

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0136-77

APN 162-01-210-045

Location 2101 E Oakley Blvd

Applicant Gary E. Silva

Subject

Reclassification of property legally
described as Lot 15, Block 3, amended
Eastwood Tract #1 (Supplement).



LICENSE INSPECTION LOG

LOCATION 1605 S. Eastern
TENTATIVE LICENSE ISSUED ON 5/12/80

CASE NO. 2-136-77

FIELD INSPECTION LOG

DATE/BY 6/6/80 DS

All conditions Met

ISSUE Final License

Request O.P.D. Repairman

On _____, the conditions of approval have been met.

APPROVED BY _____

FILE HISTORY

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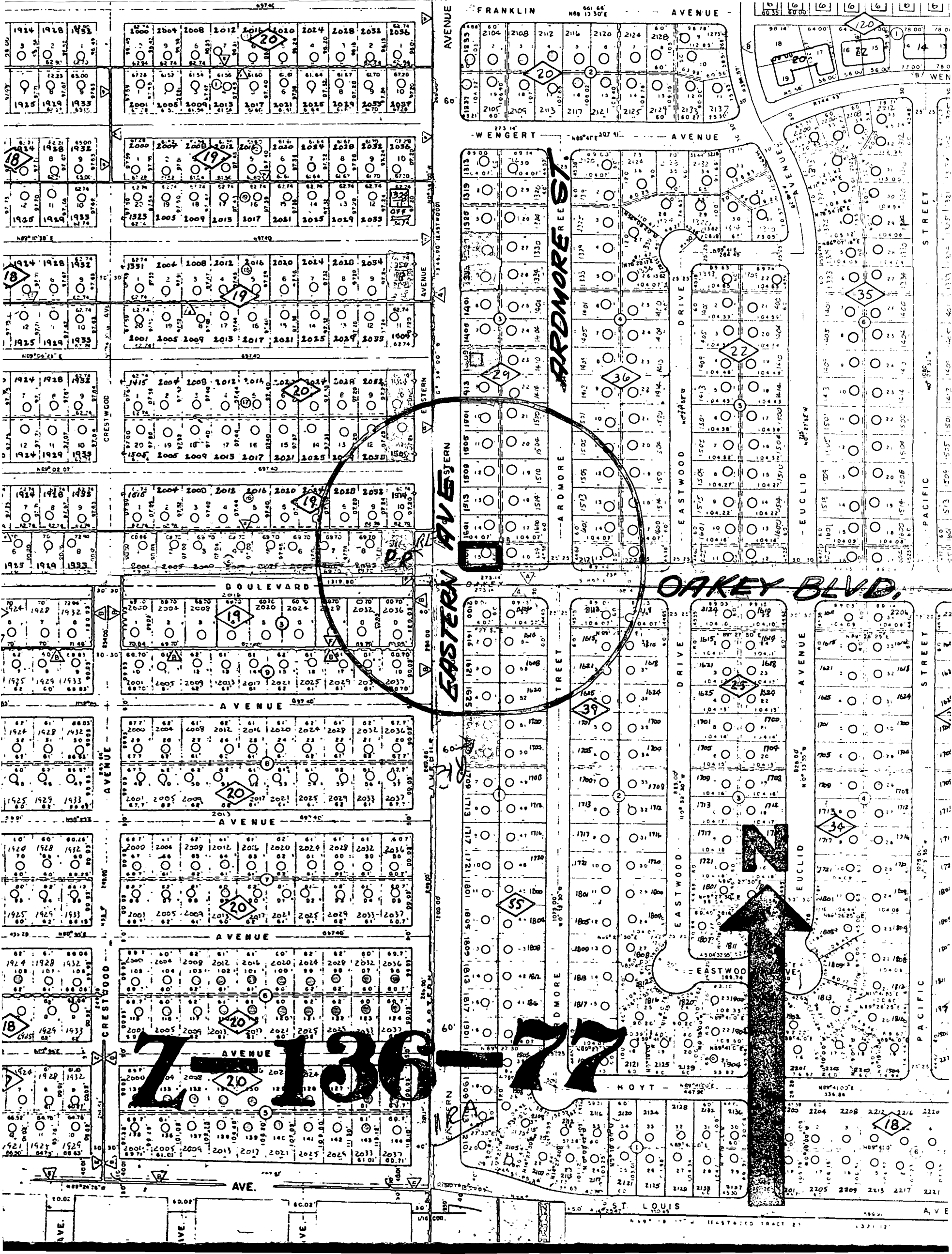
PROPERTY OWNERS

PROTESTS

APPROVALS

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FILE NO. _____



OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

CITY ATTORNEY

FROM:

ties
RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING AND DEVELOPMENT
mt

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION

COPIES TO:

ASSESSOR
DON J. BROWN
JIM ROBISON

Z-136-77
REQ. FOR ORDINANCE
CHRONO

Please prepare an Ordinance to rezone the following property:

Z-136-77 From R-1 to P-R

Legally described as Lot 15, Block 3, Amended Eastwood

Tract #1 (Supplement).

LICENSE INSPECTION LOG

LOCATION 1605 S. Eastern

CASE NO. 7-136-77

TENTATIVE LICENSE ISSUED ON _____

FIELD INSPECTION LOG

DATE/BY 5/23/80

3 parking spaces

two offices

SA J - MOR

Oasis Realty

A.C.M.

to ORD

On 5/23/80, the conditions of approval have been met.

APPROVED BY

JS

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE April 24, 1980

TO: DIRECTOR OF BUSINESS ACTIVITY
 FROM: DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
 SUBJECT: LICENSE APPLICATION NO. R02-8500

NAME OF BUSINESS ROBERT E. HORNER (SUNDANCE REALTY)TYPE OF BUSINESS REAL ESTATE BROKERAGEADDRESS 1605 So. Eastern ZONE R-1 ROI to P-R

YES

NO

Z-1367

THIS IS A CHANGE OF NAME

☐

XXXX

THIS IS A CHANGE OF OWNERSHIP

☐

XXXX

THIS IS A CHANGE OF LOCATION

☐

XXXX

APPLICATION IS APPROVED

☐

DENIED

XXXX

and
forwarded
to

BLOG.

☐

LICENSE

XXXX

COMMENTS:

gtr

Logged by

DENIED: The approval of the rezoning of this property was made subject to seven (7) conditions, (See attached) which included submittal and approval of Landscaping Plan prior to business license approval and driveway location on Oakley to be approved by the Traffic Engineer.

RICHARD WILLIAMS

Approved/Denied by

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE April 24, 1980

TO: DIRECTOR OF BUSINESS ACTIVITY
 FROM: DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
 SUBJECT: LICENSE APPLICATION NO. R02-3795

NAME OF BUSINESS RAYMOND L. HALDEMAN (OASIS REALTY, INC.)TYPE OF BUSINESS REAL ESTATE BROKERAGEADDRESS 1605 South EasternZONE R-1 ROI to P-R2-13677

THIS IS A CHANGE OF NAME

YES

NO

☐☐ XXXX

THIS IS A CHANGE OF OWNERSHIP

☐☐ XXXX

THIS IS A CHANGE OF LOCATION

☐☐ XXXX

APPLICATION IS

APPROVED

☐

DENIED

☐ XXXXand
forwarded
to

BLOG.

☐

LICENSE

☐ XXXX

COMMENTS:

ENIE DENIED: The approval of the rezoning of this property was made subject to seven (7) conditions, (See attached) which included submittal and approval of Landscaping Plan prior to business license approval and driveway location on Oakley to be approved by the Traffic Engineer.

gtr

Logged by

RICHARD WILLIAMS

Approved/Denied by

DATE April 24, 1980

TO: DIRECTOR OF BUSINESS ACTIVITY
 FROM: DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
 SUBJECT: LICENSE APPLICATION NO. RD2-8500

NAME OF BUSINESS ROBERT E. HORNER (OASIS REALTY)

TYPE OF BUSINESS REAL ESTATE BROKERAGE

ADDRESS 1605 South Eastern

ZONE R-1 R01 to P-R

Z-13677

THIS IS A CHANGE OF NAME

YES

NO

☐

XXXX

THIS IS A CHANGE OF OWNERSHIP

☐

XXXX

THIS IS A CHANGE OF LOCATION

☐

XXXX

APPLICATION IS

APPROVED

☐

DENIED

XXXX

and
forwarded
to

BLOG.

☐

LICENSE

XXXX

COMMENTS:

DENIED: The approval of the rezoning of this property was made subject to seven (7) conditions, (See attached) which included submittal and approval of Landscaping Plan prior to business license approval and driveway location on Oakley to be approved by the Traffic Engineer.

atr

Logged by

RICHARD WILLIAMS

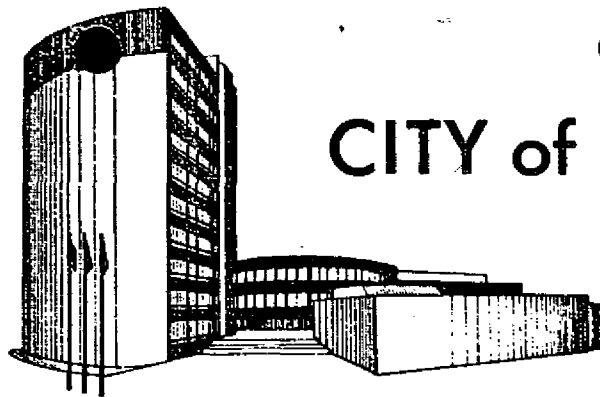
Approved/Denied by

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 8, 1980

Mr. Gary E. Silva
1929 Sweeney
Las Vegas, Nevada 89104

Dear Mr. Silva:

RE: Z-136-77
REINSTATEMENT & EXTENSION OF TIME

The Board of City Commissioners at a regular meeting held March 5, 1980, APPROVED your request for reinstatement and extension of time on property located at 2101 East Oakey Boulevard, R-1 zone (under Resolution of Intent to P-R), subject to the following conditions:

1. Conformance to conditions originally imposed at the time of approval and any ordinance requirements enacted subsequent to the original approval.
2. This extension of time shall be limited to a period of one year.

Sincerely,

Carol Ann Hawley

CAROL ANN HAWLEY
City Clerk

cc: Community Planning & Development Department ✓
Public Services Department
Fire Services Department
Building & Safety Division

RECEIVED
APR 11 1980
PLANNING AND
DEVELOPMENT

AGENDA

City of Las Vegas

March 5, 1980

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

Page 30

ITEM

Z-136-77

PHONE 386-6011

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

G. ZONE CHANGE - Z-6-80 - NEVADA INDUSTRIAL
COMMISSION

Property located at 1536 West Charleston
Boulevard.

From: R-E (Residence Estates)

To: C-V (Civic)

Proposed Use: Offices

Planning Commission unanimously recommends
APPROVAL, subject to the following condition:

1. Resolution of Intent to be restricted
to a twelve (12) month time limit.

PROTESTS: 0

Lurie -
Motion to amend to
P-R Zoning as
requested by
applicant, subject
to conditions.
Motion Carried
APPROVED
Unanimous

Clerk to notify.
Planning Division
to proceed.

(H) REINSTATEMENT AND EXTENSION OF TIME -
Z-136-77 - GARY E. SILVA

Reinstatement and extension of time on
property located at 2101 East Oakey Boulevard,
R-1 zone (under Resolution of Intent to P-R).

Planning Commission unanimously recommends
APPROVAL, subject to the following conditions:

1. Conformance to conditions originally
imposed at the time of approval and any
ordinance requirements enacted subsequent
to the original approval.
2. This extension of time shall be limited
to a period of one year.

Levy -
APPROVED as per
recommendations of
Planning Commission,
subject to conditions.
Unanimous

Clerk to notify.
Planning Division
to proceed.

APPROVED

MR. FOSTER presented the staff report and stated this is a routine request for plot plan review under the Downtown Resolution. The plot plan is as submitted. There is landscaping and parking and everything is acceptable and staff would recommend approval.

RANDY BLOOD represented the application.

MRS. COLEMAN made a Motion for APPROVAL of Z-100-64(114), subject to the following conditions:

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

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

Request of GARY E. SILVA for an Extension of Time on property located at 2101 East Oakley Boulevard, R-1 zone (under Resolution of Intent to P-R).

MR. FOSTER presented the staff report and stated this is the second request for an extension of time. The applicants have indicated the property is in escrow and will be developed very shortly. This is also a reinstatement as well as an extension of time.

A representative of the applicant was present.

MR. KENNEDY made A Motion for APPROVAL of the Reinstatement and Extension of Time under Z-136-77, subject to the following conditions:

16. Z-136-77

REINSTATEMENT AND
EXTENSION OF TIME

APPROVED

1. Conformance to conditions originally imposed at the time of approval and any ordinance requirements enacted subsequent to the original approval.
2. This extension of time shall be limited to a period of one year.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on March 5, 1980 at 2:00 P.M.

17. ~~AR-1-80~~
~~APPROVED~~

Request of GARY E. CONGDON , ARCHITECT ON BEHALF OF SUPERIOR TIRE for an Aesthetic Review to allow a truck tire service center on property located at 2320 Highland Drive, "M" zone.

MR. FOSTER presented the staff report and stated there is landscaping on Highland. The plan is acceptable and staff would recommend approval.

GARY CONGDON represented the application and stated they would like to have the landscaping requirement on Highland deleted as there is none in this highly industrial area.

CHAIRMAN JONES asked what was wrong with landscaping in an industrial area.

MR. CONGDON stated it is an unnecessary expense to the owner and would do nothing for the area.

MRS. COLEMAN stated it would if done properly, and if it was not landscaped, it would be paved and the weeds would grow.

MR. FOSTER stated that the driveways must conform to City Code.

MR. CONGDON stated he did not object to the landscaping.

MR. GUTHRIE made a Motion for APPROVAL of AR-1-80, subject to the following conditions:

1. Eliminate parking space nearest to corner and any tall landscaping to provide site clearance for traffic.
2. All driveways shall conform to the requirements of the Department of Public Services.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

required in a commercial zone. They pointed out that meeting the code requirements of the C-V zone would not be economically feasible for this temporary use. Staff has no objection to the application being amended to the P-R zone which has less restrictive code requirements.

PLANNING COMMISSION RECOMMENDATION: Approval - in accordance with the surrounding zoning pattern.

STAFF RECOMMENDATION: Approval - also that the application be amended to P-R as requested by NIC.

PROTESTS: 0

H. REINSTATEMENT AND EXTENSION OF TIME - Z-136-77 - GARY E. SILVA

Reinstatement and extension of time on property located at 2101 East Oakley Boulevard, R-1 zone (under Resolution of Intent to P-R).

This is the second request for an extension of time. The property is in escrow and the new owner proposes to develop it in the near future.

PLANNING COMMISSION RECOMMENDATION: Approval subject to the extension being granted for a period of one year.

STAFF RECOMMENDATION: No objection.

I. REVIEW OF CONDITIONS - Z-62-72 - W. R. GRACE DEVELOPMENT CORP.

Review of Conditions relative to landscaping on property generally located at the northwest corner of Nellis Boulevard and Bonanza Road, C-1 zone.

This involves a change on one of the conditions of approval that required a split faced six ft. block wall along Lillian and required the landscaping to be on the shopping center side of the wall. The developer constructed a typical six ft. block wall and now proposes to install the landscaping in the three ft. area between the sidewalk and the block wall.

PLANNING COMMISSION RECOMMENDATION: Approval subject to the type of landscaping to be worked out with staff.

STAFF RECOMMENDATION: Approval.

J. REVIEW OF CONDITIONS - Z-105-79 - DR. JOHN M. ROSICH

Review of Conditions relative to removal of building on rear of property located at 1514 Maryland Parkway, R-1 zone (under Resolution of Intent to P-R).

One of the conditions of approval on the original rezoning to P-R was that the accessory building, formerly used as an apartment, be removed to provide additional off-street parking in the rear yard area. The applicant is a new owner of this property and now wishes to retain the accessory building and he has already installed additional paved parking on the north portion of his rear yard. The accessory building is attached to the main residence by a breezeway that is required to be removed; otherwise, it constitutes a setback violation. Adequate off-street parking will be provided.

PLANNING COMMISSION RECOMMENDATION: Approval subject to removing the breezeway and that all residential use cease in the accessory building.

STAFF RECOMMENDATION: Approval.

K. TENTATIVE MAP - SUNSHINE VILLAGE

Property generally located north of Bonanza Road and east of Dike Lane, R-1 zone (under Resolution of Intent to R-2).

Owner/Subdivider: Robert L. Conn

No. of Acres: 4.2 No. of Lots: 66

This map conforms to the subdivision regulations. A condominium development is proposed which meets the planned residential development criteria.

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

February 21, 1980

Mr. Gary E. Silva
1929 Sweeney
Las Vegas, Nevada 89104

✓ Re: Z-136-77 - Reinstatement and
Extension of Time

Dear Mr. Silva:

Your request for a reinstatement and an extension of time on property located at 2101 East Oakey Boulevard, R-1 zone (under Resolution of Intent to P-R), was considered by the City Planning Commission on February 14, 1980.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of APPROVAL, subject to the following conditions:

1. Conformance to conditions originally imposed at the time of approval and any ordinance requirements enacted subsequent to the original approval.
2. This extension of time shall be limited to a period of one year.

This item will be considered by the Board of City Commissioners on March 5, 1980, at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT

Harold P. Foster, Director

HPF:bjl

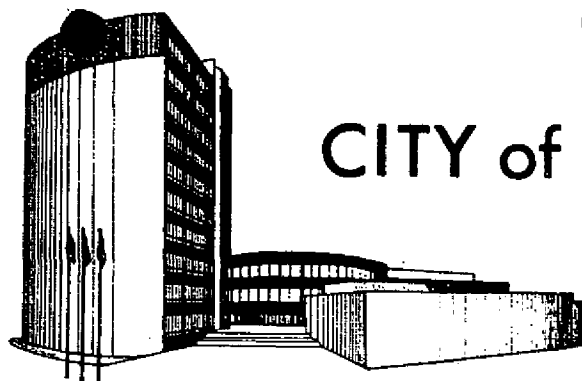
cc: City Clerk

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

February 7, 1980

Mr. Gary E. Silva
1929 Sweeney
Las Vegas, Nevada 89104

Re: Z-136-77
Extension of Time

Dear Applicant:

This is to advise that your request as referred to above will be considered by the City Planning Commission at their regular meeting on February 14, 1980.

This meeting will be held at 7:30 P.M. in the Commission 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,

COMMUNITY PLANNING AND DEVELOPMENT

Harold P. Foster, Director

HPF:bjl
attachment

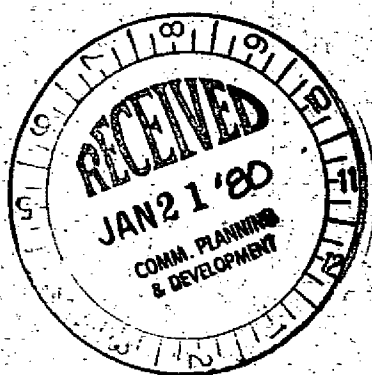
Jan 21, 1980

Dear Sirs:

I would like to apply for a
reinstatement and an extension of
time on the resolution of Intent
on 2-136-77 on the property
at 2101 E Oakley.

This property is presently in
escrow and the buyer plans
immediate development of the
property into professional offices.

Sincerely,
Gary E Silva



accepted
JMS
1-21-80
383617

properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan.
5. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

✓ Z-136-77
(17.) Z-136-77

EXTENSION OF TIME

APPROVED

Request of GARY E. SILVA for an Extension of Time on an approved rezoning request to P-R (from R-1) on property located at 2101 East Oakley Boulevard.

MR. BROWN presented the staff report and stated the applicant could give the reason for the request.

Unidentified applicant stated the development is not quite finished and he did not realize he had only a year to develop in and had run into some problems.

MRS. COLEMAN made a Motion for APPROVAL of the Request for an Extension of Time under Z-136-77, for a period of one year.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on February 7, 1979 at 2:00 P.M.

18. Z-118-77

EXTENSION OF TIME

DENIED

Request of GARY DAVIS for an Extension of Time on an approved rezoning request to C-1 (from R-E) on property generally located on the south side of Bonanza Road between Page Street and Nellis Boulevard.

MR. BROWN presented the staff report and stated the Planning Commission had recommended denial and the City Commission had approved the rezoning application. The applicant is now seeking an extension of time.

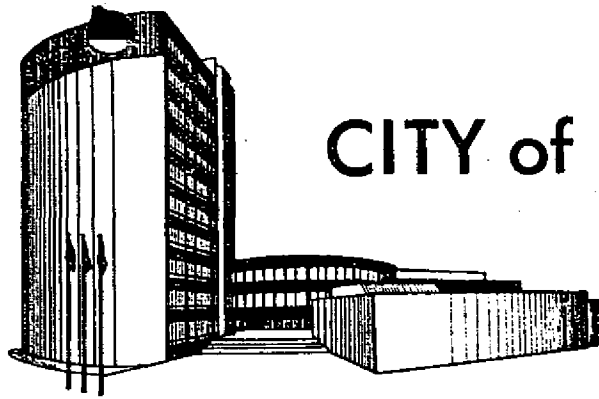
The applicant or a representative was not present.

MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
AL LEVY
ROY WOOFER

CITY ATTORNEY
RICHARD C. MAURER

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

OLIVER

March 2, 1979

Mr. Gary E. Silva
1929 Sweeney
Las Vegas, Nevada 89104

RECEIVED
MAR 5 1979
PLANNING AND
DEVELOPMENT

Re: Z-136-77
EXTENSION OF TIME

The Board of City Commissioners, at a regular meeting held February 7, 1979, APPROVED your request for an extension of time on an approved rezoning request to P-R (from R-1) on property located at 2101 East Oakey Boulevard for a period of one year.


EDWINA M. COLE, CMC
CITY CLERK

EMC:dh

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

to the south. To the east is some undeveloped R-E and a small site approved for C-1. To the north is R-1 that is undeveloped. Due to the surrounding uses, the Planning Commission recommended approval of the application subject to it being amended to R-2 and having a maximum density of ten dwelling units per acre. This amendment will allow approximately 95 units compared to the original request of 164 units. The applicant was in agreement to the amendment and there were no protests.

D. ZONE CHANGE - Z-115-78 - CENTRAL TELEPHONE COMPANY

Property generally located at the northwest corner of Lorenzi Boulevard and Lone Mountain Road, from R-E and C-2 to C-2.
Proposed Use: Telephone Exchange Facility

There is an existing telephone exchange on the property that was approved by means of a use permit a number of years ago. Presently there are portable structures on the property for the exchange. The Telephone Company is proposing to construct permanent structures on the site and would like to have commercial zoning which would allow more flexibility in their development. The property is adjacent to the strip of C-2 zoning along the west side of Rancho Drive. The Planning Commission recommended approval and there were no protests.

E. AESTHETIC REVIEW - Z-20-78 - JAMES WEBER & ASSOCIATES

Request for an Aesthetic Review to allow the modification of the approved elevations on property generally located on the east side of 28th Street, between Valley Street and Charleston Boulevard, R-1 zone (under resolution of intent to R-PD39).

This is a change in the approved elevations for a planned development. The applicant proposes to change the elevations to the same design as exists on his adjacent project called Turtle Rock. The Planning Commission recommended approval subject to the building elevations resembling the Turtle Rock Apartment development.

F. EXTENSION OF TIME - Z-136-77 - GARY E. SILVA

Request for an Extension of Time on an approved rezoning request to P-R (from R-1) on property located at 2101 East Oakley Blvd.

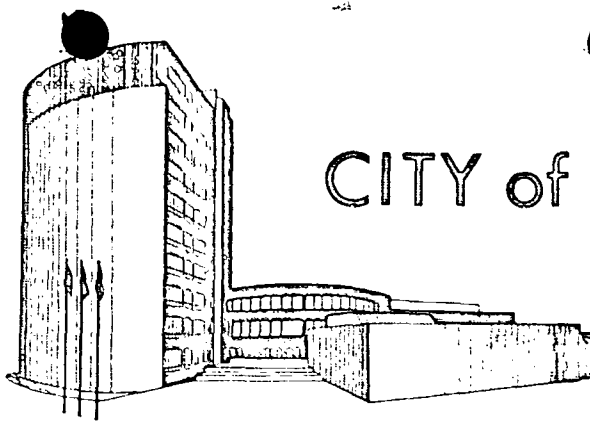
The applicant is requesting a one year extension because he has not been able to obtain the funds to convert the structure to an office use. He indicated that he would be obtaining the necessary financing this year. The Planning Commission recommended approval of a one year extension.

MAYOR BILL BRIARE

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

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

January 16, 1979

Mr. Gary E. Silva
1929 Sweeney
Las Vegas, Nevada 89104

✓ Re: Z-136-77
Extension of Time

Dear Mr. Silva:

Your request for an Extension of Time on an approved rezoning request to P-R (from R-1) on property located at 2101 East Oakey Boulevard, was considered by the City Planning Commission on January 11, 1979.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of APPROVAL to allow the extension of time for a period of one year.

This item will be considered by the Board of City Commissioners on February 7, 1979, at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, ACTING DIRECTOR

D. W. BROWN
SUPERVISOR OF ZONING

DWB:bjl

cc: City Clerk

12-19-78

Dear Mrs:

I would like to apply for an extension of time to complete the work required to be done for the re-classification of 2101 East Oakley from R-1 to P.R.

The application was a little premature and we've not been able to rent it and therefore have not had the funds to complete the necessary changes.

Enclosed is the application fee of ~~\$40.00~~ ^{25.00} for the extension.

Sincerely,

Larry & Sylvia
1929 Sweeney
LV 89104
384-9957

384-2922

ONE YR

Z-136-77

EXPIRES 12/21/77

390881

FOR JAW
11/74

Q

Z-134-77
Continued

Mr. Saylor: Well it will also provide for additional parking, because even though there will be no traffic access, do take in to consideration the curb parking, and there will be pedestrian access.

Mr. Becker: We do have two parking spaces off the street, and we are required only 1 and a half.

Mr. Saylor: We require a total of three, but we take in to consideration this situation.

Mayor Briare: Is there anyone who wishes to be heard in protest to this application? (No response).

Commissioner Leavitt: I move that we follow the recommendations of the Planning Commission.

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

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

2-136-77

ZONE CHANGE
Z-136-77
GARY E.
SILVA
Approved
as
Recommended
by Planning
Commission

Mr. Saylor: This involves property on Eastern Avenue. We have allowed P-R zoning along Eastern. This is a plot plan of the proposed development. The Planning Commission has recommended approval. There were no protests.

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

Commissioner Lurie: Move we follow the recommendations of the Planning Commission.

Mayor Briare: Questions or comments? (No response). Cast your votes. Motion is approved.

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

RECESS:

CHAIRMAN PARKER declared a 10-minute recess at 9:45 PM and reconvened the meeting at 9:55 PM.

15. Z-136-77

APPROVED

Application of GARY E. SILVA for reclassification of property legally described as Lot 15, Block 3, Amended Eastwood Tract #1 (Supplement) and located at 2101 East Oakey Boulevard, at the northeast corner of Oakey Boulevard and Eastern Avenue, from R-1 (Single Family Residence) to P-R (Professional Offices & Parking).
Proposed Use: Office

MR. BROWN presented the staff report and indicated the location of the property in question. He stated that the property in question is on Eastern in the middle of an R-1 district. The intention in this area is to permit P-R development and uses along Eastern. The plot plan as submitted is acceptable to staff and approval is recommended. There is adequate parking.

CHAIRMAN PARKER declared the public hearing open.

The applicant or a representative was not present.

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

MR. MILLER made a Motion for APPROVAL of Z-136-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Driveway location on Oakey Boulevard to be approved by the Traffic Engineer.
3. Landscaping and an underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

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

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

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

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

Z-136-77

From R-1 to P-R

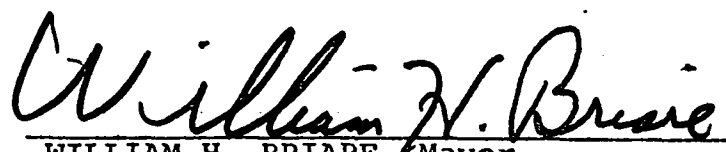
Legally described as Lot 15, Block 3, Amended Eastwood Tract #1 (Supplement).

SUBJECT TO:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Driveway location on Oakley Boulevard to be approved by the Traffic Engineer.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan to reflect the above conditions.

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

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


WILLIAM H. BRIARE, Mayor

ATTEST:


EDWINA M. COLE, City Clerk

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

January 10, 1978

CITY ATTORNEY

FROM:

[Signature] RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

REQUEST FOR RESOLUTION OF INTENT
CC APPROVED: DECEMBER 21, 1977

COPIES TO:

CITY MANAGER
ASSESSOR

Z-136-77 CHRONO
REQ. FOR ROI J. HERBERT
DON J. BROWN *db*

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

Z-136-77

From R-1 to P-R

Legally described as Lot 15, Block 3, Amended Eastwood
Tract #1 (Supplement).

SUBJECT TO:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Driveway location on Oakey Boulevard to be approved by the Traffic Engineer.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.

December 28, 1977

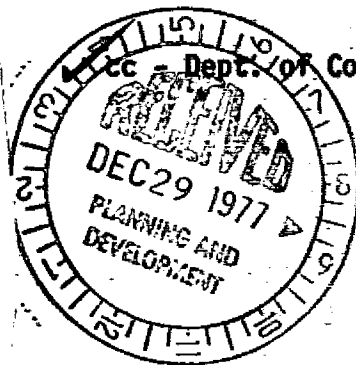
GARY E. SILVA
1929 Sweeney
Las Vegas, Nevada 89104

✓ Re: Z-136-77

The Board of City Commissioners, at a regular meeting held December 21, 1977, APPROVED your request for reclassification of property located at 2101 East Oakey Blvd., at the Northeast corner of Oakey Blvd. and Eastern Avenue, from R-1 to P-R, as recommended by the Planning Commission, subject to the following conditions:

1. Resolution of Intent to be restricted to a 12-month time limit.
2. Driveway location on Oakey Boulevard to be approved by the Traffic Engineer.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a Business License.
4. Submittal of a Landscaping Plan prior to or at the same time application is made for a Building Permit, License or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the Plot Plan to reflect the above conditions.
7. Conformance to Code requirements and Design Standards of all City departments.

EDWINA M. COLE, CMC
CITY CLERK



cc - Dept. of Community Planning & Development

AGENDA

City of Las Vegas

December 21, 1977

Page 10

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

II COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT CONTINUED

I. ZONE CHANGE - Z-136-77 - GARY E. SILVA

Property located at 2101 East Oakey Boulevard,
at the northeast corner of Oakey Boulevard and
Eastern Avenue.

From: R-1 (Single Family Residence)

To: P-R (Professional Offices & Parking)

Proposed Use: Office.

Planning Commission unanimously recommends
APPROVAL subject to the following conditions:

1. Resolution of Intent to be restricted to a
twelve (12) month time limit.
2. Driveway location on Oakey Boulevard to be
approved by the Traffic Engineer.
3. Landscaping and a permanent underground
sprinkler system shall be provided as
required by the Planning Commission and
shall be permanently maintained in a satis-
factory manner. Failure to properly main-
tain required landscaping and underground
sprinkler systems shall be cause for
revocation of a business license.
4. Submittal of a landscaping plan prior to
or at the same time application is made
for a building permit, license or prior
to occupancy.
5. All mechanical equipment, air conditioners
and trash areas shall be screened from
view from the abutting streets.
6. Conformance to the plot plan to reflect
the above conditions.
7. Conformance to code requirements and
design standards of all City departments.

PROTESTS: 0

J. ZONE CHANGE - Z-137-77 - TOM ELARDI

Property generally located on the south side
of Oakey Boulevard immediately adjacent to the

Approved as
recommended by
Planning
Commission
Lurie - unanimous

Commissioner
Christensen
did not vote -
temporarily
absent

Clerk to notify

Director
authorized
to proceed

Denied as
recommended by
Planning
Commission
Lurie

Clerk to notify

zone such as R-1, R-3, etc. that the people that have R-E zoning usually protest strongly on the basis that they want the area to remain R-E. Much of the land to the northwest has scattered R-E development and seemingly the people that have R-E homes take the position that any other type of land use would be detrimental, but also there seems to be no particular limitation as to how far away from their property the R-E zoning should be protected.

If this philosophy and pattern continues, it will mean that we will have thousands of acres sparsely developed which will require urban services which will be very costly to provide. I think we have an "urban sprawl" condition of serious proportions developing and unless we start changing the zoning to more intense uses on some of this vast acreage fairly soon, the problem will only become more intense as time goes by and more and more spot estate type development takes place. We know from past experience that R-E and R-1 can exist in harmony. We have several situations closer in wherein R-E has existed next to R-1 for years, and the integrity of both life styles has been preserved. Conceivably you might argue that Becker's application is out of character with the surrounding zoning pattern, however, I am of the opinion that somewhere very soon we must take steps to allow urbanization to take place.

H. ZONE CHANGE - Z-134-77 - ERNEST A. BECKER

Property generally located on the south side of Smoke Ranch Road between Jones Boulevard and Winwood Street, from R-1 (under ROI to R-3) to R-PD 20. Proposed Use: High density planned development.

There is a townhouse planned unit development immediately east of this property; R-2 zoning and development on the north side of Smoke Ranch across the street from this property; single family home development to the south. This property was put under ROI in 1963 to allow R-3 density apartments. There was no time limitation on the Resolution. Mr. Becker is now asking for a PUD on the basis of 20 units per acre which is slightly less than the R-3 density. The overall development plan in my opinion is much more beneficial to the single family home owners than that which would be effected if the area were developed with apartments.

There was a substantial protest factor from the single family home owners in the area due in part to the fact that the notice of public hearing indicated that this was a request for a change from R-1 to R-PD 20, and therefore they were objecting to the proposed development without having knowledge that Mr. Becker could come in with a building permit request to build apartments on the property and it would have to be approved. The layout of the development would prohibit any access to the street on which the single family homes are located. The only access would be from Smoke Ranch which is a major street.

The Planning Commission recommends approval.

I. ZONE CHANGE - Z-136-77 - GARY E. SILVA

Property located at 2101 East Oakey Boulevard at the northeast corner of Oakey Boulevard and Eastern Avenue from R-1 to P-R. Proposed Use: Office.

This is in accord with the established pattern of allowing P-R on Eastern. The Planning Commission recommends approval.

MAYOR BILL BRIARE

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

CITY ATTORNEY
MIKE SLOAN, III

CITY MANAGER
WILLIAM E. ADAMS, P.E.



CITY of LAS VEGAS

December 15, 1977

Mr. Gary E. Silva
1929 Sweeney
Las Vegas, Nevada 89104

Re: Z-136-77

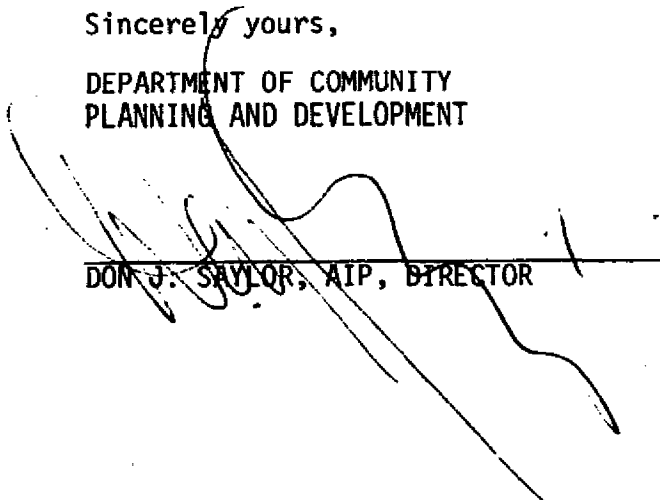
Dear Mr. Silva:

Please be advised your request will be heard by the Board of City Commissioners on December 21, 1977, at 9:00 A.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

December 12, 1977

Mr. Gary E. Silva
1929 Sweeney
Las Vegas, Nevada 89104

Re: Z-136-77 ✓

Dear Mr. Silva:

Your request for reclassification of property located at 2101 East Oakey Boulevard, at the northeast corner of Oakey Boulevard and Eastern Avenue from R-1 to P-R was considered by the City Planning Commission on December 8, 1977.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of APPROVAL subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Driveway location on Oakey Boulevard to be approved by the Traffic Engineer.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.

This item is being referred to the Board of City Commissioners for final action. If you will call this office at 386-6301 on December 15, 1977, you will then be notified at which City Commission meeting your request will be presented.

Sincerely yours,

COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT

DJS:kt

cc: City Clerk

DON J. SAYLOR, AYP, DIRECTOR

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

November 30, 1977

TO:

Community Development

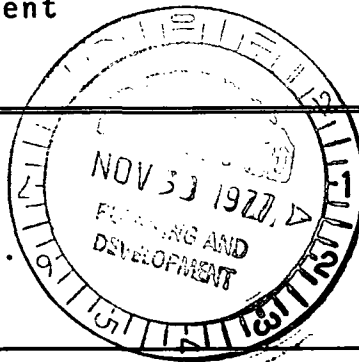
FROM:

Field Operations Engineer

SUBJECT:

Z-136-77
Gary E. Silva
2101 E. Oakey Blvd.

COPIES TO:



Your memorandum of November 17, 1977 requested comments from the Public Services Department on the application for Reclassification of property located at 2101 E. Oakey Blvd.

It will be required that the applicant show the proposed driveway entrance location on Oakey Blvd.

Robert D. Weber
ROBERT D. WEBER, PE & RLS

RDW/JSH/s

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

December 5, 1977

TO:

DON J. SAYLOR, A.I.P., DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

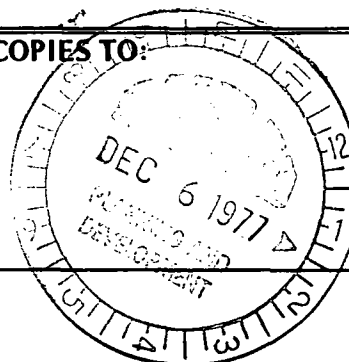
FROM:

Ned W. Barker
NED W. BARKER, ASSISTANT FIRE MARSHAL
DEPARTMENT OF FIRE SERVICES

SUBJECT:

Z-136-77, RECLASSIFICATION FROM R-1 TO P-R
GARY E. SILVA

COPIES TO:



No comments or requirements.

NB/nc

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

11-17-77

Date

TO: PUBLIC SERVICES, ADMIN. DIVISION
DEPT. OF FIRE SERVICESFROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENTSUBJECT: REZONING - Z-136-77 -
GARY E. SILVA

COPIES TO:

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

Located at 2101 East Oakey Blvd. at the northeast corner of Oakey Boulevard and Eastern Avenue.

From: R-1 To: P-R

Proposed Use: Office

Legally described as Lot 15, Block 3, Amended Eastwood Tract #1 (supplement).

December 9, 1977

CITY PLANNING COMMISSION MEETING: _____

December 2, 1977

Your remarks regarding this application prior to _____ will be greatly appreciated.

Plot Plan Attached: Yes _____

No _____

DJS:kt

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

NOTICE OF PUBLIC HEARING

DECEMBER 8, 1977

Notice is hereby given that on December 8, 1977, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-136-77 GARY E. SILVA FOR RECLASSIFICATION OF PROPERTY LOCATED
AT 2101 EAST OAKLEY BOULEVARD, AT THE NORTHEAST CORNER
OF OAKLEY BOULEVARD AND EASTERN AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

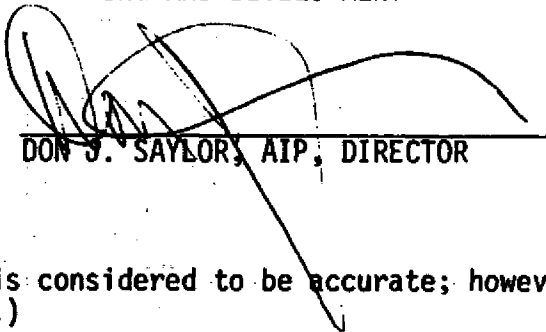
TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICE

THE ABOVE PROPERTY LEGALLY DESCRIBED AS LOT 15, BLOCK 3,
AMENDED EASTWOOD TRACT #1 (SUPPLEMENT).

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

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT



DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

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

NOTICE OF PUBLIC HEARING

12-8-7711-21-77

Notice is hereby given that on 12-8-77 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-136-77 GARY E. SILVA FOR RECLASSIFICATION OF PROPERTY LOCATED AT
2101 E. OAKLEY BOULEVARD, AT THE NORTHEAST CORNER OF OAKLEY
BOULEVARD AND EASTERN AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICE

THE ABOVE PROPERTY LEGALLY DESCRIBED AS LOT 15, BLOCK 3,
AMENDED EASTWOOD TRACT #1(SUPPLEMENT).

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

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

CHECKED:

DON J. SAYLOR, AIP, DIRECTOR

SMITH _____ (date)

BROWN, D.J. do 11-15-77

CLEMMER do 11/12/77

BROWN, D.W. do 11/17/77

SAYLOR _____

(THIS FILE MUST BE RETURNED TO TIGHE BY 11-17-77).

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

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 25, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby presents his application requesting that certain property be reclassified from the R-1 Use District to a P.R. Use District, as established by Section 4, Chapter 1, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 200. -.

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

Lot 15⁽¹⁵⁾ Blk 3 of Amended Eastwood tract No 1
(Supplement) as shown by map thereof on file in
Book 3 of Plats, page 85, in the Office of the County
Recorder of Clark County, Nevada which property is commonly
known as 2101 E. Oakey Blvd. L.V. Nev.
THE NORTHEAST CORNER OF OAKLEY BLVD AND EASTERN AVE

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

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

SIGNATURE OF OWNER(S) OF RECORD: MAILING ADDRESS: TELEPHONE NUMBER:

Larry E. Silva

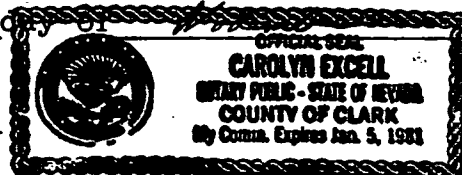
1929 Sweeney

89104
384-9957

Subscribed and sworn to before me this 10 day of July, 1977

Carolyn Excell

Notary Public in and for said County and State



(Seal)

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

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

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

Filing Fee \$200.00

Received by: [Signature]

Receipt No.: 304427

Case No. 2-136-77

Date: 7/10/77

cc. 12/08/77

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

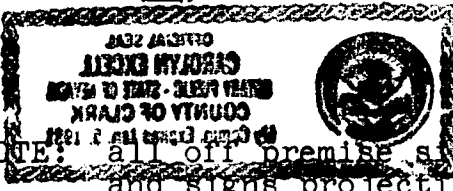
1. Three (3) copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION OF PROPERTY:

1. Three (3) copies.
2. Minimum size - 17 x 11 inches.
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

VISUAL ENVIRONMENTAL STATEMENT:

I, as owner(s), representative(s), developer(s), feel that this proposed development will improve ☐, have an adverse effect on ☐, not alter ☐, the visual environment of the City of Las Vegas.


NOTE: all off premise signs
and signs projecting
into the right-of-way
must be shown on a plot
plan and subsequently approved.

Date: _____

ZONING APPLICATION REPORT

FILE NUMBER: 8

LEGAL DESCRIPTION: _____

OWNER AND ADDRESS: _____

DEVELOPER: Self

GENERAL LOCATION: _____

ARCHITECT: _____

CONTRACTOR: _____

EXISTING ZONING: _____

REQUESTED ZONING: PR

EXISTING USE(S) ON PROPERTY: Res

PROPOSED USE(S): Office

PROPOSED DEVELOPMENT INFORMATION (WHERE APPLICABLE):

BLDG. ELEVATIONS SUBMITTED: _____

AESTHETICALLY ACCEPTABLE: _____

TRASH ENCLOSURE: _____

UTILITY FACILITIES SCREENED: _____

BLDG. HEIGHT: _____

NUMBER OF STORIES: 1

NUMBER OF UNITS: _____

NUMBER OF ACRES OR SIZE OF LOT
(NET) _____ (GROSS) _____

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

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

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

REQUIRED SETBACKS PROVIDED: _____

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

FLOOD CONTROL CHANNEL SETBACKS: YES _____ NO _____

OTHER REQUIREMENTS: _____

EXISTING GENERALIZED LAND USE IN SURROUNDING AREA: _____

USE(S) IN CONSONANCE WITH GENERAL PLAN: _____

GENERAL COMMENTS: _____