

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0135-88

APN 138-03-612-001

Location N OF CRAIG, E OF 95

Applicant JAMES W. MCFADDEN

Subject

REZONING REQUEST FROM N-U TO C-2.



FILE HISTORY

[illegible]

2-135-88

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. Gordon L. Hawkins Representing
John Neal, 4491 N. Lorengi Blvd.
2. Erica Lake, 4515 Balsam St.
3. Northwest Citizens Assoc.
4. Sheep Mt. N.O.A.
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

1-12-89

2-9-89

R. P. McNamee

Chris Visburg

W. B. Mohr

H. & K. McCoke

F. Marshall

1-24-89

2-135-88

Called M. Sherris,
NW Citizens H.O.A.

+

Lillian Jacobson,
Sheep Mt. N.O.A.

Obedience to 2-9-89
(over)

FILE NO.: 2-135-88

January 26, 1989

PLANNING AND
FEB 6 1989
DEVELOPMENT

Community Planning
& Development

Attn: Mr. Harold Foster
400 East Stewart Avenue
Las Vegas, Nevada 89101

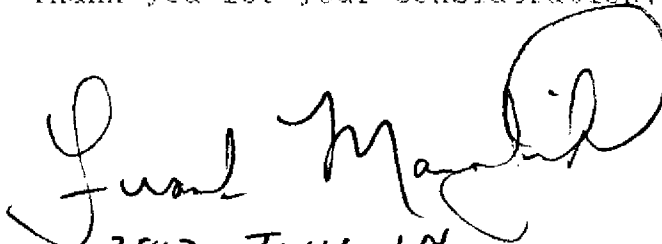
RE: Z 135-88 Craig Road & U.S. 95

Sirs:

I live several blocks from the proposed development and we support it.

Our area has a need for storage, plus the store and fuel would also be very convenient for us. Our traffic problems can be reduced by allowing these services in and near our neighborhood.

Thank you for your consideration.


3817 Twigg LN
LV, NV 89108

PLANNING AND
FEB 6 1989
DEVELOPMENT

January 26, 1989

Planning & Development
400 East Stewart Avenue
Las Vegas, Nevada 89101

Gentlemen:

I want you to know that I support the Gas Station & Store
at U.S. 95 and Craig Road. We are entitled to businesses to
go to, so that we don't have to drive out of our
neighborhood.

Sincerely,

H. Kent McCorkle +
Kathleen S. McCorkle

6648 Gatehouse Ln.
Las Vegas NV. 89108

January 26, 1989

PLANNING AND
FEB 6 1989
DEVELOPMENT

City of Las Vegas
Planning & Development
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: Z 135-88 (Craig Road)

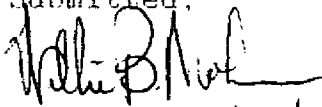
Gentlemen:

I live in an apartment in this area and this project would benefit me and my neighbors. Many of us need additional storage and in our area there is a waiting list for space.

Also the convenience store and gas is desperately needed, as the stores at Cheyenne and the Highway is also busy with waiting lines.

I hope you approve this request.

Submitted,


3333 Michael Way Las Vegas NV. 89108

Department of Community Planning
& Development

February 1, 1989

ATTN: Harold Foster
400 East Stewart Avenue
Las Vegas, NV 89101

RE: Z 135-88

PLANNING AND
DEVELOPMENT
FEB 6 1989

Dear Dir:

I want to express my support for the proposed development. I live in the area and the mini-storage's are full, and have a waiting list. By allowing this project, it will reduce traffic going in and out of our area for storage and fuel.

Thank you,

Chris Verbung
8151 Ricardo Way

January 26, 1989

Planning & Development
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: Craig Road & U.S.

PLANNING AND
FEB 3 1989
DEVELOPMENT

We live just around the corner from this location and am
very much in agreement with the request.

Not only would we shop there, it would also clean up a junky
looking corner.

Thanks

K.R. McNeil - Kevin R. McNeil
3929 Applebost St.
LV NV 89108
1



January 23, 1989

SHEEP MOUNTAIN HOMEOWNERS ASSOCIATION

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

PLANNING AND
JAN 23 1989
DEVELOPMENT

Ref: Z-135-88

Dear Mr. Foster,

The Sheep Mountain Homeowners Association supports its brother Association (Northwest Citizens Homeowners) in requesting denial of the application filed by Mr. McFadden in requesting to use the property North of Craig and East of Gragson, for Vehicle rentals, Gasoline sales and Mini-storage.

This reclassification of property is contrary to the General Plan and the Community Profiles, which indicate that such use as the applicant is requesting is best suited for the commercial properties along Rancho Drive.

Traffic congestion along the expressway is already too much to bare and placing a commercial site at this location where truck traffic is not allowed along with the flood channel through the middle of Craig makes this location unsuitable for commercial traffic, and should remain residential which the general plan calls for.

Denial of this application by the Planning Commission would be most appreciated.

Respectfully submitted,

Lillian Jacobson
President
Sheep Mountain Homeowners Association

cc: Planning Commissioners
Ron Lurie, Mayor
Wayne Bunker, Councilman
Bob Nolen, Councilman
Arnie Adamsen, Councilman
Steve Miller, Councilman
Bob Sherer, Pres. Northwest Citizens Assoc.

NORTHWEST CITIZENS ASSOCIATION

PRESIDENT

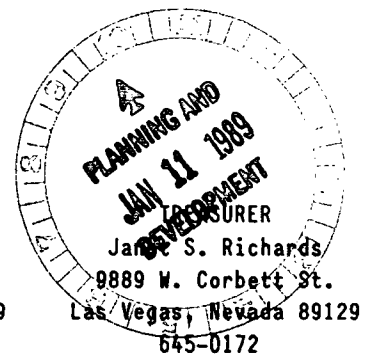
Robert J. Sherer
8845 W. Washburn Rd.
Las Vegas, Nevada 89129
645-4488

VICE-PRESIDENT

William D. Friedman
8200 W. Lone Mt. Road
Las Vegas, Nevada 89129
645-1239

SECRETARY

Ann Casey
7460 West Helena Ave.
Las Vegas, Nevada 89129
645-0274



January 10, 1989

Mr. Richard Goecke, Director
Department of Public Works
City of Las Vegas
400 East Stewart Avenue
Las Vegas, NV 89101

RE: Z-135-88 James W. McFadden, Zoning Reclassification North Side of
Craig Road and the East Side of Oran K. Gragson Highway

Dear Mr. Goecke:

I have read the comments of your Department to Harold F. Foster, Director of Development and Community Planning on the subject application. While such comments are appropriate they do not consider future development such as the US-95 Interchange to be constructed at Oran K. Gragson Highway and Craig Road.

Particular problems that will be created with such future development are:

- a. The Northbound off-ramp will intersect Craig Road only a short distance West of the private driveway proposed by the Applicant and the ramp will require a traffic light for vehicles turning West on Craig Road and overpassing the Expressway. Vehicles exiting Applicant's property onto Craig a short distance from the traffic light will create a hazard.
- b. Expressway traffic destined to the proposed Mini-Storage, U-haul Rental and Gasoline Station cannot access the property from the Eastbound lane of Craig due to the center median that you propose. This will create a great amount of U-Turn traffic at the first break in the center medium at Lorenzi Boulevard directly in the path of West bound traffic on Craig Road.
- c. Balsam is a dedicated street and should be retained for residents use.

The potential traffic snarl and accident risk at this location makes this a very undesirable property for a commercial enterprise. We opposed rezoning of this property when it came before Clark County and was denied in June 1988 and will do so on January 12 for above traffic reasons, as well as departing from the City of Las Vegas General Plan.

Sincerely,

Robert J. Sherer
Robert J. Sherer

cc: Harold F. Foster, Director of Development and Community Planning

WRS
ERIKA JAKS
4515 Balsam St.
LAS VEGAS NEV 89108

January 4, 1989

PLANNING AND
JAN 5 1989
DEVELOPMENT

Department of Community Planning and Development

The Application of James McFadden for
Re zoning his Property is impossible. because
his only access will be Balsam St. a dead end
street after the Overpass is build on Gray Rd.
and Grayson Express way. -

Sincerely

Erika Jaks

Z-135-88

PS. Jan 12. Hearing

GORDON L. HAWKINS
ATTORNEY AT LAW
2700 E. LAKE MEAD BLVD., NO. 2
NORTH LAS VEGAS, NEVADA 89030
AREA CODE 702
TELEPHONE 642-3199



January 4, 1989

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
Attn: Harold P. Foster, Director
400 East Stewart Ave.
Las Vegas, NV 89101

Re: Z-135-88

Gentlemen:

I represent John Neal, who resides at and owns the property at 4491 North Lorenzi Boulevard. He wishes to go on record as strongly opposing the above-numbered application to re-zone the property from N-U to C-2, to permit vehicle rentals, gasoline sales and a mini-storage facility.

The same applicant made application to the County in June, 1988, for a similar rezoning and variance on property to the North of the property involved herein. So far as the maps we have access to, this property is in the County, and not in the City.

Regardless of whether the City has jurisdiction over this property or not, Mr. Neal owns property within 500 feet of the intended rezoning. There is an LDS church on the property next to his, and there appears to be no commercial development between the freeway, Rancho Road, and Craig Road.

It would seem inappropriate to break the barrier between residential and commercial property by permitting a gasoline station, together with the other uses applied for in what is otherwise an area of residential zoning. In the surrounding area there is nothing zoned except for residential, and this would seem to be the worst kind of spot zoning.

Very truly yours,

Gordon L. Hawkins
GORDON L. HAWKINS

NOTICE OF PUBLIC HEARING

JANUARY 12, 1989

Notice is hereby given that on JANUARY 12, 1989 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-135-88

APPLICATION OF JAMES W. MCFADDEN FOR RECLASSIFICATION
OF PROPERTY LOCATED ON THE NORTH SIDE OF CRAIG ROAD AND
THE EAST SIDE OF THE ORAN K. GRAGSON HIGHWAY

FROM: N-U (NON-URBAN)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: VEHICLE RENTALS, GASOLINE SALES AND
MINI-STORAGE FACILITY

The above property is legally described as a portion of
the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$)
of Section 3, Township 20 South, Range 60 East, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

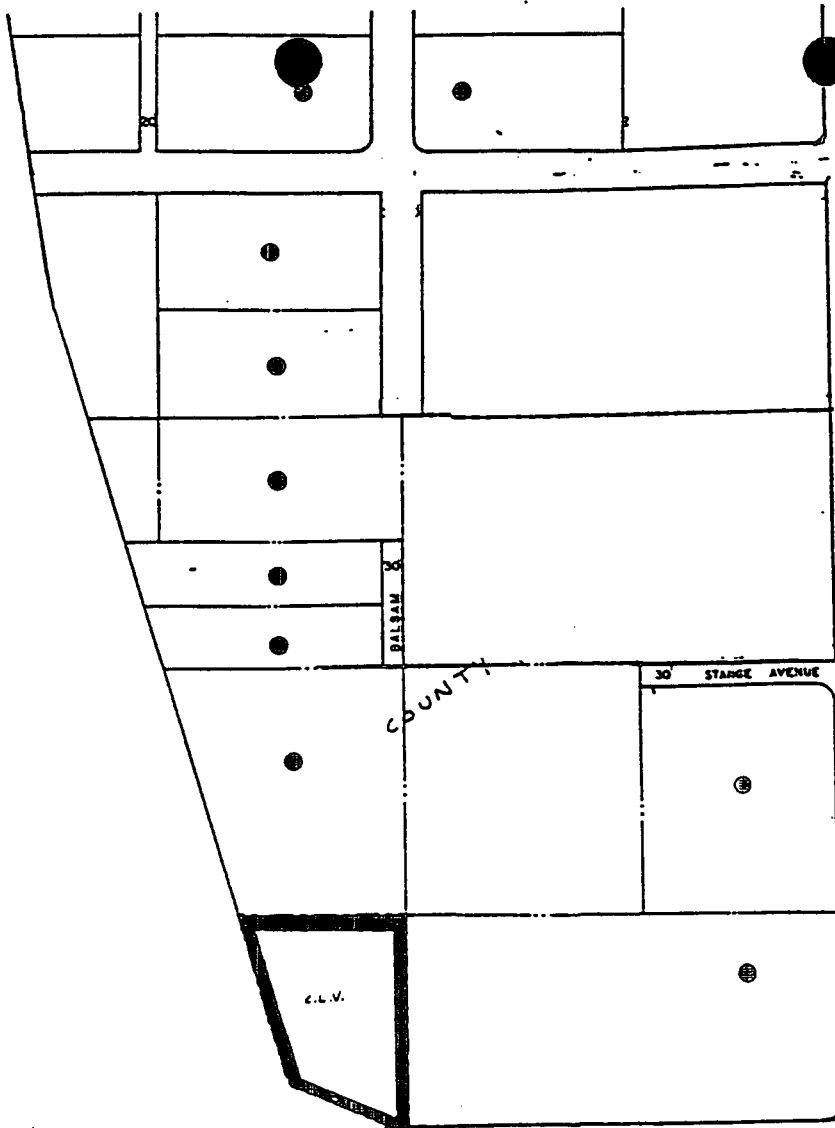
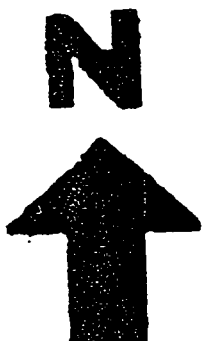
HPF:erh

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

SEE LOCATION MAP ON REVERSE SIDE.

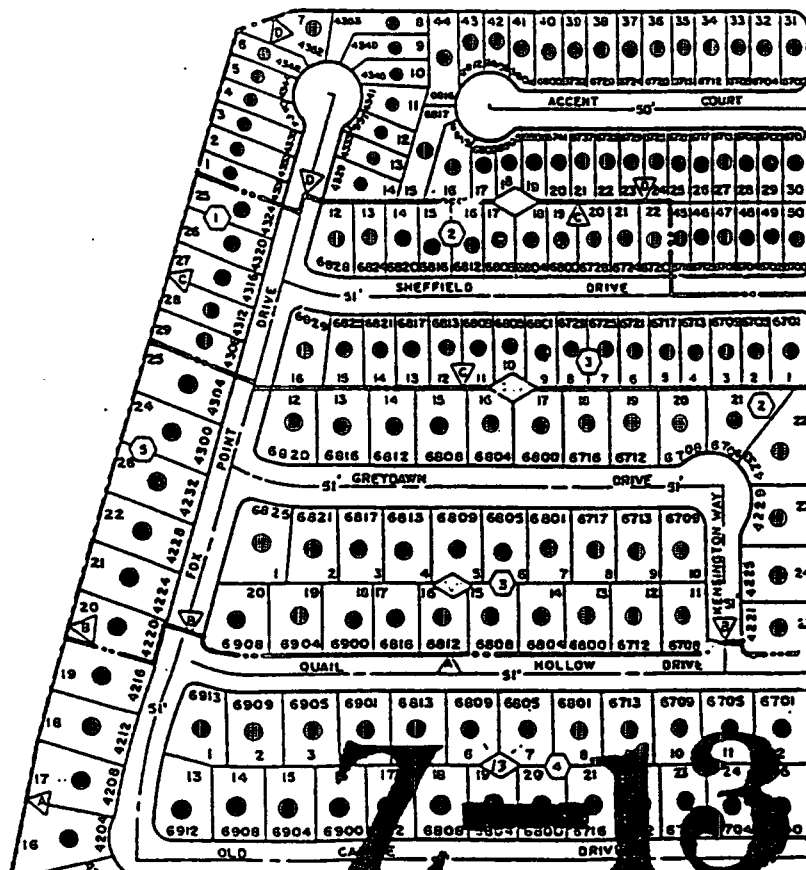
HIGHWAY

ORAN K. GRAGSON

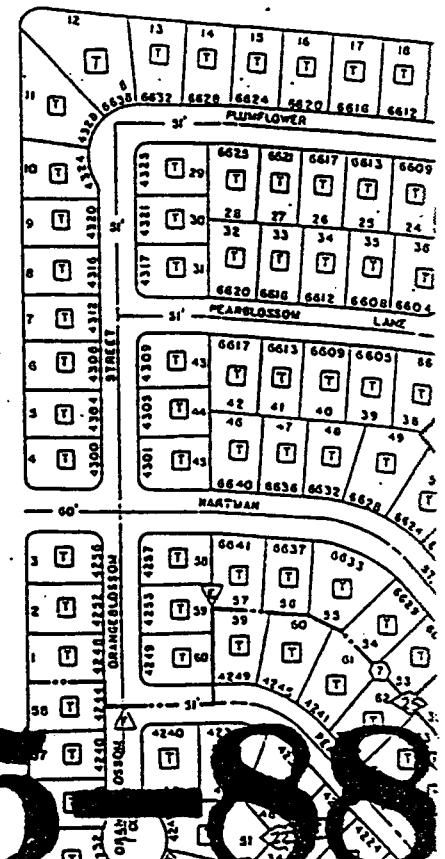


CRAIG

ROAD



LORENZI



511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 19 DEC 88Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUDDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. I. D. Code 2-135-88 Date to Be Completed Remarks

Information Needed:

1. Labels ☒No. of Sets ☐I 65 LABELS

2. Print Format:

No Print (A) ☐

Valuation

4 TYPEDName, 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	
270	68	0002		270	69	4001									
		003				028									
		005				031									
		007				044									
		015		-END-											
		017													
		018													
270	69	3001													
		015													

Assessor Approval Billing No.



ORAN K. GRAGSON

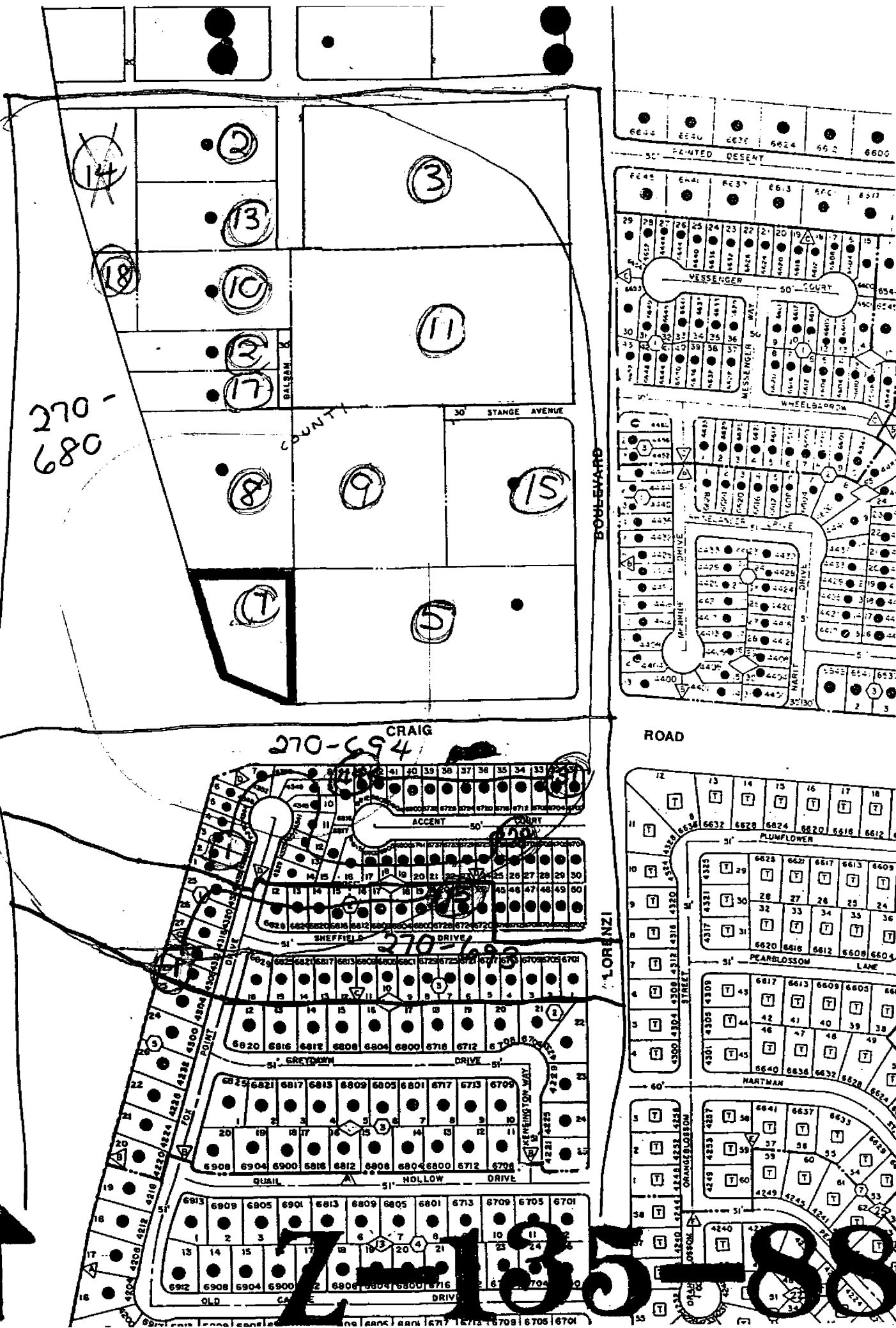
HIGHWAY

270-680

270-694

270-692

135-88



ROAD

LORENZI

✓

TRICHEL VERBOD V.A. QUITE
4555 BALDAM ST
LAS VEGAS NV

00400

2-135-88

✓

TRICHEL VERBOD V.A. QUITE
4555 BALDAM ST
LAS VEGAS NV

2-135-88

270-680-021 CL4 270-680-0211102
DOCUMENT- 3144.0100 88
OWNER-
NEAL JOHN EDWARD
4491 LORINE ST
LAS VEGAS NV 89102

2-135-88

ST Cnty 270-680-021
LAND USE/CAPACITY-
AD- 06/84 SALES-
APR- 88-89 89-90
PERS 0
IMPROV 0
--PERSONAL--
CODE VALUE
0

270-680-022 CL4 270-680-022100
DOCUMENT- 1127.4000 88
OWNER-
TREICHEL GERALD V & JUDITH A
4335 BALSAM ST
LAS VEGAS NV 89102

2-135-88

ST Cnty 270-680-022
LAND USE/CAPACITY-
AD- 06/84 SALES-
APR- 88-89 89-90
PERS 0
IMPROV 0
--PERSONAL--
CODE VALUE
0

270-680-023 CL4 270-680-023100
DOCUMENT- 880708 88
OWNER-
TREICHEL PATRICK & ANNAMARIA
4555 BALSAM ST
LAS VEGAS NV 89102

2-135-88

ST Cnty 270-680-023
LAND USE/CAPACITY-
AD- 06/84 SALES-
APR- 88-89 89-90
PERS 0
IMPROV 0
--PERSONAL--
CODE VALUE
0

270-680-024 CL4 270-680-024100
DOCUMENT- 060515 88
OWNER-
TREICHEL PATRICK & ANNAMARIA
4555 BALSAM ST
LAS VEGAS NV 89102

NORTHWEST CITIZENS ASSOCIATION

PRESIDENT

Robert J. Sherer
8845 W. Washburn Rd.
Las Vegas, Nevada 89129
645-4488

VICE-PRESIDENT

William D. Friedman
8200 W. Lone Mt. Road
Las Vegas, Nevada 89129
645-1239

SECRETARY

Ann Casey
7460 West Helena Ave.
Las Vegas, Nevada 89129
645-0274

TREASURER

Janet S. Richards
9889 W. Corbett St.
Las Vegas, Nevada 89129
645-0172

March 14, 1989

Mr. Harold P. Foster, Director
Department of Community Planning and Development
City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101



Reference: Z-135-88 ✓

Dear Mr. Foster:

In reviewing the file of the subject application I note that major change has taken place in the planned commercial development since the initial circularization of notices.

The proposal now shows a re-design of Craig Road to provide a dedicated left turn lane into this commercial property, without regard for entry to Balsam Street by the residents thereof.

The traffic that would be generated by the combination of mini-storage units, truck rentals, a gasoline station and a convenience food store would appear to merit a traffic study with consideration for a traffic light to be paid for by the applicant.

Notwithstanding the customary distance limitations, I believe all residents of Balsam Street and Accent Court should be noticed before this matter is heard by the Planning Commission.

Sincerely yours,

A handwritten signature in cursive script that reads "Robert J. Sherer".

Robert J. Sherer
President

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

February 15, 1989

Mr. James W. McFadden
1021 Bonita Avenue
Las Vegas, Nevada 89104

RE: Z-135-88 - ZONING RECLASSIFICATION

Dear Mr. McFadden:

Your request for reclassification of property located on the north side of Craig Road and the east side of the Oran K. Gragson Highway, from N-U Zone to C-2 Zone, was considered by the Planning Commission on February 9, 1989.

The Planning Commission voted to hold this item in ABEYANCE indefinitely 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

29. Z-135-88 (ABEYANCE ITEM)

Applicant: JAMES W. McFADDEN
Application: Zoning Reclassification
From: N-U
To: C-2
Location: North side of Craig Road
and the east side of the
Oran K. Gragson Highway
Proposed Use: Vehicle Rentals, Gasoline
Sales and Mini-Storage
Facility
Size: 1.1 Acre

Johnston -
ABEYANCE INDEFINITELY
Unanimous
(Kennedy excused)

MR. FOSTER stated the applicant
has requested this item be
held in abeyance indefinitely.

ROBERT SHEARER, President,
Northwest Citizens Association,
appeared and represented protestants
residing on Balsam. This is
the fourth time this has been
on the agenda. The owner of
the property is a land speculator.
They feel this should be resolved
at this time.

MR. FOSTER stated the owners
are attempting to sell this
property. In addition, they
plan to include the property
to the north, which is in the
process of being annexed in
March. After the annexation
is complete, there will be
a new plan for this property.
Staff feels this should be
held in abeyance at this time.
There will be a new notification
when the new plan is on the
agenda.

(7:33-7:36)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 30, 1989

Mr. James W. McFadden
1021 Bonita Avenue
Las Vegas, Nevada 89104

RE: Z-135-88 - 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 February 9, 1989. 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

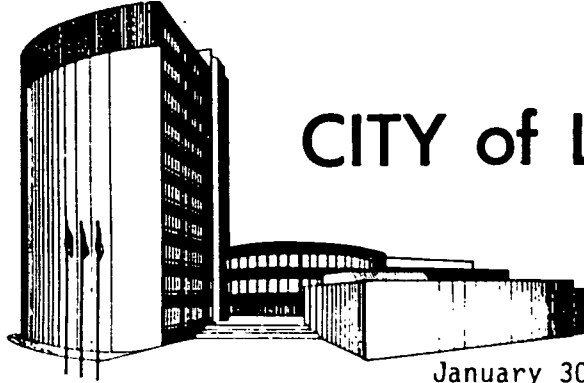
Enclosure



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 30, 1989

Mr. James W. McFadden
1021 Bonita Avenue
Las Vegas, Nevada 89104

RE: Z-135-88 - ZONING RECLASSIFICATION

Dear Mr. McFadden:

Your request for reclassification of property located on the north side of Craig Road and the east side of the Oran K. Gragson Highway, from N-U Zone to C-2 Zone, was considered by the Planning Commission on January 24, 1989.

The Planning Commission voted to hold this item in ABEYANCE at the applicant's request. This item will again be heard at the February 9, 1989 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



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

18. Z-135-88 (ABEYANCE ITEM)

Applicant: JAMES W. McFADDEN
 Application: Zoning Reclassification
 From: N-U
 To: C-2
 Location: North side of Craig Road and the east side of the Oran K. Gragson Highway
 Proposed Use: Vehicle Rentals, Gasoline Sales and Mini-Storage Facility
 Size: 1.1 Acres
 Parcel No.: 270-680-007

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

1. Resolution of Intent with a twelve month time limit.
2. Redesign the site plan to eliminate the proposed cul-de-sac along the east property line and provide a private driveway for access to Craig Road as required by the Department of Public Works.
3. Relocate the emergency access gate so as not to be blocked by the rental vehicle parking spaces.
4. Redesign the site plan to increase the interior driveways around the storage units to a minimum width of 25 feet.
5. Install an eight foot high decorative wall around the mini-storage facility as required by the Department of Community Planning and Development.
6. Aesthetically enhance the building elevations as required by the Department of Community Planning and Development.
7. Install 24 inch box trees 40 feet on center and evergreen ground cover in the landscape planter along Craig Road as required by the Department of Community Planning and Development.
8. Install 24 inch box evergreen trees 50 feet on center along the west property line adjacent to the Oran K. Gragson Highway as required by the Department of Community Planning and Development.

Johnston -
 ABEYANCE UNTIL THE FEBRUARY 9, 1989 MEETING
 Unanimous
 (Babero excused)

CHAIRMAN BUGBEE announced the applicant has requested this item be held in abeyance until the 2/9/89 meeting.

To be heard by the Planning Commission on 2/9/89.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

18. Z-135-88 (ABEYANCE ITEM) (Continued)

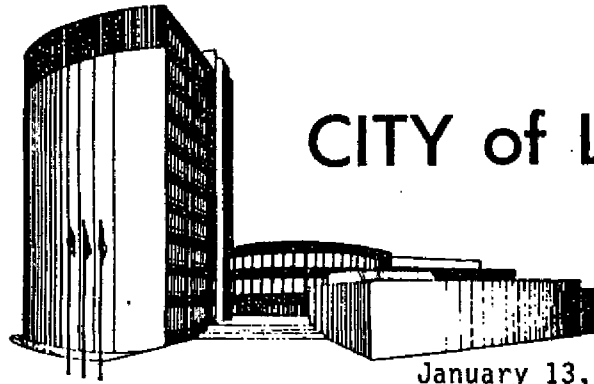
- 9. Dedicate 75 feet of public right-of-way and construct half-street improvements on Craig Road as required by the Department of Public Works.
- 10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
- 11. Dedicate all drainage easements recommended by the approved Drainage Plan.
- 12. Conformance to the plot plan and building elevations as amended by the above conditions.
- 13. 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.
- 14. Standard Conditions 2 - 8.

PROTESTS: 3 (1/12/89 Meeting)
1 (Sheep Mountain Homeowners Association)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 13, 1989

Mr. James W. McFadden
1021 Bonita Avenue
Las Vegas, Nevada 89104

RE: Z-135-88 - 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 January 24, 1989. 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



LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW

1700 VALLEY BANK PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
(702) 383-8888

FAX (702) 383-8845 (GROUP III)
FAX (702) 383-8852 (GROUP I & II XEROX 485)

February 9, 1989

SAMUEL S. LIONEL
GRANT SAWYER
JON R. COLLINS
(1023-1987)
ROBERT M. BUCKALEW
STEVE MORRIS
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
RICHARD G. CAMPBELL
DAVID N. FREDERICK
ANDREW S. BRIGNONE
DENNIS L. KENNEDY
RICHARD W. HORTON
DAN C. BOWEN
CHARLES H. MCCREA, JR.
MARK A. SOLOMON
RODNEY M. JEAN
BERT M. GOLDWATER
EVAN J. WALLACH
HARVEY WHITEMORE
TODD TOUTON
DAVID WHITEMORE
M. KRISTINA PICKERING
CAM FERENBACH
GREG L. JENSEN
LYNDA S. MABRY
MARK H. GOLDSTEIN
ANTHONY N. CABOT

KIRBY J. SMITH
PAUL D. BANCROFT
GARRY L. HAYES
LAURA B. AHEARN
C. CASEY WHITE
JENNIFER SMITH FLANGAS
COLLEEN A. DOLAN
JOHN R. BAILEY
JEFFREY D. MENICUCCI
KRISTIN BURT MCMILLAN
ANITA L. FUOSS
MARC H. RUBINSTEIN
GARY W. DUHON
RICK D. ROSKELLEY
ROBERT W. FREEMAN, JR.
MARK A. BEGNAUD
GREGORY D. MORRISON
LAUREL E. DAVIS
GORDON H. WARREN
JOHN B. MULLIGAN
JAMES D. GREENE
LOUIS E. GARFINKEL
WILLIAM R. KILLIP, JR.
I. SCOTT BOGATZ
DONALD L. SODERBERG
DEBORAH L. EARL
CARL D. SAVELY
DOUGLAS A. EMERICK

RENO OFFICE
RICHARD G. CAMPBELL
RICHARD W. HORTON
DAN C. BOWEN
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M. KRISTINA PICKERING

PAUL D. BANCROFT
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KRISTIN BURT MCMILLAN
GARY W. DUHON
JOHN B. MULLIGAN
WILLIAM R. KILLIP, JR.
I. SCOTT BOGATZ
DOUGLAS A. EMERICK

WRITER'S DIRECT DIAL NUMBER:

(702) 383-8896

HAND DELIVERED

Rick Williams
Chief, Current Planning
Community Planning and Development
Department of the City of Las Vegas
400 East Stewart
Las Vegas, Nevada 89101

Re: Z-135-88

Dear Mr. Williams:

This will confirm our telephone conversation of this morning during which I informed you that our client, J.S. Conner Co., intends to withdraw its offer to purchase the property for which the above-referenced zone change has been requested, and therefore will not be appearing at this evening's Planning Commission meeting, either personally or through counsel, to support the request of the current property owner and applicant, Mr. McFadden.

As I also told you, our client has spoken to Mr. McFadden with respect to Mr. McFadden's request to withdraw the application and relayed what you advised me yesterday would be the consequences, i.e., a four-month bar to filing another application to re-zone the property. We understand that Mr. McFadden will be submitting a second letter rescinding his request to withdraw and instead requesting a continuance.

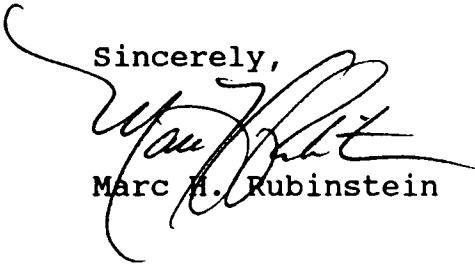
Although our client no longer has any interest in the above-referenced zone change, I would like to express on its behalf my appreciation for the assistance given by you and your staff in

LIONEL SAWYER & COLLINS
ATTORNEYS AT LAW

Rick Williams
February 9, 1989
Page 2

dealing with a somewhat confusing situation. We look forward to working with you again.

Sincerely,



Marc H. Rubinstein

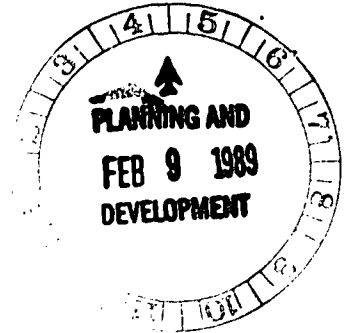
MHR/ano

cc: Jeffrey S. Conner
Harold P. Foster
Greg L. Jensen, Esq.

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW

1700 VALLEY BANK PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101



HAND DELIVERED

Rick Williams
Chief, Current Planning
Community Planning and Development
Department of the City of Las Vegas
400 East Stewart
Las Vegas, Nevada 89101

City Of Las Vegas
Community Planning & Development
Mr Harold Foster
400 East Stewart Ave,
Las Vegas, Nevada 89101

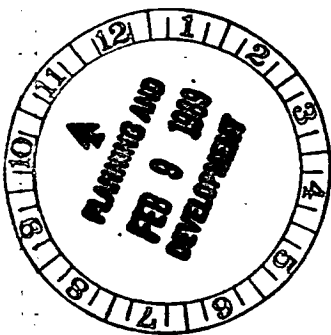
Re : Z 135-88 CRAIG RD & U.S. #95

Dear Sir :

Please withdraw my letter dated 02-08-89 that requested my application for zoning be withdrawn.

I respectfully request that my application for Re-zoning our property be placed in abeyance until such time as the city completes the annexation of the back half of this property into the city of Las Vegas.

At that time all of our land will be within the city limits & at that time the planning commission can consider the entire project.



Thanks For Your Consideration

James W. Mc Fadden
1021 Bonita Ave,
Las Vegas, Nevada 89104
PH 796-0457

Mr Harold Foster
Community Planning & Development
400 East Stewart Ave.
Las Vegas, Nevada 89101

RE: Z135-88 (Craig Rd & The Expressway)

Dear Sir:

This letter is our request that our application for re-zoning be withdrawn. It is scheduled for a hearing before the Las Vegas City Planning Commission on Feb 9, 1989.

We have sold this property & the tentative new owner (J.A. Conner) is proposing a different use for this land. Mr Conner has indicated that he will submit another set of plans at a later time.

I would like to express my thanks to you & your staff for all of the assistance you have given us in the past.

Thankyou For Your Consideration

James W. Mc Fadden
1021 Bonita Ave,
Las Vegas, Nevada 89104
Ph 796-0457



INTER-OFFICE MEMORANDUM

Date

2/6/89

PLANNING AND
FEB 7 1989
DEVELOPMENT

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

cf Richard D. Goecke

SUBJECT:

COMMENTS RE:

Z-135-88 Revised
James W. McFadden

COPIES TO:

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

1. Dedicate 75' of public right-of-way for Craig Road and a 30' radius for the southwest corner of Balsam Street and Stange Avenue. The culdesac/knuckle shown is not necessary.
2. Construct half-street improvements on Craig Road and within the Balsam/Stange intersection.
3. There presently exists a box culvert underneath Gragson Expressway directly west of this property that discharges storm waters toward this property. A drainage plan and technical drainage study is required to be submitted and approved prior to the issuance of a building or grading permit. Dedicate all drainage easements recommended by the approved drainage plan.
4. No access to Stange nor Balsam allowed.

MAC:sdw

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 19, 1989

Mr. James W. McFadden
1021 Bonita Avenue
Las Vegas, Nevada 89104

RE: Z-135-88 - ZONING RECLASSIFICATION

Dear Mr. McFadden:

Your request for reclassification of property located on the north side of Craig Road and the east side of the Oran K. Gragson Highway, from N-U Zone to C-2 Zone, was considered by the Planning Commission on January 12, 1989.

The Planning Commission voted to hold this item in ABEYANCE at the applicant's request. This item will again be heard at the January 24, 1989 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



AGENDA

January 12, 1989

City of Las Vegas PLANNING COMMISSION

Page 35

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

30. Z-135-88

Applicant: JAMES W. McFADDEN
Application: Zoning Reclassification
From: N-U
To: C-2
Location: North side of Craig Road and the east side of the Oran K. Gragson Highway
Proposed Use: Vehicle Rentals, Gasoline Sales and Mini-Storage Facility
Size: 1.1 Acres

STAFF RECOMMENDATION: ABEYANCE. If action is taken, DENIAL. If approved, subject to the following:

1. Resolution of Intent with a twelve month time limit.
2. Redesign the site plan to eliminate the proposed cul-de-sac along the east property line and provide a private driveway for access to Craig Road as required by the Department of Public Works.
3. Provide a minimum of three parking spaces within the mini-storage facility and three additional parking spaces adjacent to the mini-storage office as required by the Zoning Ordinance.
4. Aesthetically enhance the building elevations as required by the Department of Community Planning and Development.
5. Install 24 inch box trees 40 feet on center and evergreen ground cover in the landscape planter along Craig Road as required by the Department of Community Planning and Development.
6. Install 24 inch box evergreen trees 50 feet on center along the west property line adjacent to the Oran K. Gragson Highway as required by the Department of Community Planning and Development.
7. Dedicate 75 feet of public right-of-way for Craig Road and construct half-street improvements on Craig Road as required by the Department of Public Works.

Black -
ABEYANCE UNTIL 1/24/89 PLANNING COMMISSION MEETING.
Unanimous

CHAIRMAN JOHNSTON announced the applicant has requested this item be held in abeyance until the 1/24/89 meeting.

To be heard by the Planning Commission on 1/24/89.

January 12, 1989

AGENDA

City of Las Vegas PLANNING COMMISSION

Page 36

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

30. Z-135-88 (CONTINUED)

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
9. Dedicate all drainage easements recommended by the approved Drainage Plan.
10. Conformance to the plot plan and building elevations as amended by the above Conditions.
11. 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.
12. Standard Conditions 2 - 8.

PROTESTS: 3

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 30, 1988

Mr. James W. McFadden
1021 Bonita Avenue
Las Vegas, Nevada 89104

RE: Z-135-88 - 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 January 12, 1989. 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



LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW

1700 VALLEY BANK PLAZA
300 SOUTH FOURTH STREET

LAS VEGAS, NEVADA 89101

(702) 383-8888

FAX (702) 383-8845 (GROUP III)
FAX (702) 383-8852 (GROUP I & II XEROX 485)

January 24, 1989

HAND DELIVERED

PLANNING AND
JAN 24 1989
DEVELOPMENT

RENO OFFICE

RICHARD G. CAMPBELL
RICHARD W. HORTON
DAN C. BOWEN
BERT M. GOLDWATER
HARVEY WHITEMORE
M. KRISTINA PICKERING

PAUL D. BANCROFT
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GARY W. DUHON
JOHN B. MULLIGAN
WILLIAM R. KILLIP, JR.
SCOTT BOGATZ
DOUGLAS A. EMERICK

WRITER'S DIRECT DIAL NUMBER:

383-8827

SAMUEL S. LIONEL
GRANT SAWYER
JON R. COLLINS
(923-087)
ROBERT W. BUCKALEW
STEVE MORRIS
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
RICHARD G. CAMPBELL
DAVID N. FREDERICK
ANDREW S. BRIGNONE
DENNIS L. KENNEDY
RICHARD W. HORTON
DAN C. BOWEN
CHARLES H. MCCREA, JR.
MARK A. SOLOMON
RODNEY M. JEAN
BERT M. GOLDWATER
EVAN J. WALLACH
HARVEY WHITEMORE
TODD TOUTON
DAVID WHITEMORE
M. KRISTINA PICKERING
CAM FERENBACH
GREG L. JENSEN
LYNDA S. MABRY
MARK H. GOLDSTEIN
ANTHONY N. CABOT

KIRBY J. SMITH
PAUL D. BANCROFT
GARRY L. HAYES
LAURA B. AHEARN
C. CASEY WHITE
JENNIFER SMITH FLANGAS
COLLEEN A. DOLAN
JOHN R. BAILEY
JEFFREY D. MENICUCCI
KRISTIN BURT MCMILLAN
ANITA L. FUOSS
MARC H. RUBINSTEIN
GARY W. DUHON
RICK D. ROSKELLEY
ROBERT W. FREEMAN, JR.
MARK A. BEGNAUD
GREGORY D. MORRISON
LAUREL E. DAVIS
GORDON H. WARREN
JOHN B. MULLIGAN
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LOUIS E. GARFINKEL
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I. SCOTT BOGATZ
DONALD L. SODERBERG
DEBORAH L. EARL
CARL D. SAVELY
DOUGLAS A. EMERICK

Mr. Harold Foster, Director
Community Planning & Development
City of Las Vegas
400 East Stewart
Las Vegas, NV 89101

Chairman Joe Johnston
Planning Commission
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

Re: Z-135-88

Gentlemen:

Our firm has recently been retained by the purchaser of the land for which the above-referenced zone change is requested. Our client has advised us that substantial changes are being made to the plans that ultimately will be reviewed and considered by the Planning Commission and City Council in connection with the zone change request.

Just yesterday, via copy of a letter to you from Herbert M. Jones, Esq., I was made aware that the above-referenced zone change was scheduled for this evening's Planning Commission agenda. Based on the substantial changes to be made to the plans and the lack of notice we were given, I respectfully join in the request by Mr. Jones that this matter be continued to the Planning Commission's next regularly scheduled meeting.

Due to a scheduling conflict, I will be unable to personally attend this evening's meeting to ensure that a continuance is granted. Accordingly, I would ask that one of you call me this

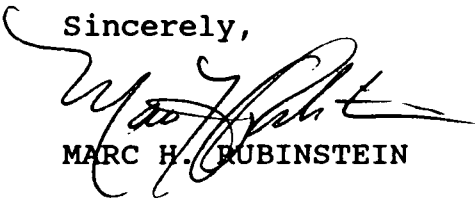
LIONEL SAWYER & COLLINS
ATTORNEYS AT LAW

Mr. Harold Foster
Chairman Joe Johnston
January 24, 1989
Page Two

afternoon to confirm that this item will in fact be continued and that no appearance by me, my client or any member of our firm is necessary.

Thank you for your consideration.

Sincerely,



MARC H. RUBINSTEIN

MHR:jr

LAW OFFICES

JONES, JONES, CLOSE & BROWN
CHARTERED

A PROFESSIONAL CORPORATION

SEVENTH FLOOR - VALLEY BANK PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6086

TELEPHONE
(702) 385-4202
TELECOPIER
(702) 384-2276
(702) 383-0086

CLIFFORD A. JONES
HERBERT M. JONES
MELVIN D. CLOSE
JOSEPH W. BROWN
GARY R. GOODHEART
MICHAEL E. BUCKLEY
WILL KEMP
KIRK R. HARRISON
DOUGLAS G. CROSBY
RICHARD F. JOST
J. RANDALL JONES
CHARLES H. MCCREA, SR.

WILLIAM A. PREZANT
ROBERT D. MARTIN
DOUGLAS M. COHEN
JOHN E. LEACH
KEVIN R. STOLWORTHY
BRIAN E. HOLTHUS
MICHAEL B. WIXOM
MARK LERNER
RICHARD F. HOLLEY
PATRICIA J. CURTIS
PAUL A. LEMCKE
NIK SKRINJARIC

OF COUNSEL
LYLE RIVERA

January 20, 1989

The Honorable Mayor Lurie
City Councilmen of the
City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

Attention: Chairman of Planning Commission
Further Attention: Harold Foster, Director
Community Planning & Development

Re: Z-135-88

Gentlemen:

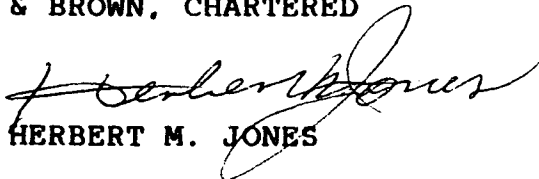
I have been requested by Mr. James W. McFadden, applicant in the above-cited request for zone change, to again ask that said matter be continued until the Planning Commission meeting scheduled for February 9, 1989 as it now appears that additional preparation will be necessary for said hearing.

The matter is presently scheduled for the Planning Commission Meeting on January 24, 1989.

Thank you for any consideration you may give me and Mr. McFadden in regard to the continuance of this matter. I remain

Very truly yours,

JONES, JONES, CLOSE
& BROWN, CHARTERED



HERBERT M. JONES

HMJ:dgf/0584B

cc: J. S. Conner
J. W. McFadden
Lionel, Sawyer & Collins
Att: Greg Jensen

LAW OFFICES

**JONES, JONES, CLOSE & BROWN
CHARTERED**

A PROFESSIONAL CORPORATION

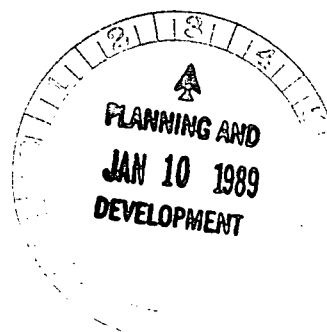
SEVENTH FLOOR - VALLEY BANK PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6026

TELEPHONE
(702) 385-4202
TELECOPIER
(702) 384-2276
(702) 383-0086

CLIFFORD A. JONES	WILLIAM A. PREZANT
HERBERT M. JONES	ROBERT D. MARTIN
MELVIN D. CLOSE	DOUGLAS M. COHEN
JOSEPH W. BROWN	JOHN E. LEACH
GARY R. GOODHEART	KEVIN R. STOLWORTHY
MICHAEL E. BUCKLEY	BRIAN E. HOLTHUS
WILL KEMP	MICHAEL B. WIXOM
KIRK R. HARRISON	MARK LERNER
DOUGLAS G. CROSSBY	RICHARD F. HOLLEY
RICHARD F. JOST	PATRICIA J. CURTIS
J. RANDALL JONES	PAUL A. LEMCKE
CHARLES H. MCCREA, SR.	NIK SKRINJARIC

OF COUNSEL
LYLE RIVERA

January 10, 1989



The Honorable Mayor Lurie
City Councilmen of the
City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

Attention: Chairman of Planning Commission
Further Attention: Harold Foster, Director
Community Planning & Development

Re: Z-135-88

Gentlemen:

The undersigned has been requested by Mr. J. W. McFadden, applicant in the above-cited request for zone change, to ask that said matter be continued until the meeting scheduled on the January 24, 1989 agenda of the Las Vegas Planning Commission. Mr. McFadden would appreciate said continuance as he wishes to have the matter further prepared prior to the appearance before the Planning Commission.

Thank you for any consideration you may give me and Mr. McFadden in regard to the continuance of this matter.
I remain

Very truly yours,

JONES, JONES, CLOSE
& BROWN, CHARTERED


HERBERT M. JONES

HMJ:dgf/0584B

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

INTER-OFFICE MEMORANDUM

January 10, 1989

PLANNING AND
JAN 10 1989
DEVELOPMENT

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

SUBJECT : NOTICE OF PUBLIC HEARING SCHEDULED
JANUARY 12, 1989

The following responses are submitted in connection with the Notice of Public Hearing scheduled January 12, 1989.

- ✓ Z-135-88: This is considered an outlying area by Metro. There are no patrol units present assigned to preventive patrol in this area. Calls for service must be responded to by units from more urbanized areas. If this zoning is approved, a defensible space review by the LVMPD Crime Prevention Bureau (386-3507) should be required of the developer. If gasoline sales are to be provided on other than day shift, it is suggested that a hidden camera be considered.
- ✓ Z-88-81: As a part of the plot plan review, a defensible space review by the LVMPD Crime Prevention Bureau (386-3507) should be included.
- ✓ Z-138-88: As a condition of the rezoning for apartments, a defensible space review conducted by the LMVPD Crime Prevention Bureau (386-3507) should be required of the developer.
- ✓ Z-140-88: A defensible space review by the LVMPD Crime Prevention Bureau (386-3507) should be required.

Z-44-87 - REVIEW OF SUMMERLIN DEVELOPMENT STANDARDS:

LVMPD is concerned that land uses are so concentrated and that they lend themselves to a greater increase in crime than would be necessary. It appears the neighborhood focus follows very closely the City's C-1 zoning; however, based on our knowledge of other planned communities, it does not seem logical to include pubs, bars, and lounges, which sell liquor in such an area. Most planned communities have small acreage neighborhood business areas servicing only the neighboring residential areas. Indeed, the development plan define neighborhood focus as, "a point of orientation for residents." In addition, on this same basis, Metro has some concerns with including public museums and college and universities in the neighborhood focus as it seems that this would bring in people outside of the neighborhood and create a traffic problem.

It is interesting to note that private museums are not shown as a part of the neighborhood focus. (See Table II-1)

In addition, there appears to be some confusion in Summerlin's definition of commercial area by neighborhood focus, village center, community center, and town center, and the amount of space that has been allocated on the plan. For the most part, there appears to be a very minute differentiation between the community center and the village center. This will be discussed further under the plot plan review.

While considerable time is spent on parking requirements, there are no lighting standards. This is a key area. Indeed, it would seem that in many of these areas the developer should be required to work together with the LVMPD Crime Prevention Bureau in developing defensible space measures, particularly in some of the areas of community open space. Standards of lighting should definitely be addressed or should be reviewed prior to the issuance of building permits. Note: It is interesting that with respect to commercial and residential acreage, the developer is very specific as to the types of acreage which would be encompassed by each area; however, in the community open space there is no mention of acreage requirements or standards for any one of the six different types of areas.

Z-44-87 (3) - DEVELOPMENT PLAN:

LVMPD recognizes that the Las Vegas City Planning Commission is not the forum to discuss its concerns regarding inadequate policing of this area. LVMPD wishes to point out, however, that communities of this size have their own police departments. Nor can the developer say that calls for service and crimes will not be generated from this size of development. Such statements certainly fly in the face of the volume of calls which Metro is already having to handle from the Lakes, Part I. (See attached map) Because of the location, there is also a high response time for the arrival of police officers in even emergency situations. Therefore, the Planning Commission must recognize that LVMPD in its following comments is very concerned about trying to minimize the volume of calls which will be created by this development :

1. The concentration of commercial seems to far outweigh the local need. Indeed, if one adds up the village centers in proximity to each other - R, Z, and M - there are over 100 acres, more than sufficient for a regional shopping center. Metro wishes to point out that even with the Mall's security personnel, units in the area of Meadows Mall spend a considerable portion of their time in that shopping center handling calls for service. To develop this type of commercial concentration in this outlying area will create tremendous problems for Metro.

2. Given that this is a planned community, it concerns this Department that there is such a tremendous separation and concentration of high intensity land uses. The whole purpose of a planned community should be to spread out high density housing among low density housing and not create these tremendous

A
PLANNING AND
JAN 10 1989
DEVELOPMENT

concentrations of high density multi-family housing which have caused so many problems in other areas of the county. Why is it not possible to scatter the high density multi-family less intensely throughout this development with a maximum of 100 units in each area? While Metro normally leaves traffic concerns to other City agencies, a high volume of traffic accidents is foreseen with the roadway system proposed in this area if the concentration intensity is allowed to stand. Neighborhood collectors are not sufficient for 36 acres of a commercial center.

One final note: For a planned community, this proposal appears to need additional planning.

PLANNING AND
JAN 10 1989
DEVELOPMENT

✓ Z-139-88 and MASTER DEVELOPMENT PLAN-PECCOLE RANCH:

✓ LVMPD recognizes that the Las Vegas City Planning Commission is not the forum to discuss the anticipated increase in crime and calls for service which will be generated by the development. However, LVMPD wishes the Planning Commission to recognize that certain land uses require greater police service than others and that concentrations of some types of land uses create greater impact for police services.

In discussing what the developer will provide in Phase One, there is no mention of lighting. Lighting is critical to reducing crime in the area. Actually, a defensive space review should be required of all sections, including the open space areas. Without lighting, these open space areas can become hazardous and places of hiding. Another reason for a defensive place review is the use of landscaping. There is a very thin line between dangerous and "safe" landscaping on walkways.

With respect to the proposed master plan, LVMPD has the same concerns with this Plan as Summerlin: multi-family and commercial are heavily concentrated as opposed to being spread out among the single family. While the Peccole Ranch plan at least does not have the extremely large commercial areas of 100 acres, it still has areas of 20 acres or more (although it is pleasing to see some 10 acre parcels) which are more in keeping with the neighborhood commercial concept.

The mixed use village center particularly is of concern to Metro. As seen by the attached photos, this is directly across from a high intensity multi-family use at the Lakes. Based on past experience in the Valley, these concentration simply cause increased crime problems--history repeats itself. LVMPD continues to reassert that concentrations of multi-family housing where there are 500 (which is already too many) or more units in one area should be discouraged. Why create more problems than necessary? A maximum of 100 units may not be cost efficient--from the police standpoint, it is the most suitable.

In conclusion, the two phases of Summerlin and Peccole will create a population of more than 25,000 people. LVMPD estimates that almost 300 calls for service per month will be added by Village I and VII of Summerlin and Z-

139-88--a 29 percent increase for the area patrol unit. At a minimum, the Planning Commission should attempt to look at ways for the developer to build in such a manner as not to place an even heavier burden on Metro. After all, it will be LVMPD which will have to take the responsibility for crime problems which should occur.

JOHN MORAN, SHERIFF



BY: KAREN LAYNE
PLANNING MANAGER

KL:cg

Attachment

cc: Sheriff Moran
Undersheriff Cooper
Deputy Chief Myers- FYI only
Captain Winget- FYI only
Crime Prevention Bureau

PLANNING AND
JAN 10 1989
DEVELOPMENT

INTER-OFFICE MEMORANDUM

December 29, 1988

TO: Harold P. Foster, Director Department of Community Planning and Development	FROM: Richard D. Goecke, Director Department of Public Works <i>RB</i> <i>[Signature]</i> PLANNING AND DEVELOPMENT DEC 30 1988
SUBJECT: Z-135-88 James W. McFadden	COMMENTS RE: COPIES TO: Charles Kajkowski, Engineering Planning John McNellis, Engineering Planning Chuck Turk, Land Development Nancy Miller, Right-of-Way Doug Peterson, Survey (FM, PM & A's only)

1. Dedicate 75' of public right-of-way for Craig Road.
2. Construct half-street improvements on Craig Road.
3. There presently exists a box culvert underneath Gragson Expressway directly west of this property that discharges storm waters toward this property. A drainage plan and technical drainage study is required to be submitted and approved prior to the issuance of a building or grading permit. Dedicate all drainage easements recommended by the approved drainage plan.
4. Require a redesign of site to not include the dedication nor development of Balsam Street as a public street. We will allow this site to have access to Craig Road via typical driveway cuts. After the 75' Craig Road dedication comes off this property it will still have approximately 88 lineal feet of frontage.

Public Works does not want Balsam developed because no properties in this immediate area need Balsam Street for access to a public street and Craig Road at the Balsam alignment will most likely have a center median in the future thereby lessening the benefit that Balsam Street would ever provide this neighborhood.

MAC:sdw

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION *E. Martinez*

SUBJECT: 2-135-88

DATE: 12/27/88

- ☒ 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.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

PLANNING AND

DEC 19 1988

DEVELOPMENT

Date

12.19.88

TO:

Department of Community
Planning and Development

FROM:

Department of Building and Safety

SUBJECT:

E 135.00 ZONE RECLASS
JAMES McFADDEN ZONE: DU to C2
PARCEL No: 270-680-007

COPIES TO:

"C" STORE, NINE STORE

In answer to your memorandum of 12.14.88

on the above zone request at No. EAST CORNER OF CRAN

GRAGSON HWY & CRAIG ROAD

this department has no objections provided all required permits and inspections
are obtained.

John

NOTICE OF PUBLIC HEARING

JANUARY 12, 1989

Notice is hereby given that on **JANUARY 12, 1989** 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-135-88 APPLICATION OF JAMES W. MCFADDEN FOR RECLASSIFICATION
OF PROPERTY LOCATED ON THE NORTH SIDE OF CRAIG ROAD AND
THE EAST SIDE OF THE ORAN K. GRAGSON HIGHWAY
FROM: N-U (NON-URBAN)
TO: C-2 (GENERAL COMMERCIAL)
PROPOSED USE: VEHICLE RENTALS, GASOLINE SALES AND
MINI-STORAGE FACILITY

The above property is legally described as a portion of
the Southeast Quarter (SE¼) of the Northeast Quarter(NE¼)
of Section 3, Township 20 South, Range 60 East, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

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

SEE LOCATION MAP ON REVERSE SIDE.

MAIL NOTICE: DECEMBER 30, 1988

NOTICE OF PUBLIC HEARING

JANUARY 12, 1989

Notice is hereby given that on JANUARY 12, 1989 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-135-88

APPLICATION OF JAMES W. MCFADDEN FOR RECLASSIFICATION

OF PROPERTY LOCATED ON THE NORTHEAST ^{SIDE} ~~EAST CORNER~~ OF ~~ORAN GRAGSON~~

~~HIGHWAY AND CRAIG ROAD~~ AND THE E. SIDE OF THE ORAN
K. GRAGSON HWY.

FROM: N-U (NON-URBAN)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: *Vehicle* ~~U-HAUL~~ RENTALS, GASOLINE SALES, AND MINI-STORAGE *facility*

~~WITH MANAGERS APARTMENT~~

7
The above property is legally described as a portion
of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter
(NE $\frac{1}{4}$) of Section 3, Township 20 South, Range 60 East,
M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of 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

Car 12/15
W 12/15

THIS FILE MUST BE RETURNED TO ELDA RAE BY: DECEMBER 23, 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.

#12

INTER-OFFICE MEMORANDUM

12/14/88

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

FROM:

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

SUBJECT:

ZONING RECLASSIFICATION - Z-135-88

APPLICANT: James W. McFaddenFROM: NU TO: C-2

COPIES TO:

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

NE corner of Oran Gragson Hwy & Craig Rd.

Parcel No.: 270-680-007

Proposed Use: U Haul, gas sales, mini storage w/ managers apt.
RENTAL

CITY PLANNING COMMISSION MEETING: 1/12/89

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

HPF:erh

Attachment: (Plot Plan)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME James W. McFadden

REP'S NAME _____

ADDRESS 1021 Bonita Ave

LV, NV 89104

PHONE 796-0457 *NA 122799*

AGENT: NAME _____

REP'S NAME _____

ADDRESS _____

PHONE _____

APPLICATION TYPE:

☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT

☐ QTA ☐ OTHER _____

☒ PUBLIC HEARING: IF YES, LEGAL a part of SE 1/4, NE 1/4, Sec 3 T20S, R60E

ZONING: EXISTING N-U PROPOSED C-2

LAND USE: EXISTING vacant

PROPOSED U-Haul, gas sales, mini storage, w/ managers apt.

PAST ACTIONS: CASE NO. A 5-88(A) ACTION approved DATE Nov 16, 88

CASE NO. / ACTION / DATE /

CASE NO. / ACTION / DATE /

DISTRICT MAP NO. L-3-4 ASSESSOR'S PARCEL NO. 270-680-007, 008 *ADD*

GENERAL LOCATION: NW corner of Oran Gragson Hwy & Craig Rd

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES X NO _____

IF YES: Robert Sheper / Northwest Citizens Assoc / 8845 Washburn Rd / LV, NV 89129

CHECKED BY: LK DATE 12/13/88

GENERAL RECEIPT NO. 47765 CASE NO. 2-135-88

PC DATE: 1/12/89 BZA DATE: _____

27-68

deed - annotation
1/2
received 29th Nov

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

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

(S2 NE4 SEC. 3 T-20S R-60E) Commencing at the East 1/2 Corner of Sec. 3, Township 20 South, Range 60 East, M.D.B.M., Clark, Canil, Thence N 89° 32' 28" W a distance of 674.42' to the True Point of Beginning; Thence N 00° 36' 37" E a distance 339.33 to a point; Thence N 89° 37' 24" W a distance 240.02' to a point; Thence S 15° 16' 11" E a distance of 240' to a point S 68° 24' 36" W a distance 568.24' to a point; Thence S 15° 16' 11" E a distance of 240' to a point; Thence N 89° 37' 24" W a distance 240.02' to a point; Thence N 00° 36' 37" E a distance 339.33 to a point; Thence N 89° 32' 28" W a distance of 674.42' to the True Point of Beginning.
Assessor's Parcel Number: 270-680-107 See Attached for Complete Legal

OWNER'S AFFIDAVIT

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), JAMES W. McFADDEN + ANNA M. McFADDEN,
(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)

James W. McFadden
(1) JAMES W. McFADDEN 1021 BONITA AVE
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

(702) 796-0457 LAS VEGAS, NEVADA 89104
PHONE NUMBER CITY STATE ZIP

Anna M. McFadden
(2) ANNA M. McFADDEN 1021 BONITA AVE
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

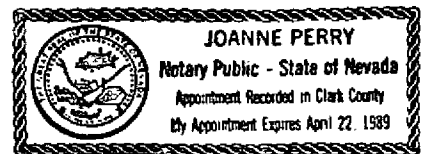
(702) 796-0457 LAS VEGAS, NEVADA 89104
PHONE NUMBER CITY STATE ZIP

Subscribed and sworn to before me this 13th day of December, 1988.

Joanne Perry
Notary Public in and for said County and State

April 22, 1989
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: LK

Receipt No.: 47765

Date: 12/13/88

Case No.: 2-135-88

Meeting Date: 1/12/89

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION SUBMITTAL REQUIREMENTS

Compliance with the items listed below shall be required to provide adequate submittal information for review. Staff shall determine if additional information is needed based on the nature and complexity of the proposal. An appointment for submittal of this information is highly recommended.

ITEMS
COMPLETED

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

--OVER--

N. Architectural information:

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

(2) Typical floor plans for each floor.

O. Landscape Layout:

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

P. Anticipated number of Employees.

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

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

and shall include the following:

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

B. Required fees.

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

D. Drawing Submittals:

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

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

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

*** FOR DEPARTMENT USE ONLY ***

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

☐ COMPLETE

☐ NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items):

not complete 12/14/88 w needs corrected site plan, elevations, & letter

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

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY 12/15/88
(date)

James W Mc Loder
(Applicant's Signature)

12-13-88
(Date)

(Of of Record)

(Date)

City of Los Angeles
Planning & Development
Re: Craig Rd & Oren Thagerson Hwy
Zoning Request = C-2

12-13-88

Dear Sir

We propose to have the following items on
our property:

- 1- U Haul rental office, app. 900 Sq ft.
- 1- Manager apartment app. 900 Sq ft.
- 1- gas island (2 Pumps) To be used for giving
our U-Haul trucks & to sell to customers using
our Mini storage. The general public could also
buy gas if they want to.
- 1- Mini storage unit with 44 rental units
- 1- 100' of truck parking

Our business hours will be 7am to 6pm,
7 days a week.

Thank You

James W. McFadden

GRANT, BARGAIN, SALE DEED

RPTT

\$ 110.00

THIS INDENTURE WITNESSETH: That Camille Naffah, a single man

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

James W. McFadden and Anna M. McFadden,
husband and wife, as joint tenants

all that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

See Exhibit "A", attached hereto and by reference made a part hereof for legal description of the property conveyed herein:

Tax Parcel Nos. 270-680-007 and 270-680-008.

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

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

Witness my hand this 5th day of May, 19 88

Camille Naffah

STATE OF ~~NEVADA~~ PA

County of Allegheny

On 5th day May 1988 personally appeared before

me, a Notary Public, _____

Camille Naffah

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

WITNESS my hand and official seal.

Debra L. Kuin
Notary Public in and for said County and State

DEBRA L. KUIN, NOTARY PUBLIC
PENN HILLS TWP ALLEGHENY COUNTY
MY COMMISSION EXPIRES JUNE 6, 1992

My Commission Expires June 6, 1992 Member Pennsylvania Association of Notaries

ESCROW NO.) ST 88-01-0142-FQ
ORDER NO.)

WHEN RECORDED MAIL TO: Mr. & Mrs. James W. McFadden,
1021 Bonita Ave., Las Vegas, Nevada 89104

SPACE BELOW FOR RECORDER'S USE ONLY

8 0 5 1 2 0 0 0 3 6

EXHIBIT "A"

ST 88-01-0142-FQ

DESCRIPTION:

Situate in the County of Clark, State of Nevada, described as follows:

The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 3, Township 20 South, Range 60 East, M.D.M.

EXCEPTING THEREFROM the following described parcel:

BEGINNING at a point on the right or Easterly highway right of way line of U.S. 95 Expressway - Las Vegas. Project RF-TQF-006-2(10). Said point being 649.82 feet right of and at right angles to Highway Engineer's Station "C" 773 42.80 P.O.T.: said point of beginning further described as bearing North 85°26'18" West a distance of 700.58 feet from the East one quarter corner of Section 3, Township 20 South, Range 60 East, M.D.B. & M.; thence South 0°28'10" West, along said Easterly highway right of way line, a distance of 50.00 feet to an intersection with the Southerly boundary of Grantor's property; thence North 89°31'50" West, along said Southerly boundary a distance of 650.00 feet to the Southwest corner of said Grantor's property; thence North 0°40'40" East, along the Westerly boundary of said Grantor's property, a distance of 676.89 feet to the Northwest corner of said Grantor's property; thence South 89°42'25" East, along the Northerly boundary of said Grantor's property, a distance of 337.26 feet to an intersection with said Easterly highway right of way line; thence South 15°16'04" East, along said Easterly highway right of way line, a distance of 592.38 feet to a point; thence South 68°25'29" East, along said Easterly highway right of way line, a distance of 160.37 feet to the point of BEGINNING:

TOGETHER WITH the right of access from the remaining adjacent lands of the Grantor to the Craig Road Interchange.

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

05-12-88 08:00 DS1 2

BOOK: 880512 INST: 00036

FEE: 6.00 RPTT: 110.00



ORAN K. GRAGSON HIGHWAY

A-5-88(A)

