER, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

ZONING RECLASSIFICATION - Z-135-87

A. KENT GREENE, GENERAL PARTNER, BONANZA PROPERTIES

FROM: R-E TO: C-2

COPIES TO:

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

North side of Bonanza Road, between Tonopah Drive and Clarkway Drive

Parcel No.: 010-600-031

Proposed Use: ~~Gravel Storage Yard with Mobile Office~~

BUILDING CONTRACTORS BUSINESS w/ SOME STORAGE OF
EQUIPMENT & PRODUCTS ONSITE

CITY PLANNING COMMISSION MEETING: January 14, 1988

Your remarks regarding this application prior to January 7, 1988
will be greatly appreciated.

Plot Plan Attached: Yes XX
No

HPF: erh

Attachment

INTER-OFFICE MEMORANDUM

12/22/87

TO: PUBLIC WORKS: ED BYRGE , RIGHT-OF-WAY GEORGE FERRIS, ELEC. DIVISION BUILDING AND SAFETY DEPARTMENT FIRE SERVICES - RAY PEEPLES LAND DEVELOPMENT - GIL OR TURK	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: ZONING RECLASSIFICATION APPLICANT: <i>A. Kent Greene, General Partner</i> <i>BANANZA PROPERTIES</i> Z-135-87 FROM: R-E TO: C-2	COPIES TO:

This is concerning a request for reclassification on the following described property: *North side of BANANZA DR. between Tonopah Dr. and Clarkway Dr.*

Parcel No.: *010 - 600 - 031*

Proposed Use: ~~*gravel storage yard*~~

*BUILDING CONTRACTORS BUSINESS w/ SOME STORAGE
OF EQUIPMENT & PRODUCTS INSIDE*

CITY PLANNING COMMISSION MEETING: *JANUARY 14, 1988*

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

HPF:erh

Attachment: (Plot Plan)

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME BONANZA Properties
 REPRESENTATIVE'S NAME A. KENT GREENE, GENERAL PARTNER
 ADDRESS 5606 S. EASTERN AVE. LV, NV 89119
 PHONE 736-1844

AGENT: NAME Baughman & Turner
 REPRESENTATIVE'S NAME Jim Lowett LEVARD
 ADDRESS 2325 W. Charleston Blvd. LV, NV 89102
 PHONE 870-8771

called 2-16-88
 (no info given)

also notify:

TYPE OF APPLICATION:

- ☒ ZONING RECLASSIFICATION
☐ VARIANCE
☐ USE PERMIT
☐ PLOT PLAN REVIEW
☐ OTHER: _____

por. of
 $5\frac{1}{2}$, NW $\frac{1}{4}$, SW $\frac{1}{4}$,
 Sec. 28, T. 20 S., R. 61 E.

POB DAWNEY
 363-9180
 1970 Miller Lane
 89117

ZONING: EXISTING R-E PROPOSED C-2

LAND USE: EXISTING VACANT

PROPOSED GRAVEL STORAGE YARD w/ mobile office
 BUILDING CONTRACTORS BUSINESS w/ SOME STORAGE OF EQUIPMENT
 + PRODUCTS ON SITE

PAST ACTIONS:

CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. M-28-5 ASSESSOR'S PARCEL NO. 010-600-031

FLOOD ZONE "A": YES _____ NO ☒

GENERAL LOCATION: N. side of Bonanza Rd. between Tonopah Dr.
and Clarkway Dr.

SPECIAL NOTICE REQUIRED: YES ☒ NO _____

IF YES: BONANZA Village H.O.A.

IN DOWNTOWN REDEVELOPMENT AREA: YES _____ NO ☒

CHECKED BY: R.P. DATE 12/21/87

GENERAL RECEIPT NO. 28600 CASE NO. Z-135-87

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this application requesting that certain property be reclassified from the R-E Use District to a C-2 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 Exhibit A attached

Assessor's Parcel Number: 010-600-031

OWNER'S AFFIDAVIT

(owner shall mean owner(s) of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, ~~he~~), A. KENT GREENE, GENERAL PARTNER,
(please print or type)

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

(1) [Signature] 5606 SO. EASTERN AVE.
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS
General Partner
Bonanza Properties LAS VEGAS NV. 89119
PHONE NUMBER 736-1844 CITY STATE ZIP

(2) _____
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

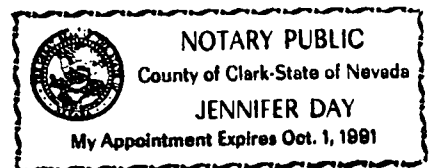
PHONE NUMBER CITY STATE ZIP

Subscribed and sworn to before me this 10 day of December, 1987,

[Signature]
Notary Public in and for said County and State

12-1-91
My Commission Expires

(seal)



FOR DEPARTMENT USE ONLY

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

Filing Fee: \$ 200.00

Received by: Les

Receipt No.: 28600

Date: 12/21/87

Case No.: Z-135-87

Meeting Date: 1/14/88

QUITCLAIM DEED

BOS 100-100

In consideration of \$ 10.00, receipt of which is acknowledged A. KENT GREENE and JAN GREENE, husband and wife as joint tenants

do hereby quitclaim to A. KENT GREENE and DENNIS PULSIPHER, as General Partners of the General Partnership of Bonanza Properties

the real property in the
County of Clark State of Nevada, described as:

Legal Description as per attached Exhibit "A" by this reference made a part hereof.

SUBJECT TO: 1. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

DOCUMENTARY TRANSFER TAX \$ Exempt

0 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
0 OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF TRANSFER
UNDER PENALTY OF PERJURY.

Clark, Greene & Lyon

SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME

Dated November 14, 1978

A. Kent Greene
A. KENT GREENE

JAN Greene
JAN GREENE

STATE OF NEVADA,
COUNTY OF CLARK

On November 14, 1978
before me, the undersigned, a Notary Public in and for said County and State, personally appeared
A. KENT GREENE and JAN GREENE

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

WITNESS my hand and official seal

Debra K. Amisone
Notary Public in and for Said County and State

ESCROW No. }
ORDER No. }

RECORDER'S
INSTRUMENT No.

WHEN RECORDED MAIL TO: CLARK, GREENE & LYON
5606 S. Eastern Ave., Las Vegas, NV 89119

OFFICIAL SEAL
DEBRA K. AMISONE
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
My Comm. Expires Oct. 18, 1982



Situated in the County of Clark, State of Nevada:

PARCEL I:

The North One-half of
That portion of the Northwest Quarter (NW 1/4) of the Southwest
Quarter (SW 1/4), Section 28, Township 20 South, Range 61 East,
M.D.M., lying North of Bonanza Road, described as follows:

Commencing at a point on the North boundary of the Southwest Quarter
(SW 1/4) of Section 28, Township 20 South, Range 61 East, M.D.M.,
from which the quarter (1/4) section corner between sections 28 and
29, said township and range, bears North 89°12' West 525 feet distant;
thence South 0°25' East and parallel to the West boundary line
of said section 28 to a point on the North boundary line of the right
of way of Clark Avenue produced, as originally established, the point
of beginning;

Thence South 89°36' East along the North boundary line of said Clark
Avenue right of way 100 feet;

Thence North 0°25' West and parallel to the West boundary line of
said Section 28, a distance of 432.62 feet;

Thence North 89°36' West and parallel to the North boundary line of
said Clark Avenue right of way 100 feet;

Thence South 0°25' East and parallel to the said West boundary line
of said Section 28 a distance of 432.62 feet to the point of beginning.

PARCEL II:

That portion of the Northwest Quarter (NW 1/4) of the Southwest
Quarter (SW 1/4), Section 28, Township 20 South, Range 61 East,
M.D.M., Lying North of Bonanza Road, described as follows:

Commencing at a point on the North boundary line of the Southwest
Quarter (SW 1/4) of said Section 28, from which the Quarter section
corner between sections 28 and 29, said Township and Range, bears
North 89°12' West 427.62 feet distant;

Thence South 0°25' East and parallel to the West boundary line of
said Section 28, to a point on the North boundary line of the right
of way of Clark Avenue produced, as the same was originally
established, the true point of beginning;

Thence South 89°36' East along the North boundary line of said Clark
Avenue right of way 87.38 feet to a point;

Thence North 0°25' West and parallel to the West boundary line of
said section 28, a distance of 457.62 feet to a point;

Thence North 89°36' West and parallel to the North boundary line of
said Clark Avenue right of way 87.38 feet to a point;

Thence South 0°25' East and parallel to the West boundary line of
said section 28, a distance of 457.62 feet to the point of beginning.

CLARK COUNTY, NEVADA

STATE, COUNTY AND SPECIAL TAXES FOR FISCAL YEAR 1987-88
JULY 1, 1987 - JUNE 30, 1988

REAL PROPERTY TAXES FOR PARCEL

010-600-031-88

DISTRICT 200

LOCATED AT:

2022 W BONANZA RD LV

ASSESSED TO:

GREENE A KENT
PULSIPHER DENNIS
5606 S EASTERN
LAS VEGAS NV

89119

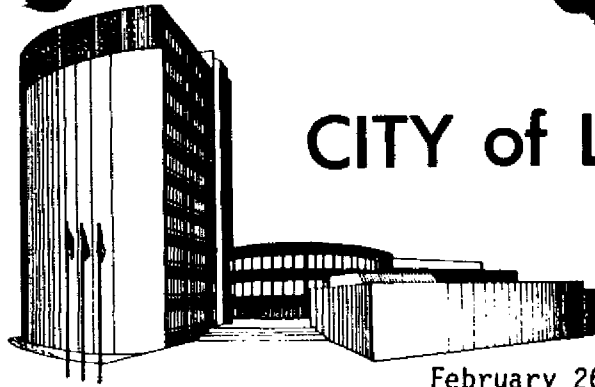
PROPERTY DESCRIPTION	
LOT 1 PM 25-13 PT NW4 SW4 SEC 28-20-61	
ACRES	1.34
ASSESSED VALUATION	
DESCRIPTION	VALUE
REAL ESTATE BUILD & IMPROVE PERSONAL PROPERTY EXEMPTION	16800
NET ASSESSED	16800

DISTRIBUTION OF TAX AMOUNTS		
TAXING AGENCY	RATE	TAX AMOUNT
INDIGENT MEDICAL	.0300	5.04
EMERGENCY 911	.0050	0.84
CC FLOOD CONTROL	.0000	0.00
SCHOOL DIST BOND DEBT SERV	.4435	74.51
LVMPD DEBT SERVICE	.0231	3.88
CLARK COUNTY LIBRARY DEBT SER	.0294	4.94
STATE OF NEVADA	.0470	7.90
LAS VEGAS CITY	.5220	87.70
LAS VEGAS CITY DEBT SERVICE	.0400	6.72
LAS VEGAS ARTESIAN BASIN	.0012	0.20
SCHOOL DIST MAINT & OPER	.7500	126.00
STATE INDIGENT TRUST	.0075	1.26
CLARK COUNTY LIBRARY	.0399	6.70
CLARK COUNTY DEBT	.3100	52.08
CLARK COUNTY	.3917	65.80
TOTAL TAX	2.6403	443.57

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

February 26, 1988

Mr. A. Kent Greene, General Partner
Bonanza Properties
5606 South Eastern Avenue
Las Vegas, Nevada 89119

RE: Z-135-87 - ZONING RECLASSIFICATION

Dear Mr. Greene:

Your request for reclassification of property located on the north side of Bonanza Road, between Tonopah Drive and Clarkway Drive, from R-E Zone to C-2 Zone, was considered by the Planning Commission on February 23, 1988.

This item was WITHDRAWN from the agenda at your request.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Mr. Jim Leland
Baughman and Turner
2325 West Charleston Boulevard
Las Vegas, Nevada 89102

Mr. Bob Downey
1970 Miller Lane
Las Vegas, Nevada 89117



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

27. Z-135-87 (ABEYANCE ITEM -
WITHDRAWN BY APPLICANT)

Applicant: A. KENT GREENE,
GENERAL PARTNER
BONANZA PROPERTIES
Application: Zoning Reclassifi-
cation
From: R-E
To: C-2
Location: North side of Bonanza
Road, between Tonopah
Drive and Clarkway
Drive
Proposed Use: Gravel Storage Yard
Size: 1.5 Acres

WITHDRAWN BY THE APPLICANT

*Letter
Withdrawn*

CLARK, GREENE & ASSOCIATES, LTD.

ATTORNEYS AT LAW

A Professional Corporation

ROBERT E. CLARK, P.C.
A. KENT GREENE, P.C.

5606 S. Eastern Avenue
Las Vegas, Nevada 89119
(702) 736-1844

ROB C. FOTHERINGHAM
STEVEN K. K. LUM

February 11, 1988

City of Las Vegas
Department of Community Planning
and Development
Harold P. Foster, Director
400 E. Stewart Avenue
Las Vegas, NV 89101

RE: Z-135-87 Zoning Reclassification

Dear Mr. Foster:

On behalf of Bonanza Properties Partnership we have decided not to proceed with our request for re-zoning on the property located at 2022 W. Bonanza Road. Please take this item off of the agenda for the February 23, 1988 Planning Commission meeting.

Thank you for your cooperation in this regard.

Sincerely,


A. Kent Greene

/jd

cc: Bob Downey



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 25, 1988

Mr. A. Kent Greene, General Partner
Bonanza Properties
5606 S. Eastern Avenue
Las Vegas, Nevada 89119

RE: Z-135-87 - ZONING RECLASSIFICATION

Dear Mr. Greene:

Your request for reclassification of property located on the north side on Bonanza Road, between Tonopah Drive and Clarkway Drive, from R-E Zone to C-2 Zone, was considered by the Planning Commission on January 14, 1988.

The Planning Commission voted to hold this item in ABEYANCE to allow you to meet with the property owners and submit a revised development plan. This item will again be heard at the February 23, 1988 Planning Commission meeting which will be held at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

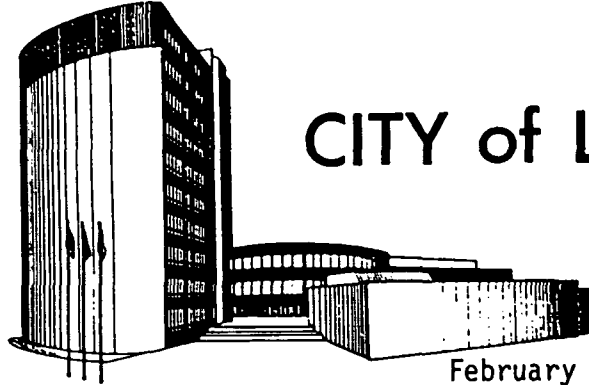
HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Mr. Jim Lowell
Baughman and Turner
2325 W. Charleston Boulevard
Las Vegas, Nevada 89102



MAYOR RON LURIE
COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

February 12, 1988

Mr. A. Kent Greene, General Partner
Bonanza Properties
5606 S. Eastern Avenue
Las Vegas, Nevada 89119

*Bonanza
Village
NOA*

RE: Z-135-87 - ZONING RECLASSIFICATION

Dear Applicant:

Please be advised your request, as referred to above, by the City Planning Commission at its regular meeting on February 23, 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

cc: Mr. Jim Leland
Baughman and Turner
2325 West Charleston Boulevard
Las Vegas, Nevada 89102

Mr. Bob Downey
1970 Miller Lane
Las Vegas, Nevada 89117



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 25, 1988

Mr. A. Kent Greene, General Partner
Bonanza Properties
5606 S. Eastern Avenue
Las Vegas, Nevada 89119

RE: Z-135-87 - ZONING RECLASSIFICATION

Dear Mr. Greene:

Your request for reclassification of property located on the north side on Bonanza Road, between Tonopah Drive and Clarkway Drive, from R-E Zone to C-2 Zone, was considered by the Planning Commission on January 14, 1988.

The Planning Commission voted to hold this item in ABEYANCE to allow you to meet with the property owners and submit a revised development plan. This item will again be heard at the February 23, 1988 Planning Commission meeting which will be held at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. 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

cc: Mr. Jim Lowell
Baughman and Turner
2325 W. Charleston Boulevard
Las Vegas, Nevada 89102



City of Las Vegas
PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

35. Z-135-87

Applicant: A. KENT GREENE,
 GENERAL PARTNER,
 BONANZA PROPERTIES
 Application: Zoning Reclassifi-
 cation
 From: R-E
 To: C-2
 Location: North side of
 Bonanza Road,
 between Tonopah
 Drive and Clarkway
 Drive
 Proposed Use: Gravel Storage
 Yard
 Size: 1.5 Acres
 Staff Recommendation: DENIAL
 PROTESTS: 6 on record with
 staff
 3 speakers at meeting
 11 names on petitions

Bugbee -
 ABEYANCE
 Unanimous

MR. FOSTER stated the properties are primarily R-E in this area. The applicant has indicated this may not be used for gravel storage. Staff recommended denial.

BOB DOWNEY, 1970 Miller Lane, appeared and represented the application. This will not be a gravel storage yard. It will be used as a construction yard.

DON WINTER, 721 Clarkway Drive, appeared in protest. They would prefer this land be developed for apartments or light commercial.

ATTY. JAMES BROWN appeared and represented Teddy Binion in protest. They feel it should be developed for apartments.

PATRICIA ZAMPA, Shepherd House, 2020 West Bonanza Road, appeared in protest. They do not want a lot of dust in the air because a lot of the persons living at the Shepherd House have respiratory problems.

BOB DOWNEY appeared in rebuttal. There is commercial in the area. This is not for residential.

To be heard by the City Planning Commission on 2/23/88.

(9:48-9:59)

INTER-OFFICE MEMORANDUM

January 6, 1987

TO:

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

FROM:

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

SUBJECT:

COMMENTS RE:
Z-135-87 (REVISED)
A. Kent Greene and
Bonanza Properties

COPIES TO:

Richard D. Goecke
C. E. Gilpin

1. Sidewalks required on Bonanza Road.
2. Standard Condition #6 to be required.

NOTE: Parcel Map (25-13) shows the alley on the north side of this site
as 25' wide.

PM 16-79

RECEIVED
JAN 7 1988
PLANNING AND
DEVELOPMENT

TO: COMMUNITY PLANNING & DEVELOPMENT
FROM: FIRE PREVENTION DIVISION
SUBJECT: 2-135-87

APPROVED
JAN 6 1988
FIRE PREVENTION DIVISION

- ☒ 1. No objections
- ☒ 2. Fire hydrants to be installed within 500/~~600~~ feet of the building or existing hydrant.
- ☒ 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ☒ 4. Fire flow requirements to be determined when construction plans are submitted.
- ☒ 5. Hydrants are to be installed and charged with water before construction begins.
- ☒ 6. Must meet requirements of Uniform Fire Code and City Ordinance 3318.
- ☐ 7. Dead end fire lanes not to exceed 150'.
- ☐ 8. Minimum turning radius of 45' 6".
- ☒ 9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
- ☐ 10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

- ☒ 1. Provide this department with information on the available water in the immediate area of building project (water analysis).
- ☒ 2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
- ☒ 3. The required fire flow shall be available at the most remote hydrant(s)
- ☒ 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

N. Mil.
1-5-88

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

Dec 20th 07

TO: Department of Community Planning and Development	FROM: Department of Building and Safety
SUBJECT: <u>Z 135-87 ZONE RECLASS</u> <u>KEDT GREENE</u> <u>ZONE: R'B</u> <u>Parcel No: 010-600-031</u>	COPIES TO: <i>[Circular stamp: FILED, DEC 20 2007, CLERK OF DISTRICT COURT]</i>

In answer to your memorandum of Dec 20th 07
on the above zone request at 10505 SUE BOVANA, BETWEEN
TONOPAH DR. & CLARKWAY
this department has no objections provided all required permits and inspections
are obtained.

MAYOR BILL BRIARE

COUNCILMEN

RON LURIE

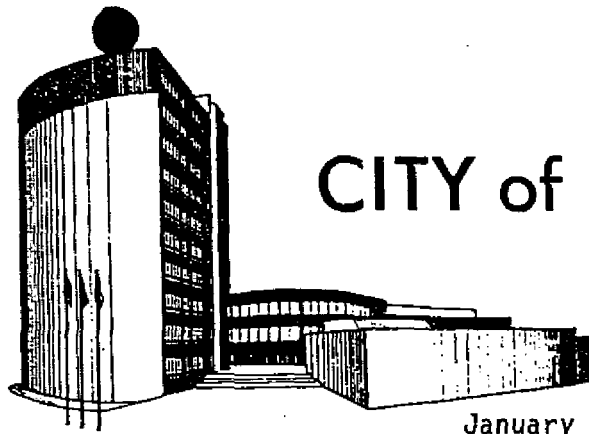
AL LEVY

BOB NOLEN

W. WAYNE BUNKER

CITY MANAGER

ASHLEY HALL



CITY of LAS VEGAS

January 4, 1988

Mr. A. Kent Greene, General Partner
Bonanza Properties
5606 S. Eastern Avenue
Las Vegas, Nevada 89119

RE: Z-135-87 - 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 January 14, 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.

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

cc: Mr. Jim Lowell
Baughman and Turner
2325 W. Charleston Boulevard
Las Vegas, Nevada 89102

Mr. Bob Downey
1970 Miller Lane
Las Vegas, Nevada 89117

