

Planning & Development Department
Scanning Cover Sheet

Case No Z-0139-90

APN 139-28-303-008

Location 1714 W Bonanza Rd

Applicant Noel Faux, et al

Subject

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



FULL HISTORY

File Z-139-90.

DATE	MEETING	ACTION	INITIAL
12/13/90	PC	Sheyance	(W)
1/10/91	PC	Sheyance	CA
1/22/91	PC	App	(W)
2/20	CC		

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
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16.	_____	_____
17.	_____	_____
18.	_____	_____
19.	_____	_____
20.	_____	_____

FILE NO.: Z-139-90

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-139-90

MEETING: CITY PLANNING COMMISSION
DATE: DECEMBER 13, 1990
TIME: 7:00 P.M.
LOCATION: ROOMS 201 AND 202
CASHMAN FIELD CENTER
850 LAS VEGAS BOULEVARD NORTH
LAS VEGAS, NEVADA
CHANGE FROM: C-1 (LIMITED COMMERCIAL) AND
R-E (RESIDENCE ESTATES)
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: OFFICE BUILDING

APPLICANT: NOEL FAUX, ET AL

PROPERTY LOCATION: 1714 W. BONANZA ROAD

PROPERTY DESCRIPTION: A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION
28, TOWNSHIP 20 SOUTH, RANGE 61 EAST,
M.D.B. & M.

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

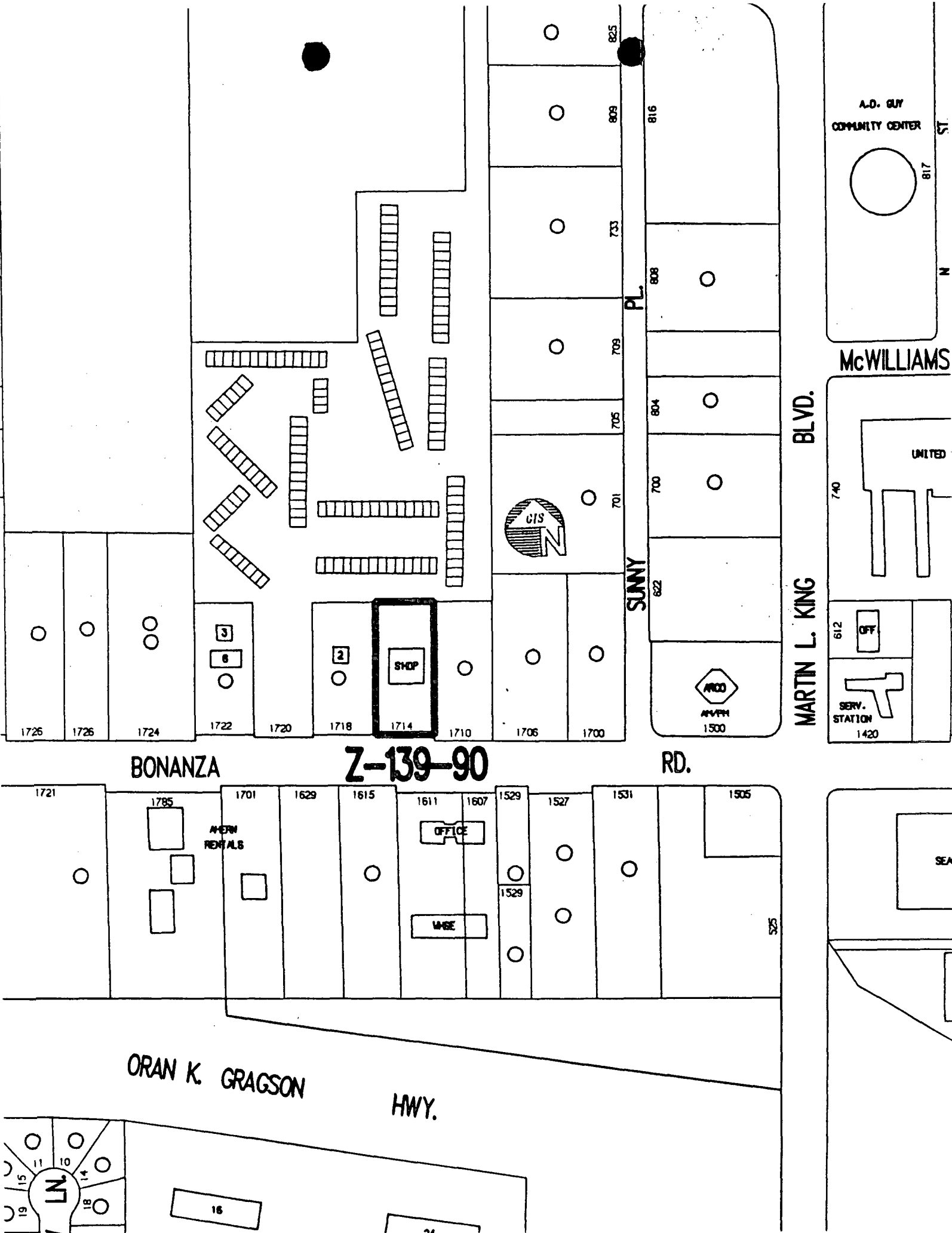


DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

A handwritten signature in dark ink, appearing to read "Norman R. Standerfer", is written over the department name.

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE



A.D. GUY
COMMUNITY CENTER

McWILLIAMS

UNITED

OFF

SERV.
STATION
1420

BONANZA

Z-139-90

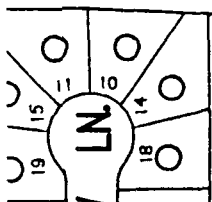
RD.

MARTIN L. KING
BLVD.

SUNNY
PL.

ORAN K. GRAGSON

HWY.



also notify: Bonanza Village N.O.A.

10 4
20 20

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date 11/27/90
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name ANDY REED

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext.

1. D. Code Z-139-90 Date to Be Completed

Remarks

Information Needed:

1. Labels ☒ XXX No. of Sets ☒ 2 Label Tape ☐

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

Name, Address, Legal Description (G) ☒ XXX

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
010	60	↓	0013												
		↓	0022												
		↓	0060												
		↓	0061												
		↓	0073												
	62	↓	0015												
		↓	0024												
- END -															

Assessor Approval Billing No.

Handwritten signature

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-139-90

MEETING: CITY PLANNING COMMISSION
DATE: DECEMBER 13, 1990
TIME: 7:00 p.m.
LOCATION: ~~Council Chambers, City Hall~~
400 East Stewart Avenue, Las Vegas, Nevada

CHANGE FROM: C-1 (LIMITED COMMERCIAL) AND
R-E (RESIDENCE ESTATES)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: OFFICE BUILDING

APPLICANT: NOEL FAUX, ET AL

PROPERTY LOCATION: 1714 W. BONANZA ROAD

PROPERTY DESCRIPTION: A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION
28, TOWNSHIP 20 SOUTH, RANGE 61 EAST,
M.D.B. & M.

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



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

A handwritten signature in cursive script, reading "Norman R. Standerfer".

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

CHECKED: Initial & date

GENZER

WILLIAMS

SCHLEGEL

9/12/90
11/29
LS 11-29

NO SIZE: C I AC.

THIS FILE MUST BE RETURNED TO ELDA RAE BY 11/29/90.

MAIL NOTICE ON 11/30/90.

INTER-OFFICE MEMORANDUM

11/12/90

TO: BUILDING AND SAFETY - MIKE TRAASDAHL ✓ ELECTRICAL SERVICES - GEORGE FERRIS ✓ FIRE SERVICES - CHIEF JUDD ✓ PUBLIC WORKS - ED BYRGE ✓ LAND DEVELOPMENT - CHUCK TURK ✓ DOWNTOWN REDEV. - BRAD PERCELL ✓	FROM: NORMAN R. STANDERFER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: ZONING RECLASSIFICATION: Z-139-90 APPLICANT: NOEL FAUX FROM: C-1, R-E TO: C-1	COPIES TO:

This is concerning a request for reclassification on the following described property;
1714 W. BONANZA RD.

NORTH SIDE BONANZA ROAD,
BETWEEN SUNNY PLACE AND CLARKWAY
DRIVE.

Parcel No.:

010-600-018

Proposed Use:

SECOND (ADDITIONAL) OFFICE
BUILDING.

CITY PLANNING COMMISSION MEETING:

12/13/90

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

NRS:erh

Attachment: (Plot Plan)

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME LAS VEGAS REPROGRAPHICS
NOEL FAUX
 REP'S NAME _____
 ADDRESS 1714 W. BONANZA RD.
LAS VEGAS, NV 89106
 PHONE (702) - 646-5001

AGENT: NAME BURKE & ASSOCIATES, INC.
 REP'S NAME KEVIN E. BURKE
 ADDRESS 3365 WYNN RD. SUITE A
LAS VEGAS, NV 89102
 PHONE (702) - 367-1040

APPLICATION TYPE:

☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT
☐ QTA ☐ OTHER _____

☒ PUBLIC HEARING: IF YES, LEGAL PT. NE4, SW4, SEC. 28, T20S, R6E

ZONING: EXISTING C-1, R-E PROPOSED C-1

LAND USE: EXISTING OFFICE BUILDING
 PROPOSED SECOND OFFICE BUILDING

PAST ACTIONS: CASE NO. Z-81-85 ACTION APPROVED DATE 1/02/86
 CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. M-28-5 ASSESSOR'S PARCEL NO. 010-600-018

GENERAL LOCATION: NORTH SIDE BONANZA RD,
BETWEEN SUNNY PLACE AND CLARKWAY
DRIVE. 1714 W, BONANZA RD.

FLOOD ZONE "A": YES _____ NO ✓

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO ✓

SPECIAL NOTICE REQUIRED?: YES ✓ NO _____

IF YES: BONANZA VILLAGE HOMEOWNERS ASSOC.

CHECKED BY: CPF DATE 11/09/90

GENERAL RECEIPT NO. 103274 CASE NO. Z-139-90

PC DATE: 12/13/90 BZA DATE: _____



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the under-
signed owner(s) of record of the property hereinafter described, hereby present(s) this
application requesting that certain property be reclassified from the
R-E, C-1 Use District to a C-1 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:

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

-600-018

BURKE AND ASSOCIATES, INC.

KEVIN E. BURKE
Estimator / Project Manager

DESIGN • CONSTRUCTION • ENGINEERING (702) 367-1040
3365 WYNN RD., SUITE A, LAS VEGAS, NV 89102 Fax (702) 367-4083

OWNER'S AFFIDAVIT

(all mean owner(s) of record only)

I, undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of record
of the property involved in this application, that the information on the attached map and all plans,
drawings, and sketches attached hereto and all statements and answers contained herein are in
all respects true and correct to the best of (my, our) knowledge and belief.

Kevin E. Burke
(SIGNATURE)

(702) 646-5001
PHONE NUMBER

Kevin E. Burke
SIGNATURE OF OWNER OF RECORD

(702) 646-5001
PHONE NUMBER

1714 W. Bonanza Rd.
MAILING ADDRESS

Las Vegas, NV. 89106
CITY STATE ZIP

1714 W. Bonanza Rd.
MAILING ADDRESS

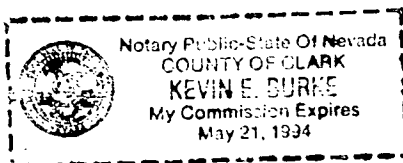
Las Vegas, NV. 89106
CITY STATE ZIP

Subscribed and sworn to before me this 7th day of Nov, 1990.

Kevin E. Burke
Notary Public in and for said County and State.

5/21/94
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 Secretary
of the Planning Commission in accordance with the provisions of Chapter 19.92, Title 19, of the Las Vegas
City Code.

Filing Fee: \$ 200.00
Receipt No.: 103274

Case No. Z-139-90
Meeting Date 12/13/90

Received by: CPF
Date: 11/09/90



SUBMITTAL REQUIREMENTS FOR APPLICATIONS REQUIRING SITE PLANS

- ☐ Rezoning
- ☐ Plot Plan/Evaluation/Aesthetic Review
- ☐ Variances/Special Use Permits

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. If the application requires more than one type of land use (commercial, single family, multi-family, etc.) each must be clearly identified and all applicable data (uses, parking, acreage, etc) must be separately delineated for each use. *An appointment for submittal of this information is highly recommended.*

- I. Eight (8) copies of the plot plan, two (2) copies of architectural elevations and two (2) copies of floor 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 8 1/2 x 14 inches).
 - G. Properly 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 net and gross 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 dimensioned, 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 are required 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) For both existing and proposed structures the type of exterior construction and roofing materials shall be identified.
- (3) 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 8 1/2" x 14" (7 copies),
Rolled (1 copy).
- (2) Elevations: Folded to 8 1/2" x 14" (1 copy),
Rolled (1 copy).
- (3) Floor Plans: Folded to 8 1/2" x 14" (2 copies).
Required for all apartments, condominiums, townhouses,
commercial uses, and all other projects as required by
the Dept. 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):

LETTER REGARDING DEVIATION
FROM GENERAL PLAN.

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 11/14/90
(date)

KEW BURKE KEW BURKE 11/9/90
(Applicant's Signature) (Date)

(Owner of Record)

(Date)



November 9, 1990

City Planning Commission
City Hall
400 East Stewart
Las Vegas, NV. 89101

Re: Deviation From General Plan
1714 W. Bonanza
Las Vegas, NV. 89106

We formally request a deviation from the General Plan which dictates medium density residential zoning on referenced property in order to facilitate the expansion of the existing office space for the Las Vegas Reprographics building. The parcel zoning is currently split C-1 and R-E. The front approximately two-thirds of the parcel is zoned C-1 with the back approximately one-third zoned R-E. The immediate area is a mix of medium residential and commercial buildings. Every aspect and consequence of the rezoning has been addressed on the drawings and application.

We designed and constructed the original Las Vegas Reprographics building and are responsible for the design and construction of their new office expansion. Thus, we are acting as agent on behalf of the owner in order to facilitate this rezoning.

Respectfully,

BURKE & ASSOCIATES, INC.

A handwritten signature in dark ink, appearing to read "KEB", followed by a horizontal line.

KEVIN E. BURKE
Project Manager
KEB/sml

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ANTHONY CALVI AND CHARLOTTE CALVI
 husband and wife as joint tenants

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
 Sell and Convey to VERNON INDERMILL, a married man as to an undivided 1/2 interest and
NOEL FAUX, a married man as to an undivided 1/2 interest, as tenants in common

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

- Subject to:
1. Taxes for the fiscal year 1984-85.
 2. Restrictions, conditions, reservations, rights, rights of way and easements now of record.
 3. Deed of Trust recording concurrently herewith.

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

Witness OUR hand & this 24th day of July, 1984

STATE OF NEVADA }
 COUNTY OF Clark } ss.

Anthony Calvi
 ANTHONY CALVI

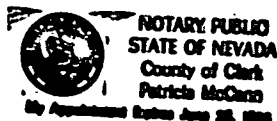
Charlotte Calvi
 CHARLOTTE CALVI

On August 22, 1984
 personally appeared before me, a Notary Public, _____
ANTHONY CALVI AND
CHARLOTTE CALVI

who acknowledged that they executed the above instrument.

Signature Patricia McCann
 (Notary Public)

(Notarial Seal)



ESCROW NO.)
 ORDER NO.) 84-41972-PH
 WHEN RECORDED MAIL TO: VERNON INDERMILL, ETAL
 c/o Summit Reprographic Service, Inc., 906 Moe
 Drive, Akron, Ohio 44310-2594

1980

1939251

EXHIBIT A

2-2

That portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, N.D.B. & N., described as follows:

BEGINNING at a point on the North line of U.S. Highway No. 95, known also as Bonanza Road (70 feet wide), a distance thereon South 89°26' East 734.4 feet from the point of intersection of the said North line with the west line of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Said section 28; said point of beginning is further described as the Southwest corner of that certain parcel of land conveyed to Ed Oberbeck and Rie Oberbeck, by deed recorded April 17, 1951 as document No. 368646 of Clark County, Nevada records: thence North 0°10'50" West along the West line of the said conveyed parcel a distance of 250 feet to the Northwest corner thereof; thence North 89°26' West a distance of 100 feet to a point; thence South 0°10'50" East and parallel with the West line of said conveyed parcel a distance of 250 feet to a point on the North line of Highway No. 95; thence South 89°26' East along the last mentioned North line a distance of 100 feet to the POINT OF BEGINNING.

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
LAND TITLE OF NEVADA

MS 28 84 - \$22 AN FEE 6⁰⁰ RB

OFFICIAL RECORDS
BOOK INSTRUMENT

1980

1939251

I, JOAN L. SWIFT, CLARK
COUNTY NEVADA RECORDER
CERTIFY THAT THIS IS A
TRUE COPY, IMPRESSED
WITH RECORDER'S SEAL.

Nov 6 '90

Joan L. Swift

RECORDER

44-00000-1000

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QUITCLAIM DEED

EXEMPT 6

For a valuable consideration, receipt of which is acknowledged Mary P. Indermill and Lourdes

Faux

do hereby quitclaim to Vernon Indermill and Noel Faux

the real property in the

City of Las Vegas County of Clark State of Nevada, described as:
That portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, M.D.B. & M., described as follows: BEGINNING at a point on the North line of U.S. Highway No. 95, known as Bonanza Road (70 feet wide), a distance thereon South 89°26' East 734.4 feet from the point of intersection of the said North line with the West line of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 28; said point of beginning is further described as the Southwest corner of that certain parcel of land conveyed to Ed Oberbeck and Rie Oberbeck, by Deed recorded April 17, 1951 as Document No. 368646 of Clark County, Nevada records; thence North 0°10'50" West along the West line of the said conveyed parcel a distance of 250 feet to the Northwest corner thereof; thence North 89°26' West a distance of 100 feet to a point; thence South 0°10'50" East and parallel with the West line of said conveyed parcel a distance of 250 feet to a point on the North line of Highway No. 95; thence South 89°26' East along the last mentioned North line a distance of 100 feet to the POINT OF BEGINNING.

Witness ALL hand of this 21 day of SEPTEMBER 1986

ONIO }
STATE OF NEVADA } SS.
COUNTY OF Clark
SUMMIT

Mary P. Indermill
Lourdes Faux
Lourdes Faux

On 21st DAY OF SEPTEMBER, 1986

Before me, a Notary Public, personally appeared

Mary P. Indermill

Lourdes Faux

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he (she or they) executed it.

Signature Cathy Jo Nichols
(Notary Public)

(Notarial Seal) CATHY JO NICHOLS, NOTARY PUBLIC
State of Ohio, Summit County
Commission Expires July 31, 1988
WHEN RECORDED MAIL TO

LAND TITLE OF NEVADA, INC.
P.O. Box 26239
Las Vegas, Nevada 89126

Title Order No. 86-58154-113

Encow or Loan No.

SPACE BELOW THIS LINE FOR RECORDER'S USE

CLARK COUNTY NEVADA
JOHN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
LAND TITLE OF NEVADA
95508
FEE 5.00
OFFICIAL RECORDS
BOOK 95508

860925

100 PRINTED - 670-1701

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I, JOAN L. SWIFT, CLARK
COUNTY NEVADA RECORDER
CERTIFY THAT THIS IS A
TRUE COPY, IF IMPRESSED
WITH RECORDER'S SEAL.

Nov 6 '90

Joan L. Swift

RECORDER

INTER-OFFICE MEMORANDUM

JUNE 24, 1992

TO: Val Steed
Chief Civil Deputy Attorney

FROM:  Richard L. Williams, Chief
EXT.: Current Planning Division
Community Planning & Development

SUBJECT: Request for Ordinance

COPIES TO: Clark County Assessor
Jim Robison
Les Comeau
File

Please prepare an Ordinance to rezone the following:

Z-139-90 From R-E and C-1 to C-1

Legally described as that portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, MDB&M, described as follows: Beginning at a point on the North line of U.S. Highway No. 95, known as Bonanza Road (70 feet wide), a distance thereon South 89°26' East 734.4 feet from the point of intersection of the said North line with the West line of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 28; thence North 0°10'50" West 250 feet; thence North 89°26' West 100 feet; thence South 0°10'50" East 250 feet; thence South 89°26' East 100 feet to the POINT OF BEGINNING.

RLW:1m

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RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, LVMC 19.92.120 provides for an intention of rezoning in the public interest; and

WHEREAS, the City Council of the City of Las Vegas, Nevada, deems it appropriate and in the best interest of the public health, safety, welfare and convenience that an intention to rezone be indicated, so long as certain 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 specific building program in compliance with the conditions thereof.

NOW, THEREFORE, be it resolved by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the date hereinafter subscribed, 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 hereto.

Z-139-90 From R-E and C-1 to C-1

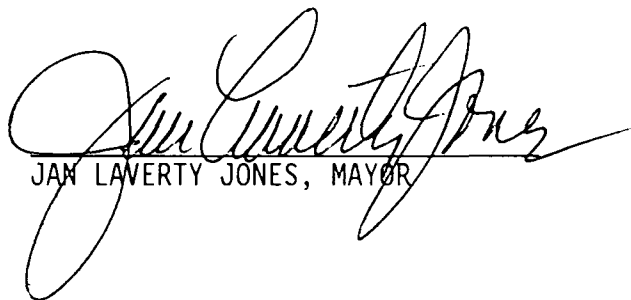
Legally described as that portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, MDB&M, described as follows: Beginning at a point on the North line of U.S. Highway No. 95, known as Bonanza Road (70 feet wide), a distance thereon South 89°26' East 734.4 feet from the point of intersection of the said North line with the West line of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 28; thence North 0°10'50" West 250 feet; thence North 89°26' West 100 feet; thence South 0°10'50" East 250 feet; thence South 89°26' East 100 feet to the POINT OF BEGINNING.

Subject to:

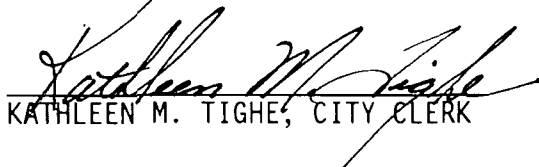
1. Construct six foot high block walls on the north, east and west property lines where none presently exist as required by the Department of Community Planning and Development.
2. Install 24 inch box drought tolerant trees 25 feet on center along the north, east and west property lines in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development.
3. Conformance to the plot plan as amended by the above conditions.
4. Conformance to the building elevations.
5. Resolution of Intent with a twelve month time limit.
6. 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.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
9. Satisfaction of City Code requirements and design standards of all City departments.

10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
12. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.
14. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

PASSED, ADOPTED AND APPROVED this 20th day of February, 1991.


JAN LAVERTY JONES, MAYOR

ATTEST:


KATHLEEN M. TIGHE, CITY CLERK

May 28, 1992
Date Prepared

Z-139-90

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

March 6, 1991

Mr. Noel Faux
Las Vegas Reprographics
1714 W. Bonanza Road
Las Vegas, Nevada 89106

RE: Z-139-90 - ZONE CHANGE

Dear Mr. Faux:

The City Council at a regular meeting held February 20, 1991 APPROVED the request for reclassification of property located at 1714 W. Bonanza Road, from: R-E (Residence Estates) and C-1 (Limited Commercial), to: C-1 (Limited Commercial), proposed use: Office Building, subject to:

1. Construct six foot high block walls on the north, east and west property lines where none presently exist as required by the Department of Community Planning and Development.
2. Install 24 inch box drought tolerant trees 25 feet on center along the north, east and west property lines in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development.
3. Conformance to the plot plan as amended by the above conditions.
4. Conformance to the building elevations.
5. Resolution of Intent with a twelve month time limit.

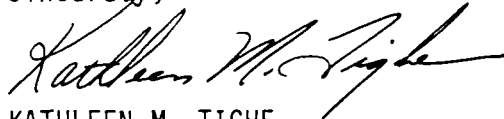
FILED
MAR 11 1991
CLERK



Mr. Noel Faux
Las Vegas Reprographics
March 6, 1991
RE: Z-139-90 - ZONE CHANGE
Page 2.

6. 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.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
12. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.
14. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

KMT:cmp

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

Mr. Kevin E. Burke
Burke & Associates, Inc.
3365 Wynn Road, Suite A
Las Vegas, Nevada 89192

11-11-91
DEVELOPMENT

CITY COUNCIL MINUTES

MEETING OF
FEBRUARY 20, 1991

AGENDA

City of Las Vegas

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 71

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)

1629

H. ZONE CHANGE - PUBLIC HEARING3. Z-139-90 - Noel Faux, Et Al

Request for reclassification of
property located at 1714 W.
Bonanza Road.

From: R-E (Residence Estates)
C-1 (Limited Commercial)

To: C-1 (Limited Commercial)

Proposed Use: OFFICE BUILDING

Planning Commission unanimously
recommended (6-0 vote) APPROVAL,
subject to:

1. Construct six foot high block walls on the north, east and west property lines where none presently exist as required by the Department of Community Planning and Development.
2. Install 24 inch box drought tolerant trees 25 feet on center along the north, east and west property lines in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development.
3. Conformance to the plot plan as amended by the above conditions.
4. Conformance to the building elevations.
5. Standard conditions 1, 3-9, 11 and 12.

Staff Recommendation: APPROVAL

PROTESTS: 0

MILLER - APPROVED as recommended subject
to the conditions

UNANIMOUS

Clerk to Notify and Planning to Proceed

COUNCILMAN MILLER stated this looks
like an improvement and asked if there
were any protestors.

There was no further discussion.

No one appeared in opposition.

APPROVED BY:

FEBRUARY 20, 1991

Date: _____

TO: _____
The City Council

FROM: _____
NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT: ITEM X.H.3. - ZONE CHANGE - PUBLIC HEARING - Z-139-90 - Noel Faux, Et Al

PURPOSE/BACKGROUND

This is a request to reclassify a half-acre parcel from R-E and C-1 to C-1 to allow an additional two-story, 7,670 square foot building on the north 126 feet of the parcel. There is an existing 3,366 square foot two-story office building on the south 124 feet of the property. Elevations for the new building indicate stucco exteriors and a tile roof.

There is an apartment development to the north in an R-3 zone. Single family homes exists to the east and west in an R-E zone. R-E and C-2 zoning is to the south developed with a home, office and warehouse.

Six foot high walls exist on the north, east and west property lines. Landscaping is along Bonanza Road, the west property line and is proposed along the north property line. Access is from Bonanza Road and there are 30 parking spaces provided where 28 are required.

At the Planning Commission meeting, staff indicated the request was not in conformance with the General Plan, however, C-1 zoning was approved for the southern half of the property in 1986 and this use is compatible with the existing land use. The Planning Commission concurred with staff.

General Plan Conformance: No. Does not conform with the medium density (12-20 dwelling units per acre) residential land use proposed on the General Plan, however, the request is compatible with the use on the southern half of the parcel.

Planning Commission Recommendation: APPROVAL (6-0 vote)

Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP

FEBRUARY 20, 1991



MAYOR RON LURIE

COUNCILMEN

BOB NOLEN

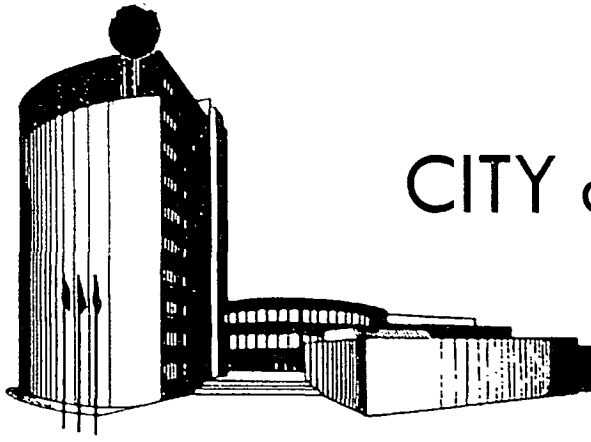
STEVE MILLER

ARNIE ADAMSEN

SCOTT HIGGINSON

CITY MANAGER

WILLIAM J. NOONAN



CITY of LAS VEGAS

January 29, 1991

Mr. Noel Faux
Las Vegas Reprographics
1714 W. Bonanza Road
Las Vegas, Nevada 89106

RE: Z-139-90 - ZONING RECLASSIFICATION

Dear Mr. Faux:

Your request for reclassification of property located at 1714 W. Bonanza Road, from C-1 and R-E Zones to C-1 Zone, was considered by the Planning Commission on January 22, 1991.

The Planning Commission unanimously voted to recommend APPROVAL, subject to the following:

1. Construct six foot high block walls on the north, east and west property lines where none presently exist as required by the Department of Community Planning and Development.
2. Install 24 inch box drought tolerant trees 25 feet on center along the north, east and west property lines in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development.
3. Conformance to the plot plan as amended by the above conditions.
4. Conformance to the building elevations.
5. Resolution of Intent with a twelve month time limit.
6. 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 system shall be cause for revocation of a business license.

- Continued -



TO: Mr. Noel Faux
RE: Z-139-90 - Zoning Reclassification

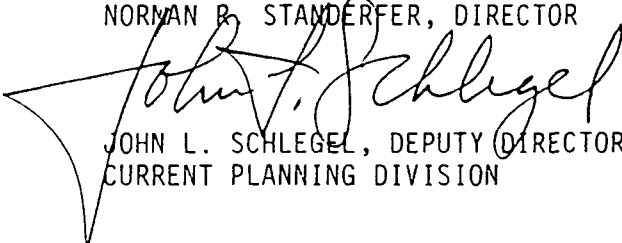
January 29, 1991
Page Two

7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy, whichever occurs first.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
12. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.
14. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

This item will be considered by the City Council on February 20, 1991, at 2:00 P.M. in Rooms 203 and 204, Cashman Field Center, 850 Las Vegas Boulevard North, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
NORMAN B. STANDERFER, DIRECTOR



JOHN L. SCHLEGEL, DEPUTY DIRECTOR
CURRENT PLANNING DIVISION

JLS:erh

cc: Mr. Kevin E. Burke
Burke & Associates, Inc.
3365 Wynn Road, Suite A
Las Vegas, Nevada 89192

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

PHONE 386-6301

COMMISSION ACTION

25. Z-139-90 (ABEYANCE ITEM)

Applicant: NOEL FAUX, ET AL
Application: Zoning Reclassification
From: C-1 and R-E
To: C-1
Location: 1714 West Bonanza Road
Proposed Use: Office Building

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Construct six foot high block walls on the north, east and west property lines where none presently exist as required by the Department of Community Planning and Development.
2. Install 24 inch box drought tolerant evergreen trees 25 feet on center along the north, east and west property lines in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development.
3. Conformance to the plot plan as amended by the above conditions.
4. Conformance to the building elevations.
5. Standard Conditions 1, 3 - 9, 11 and 12.

PROTESTS: 0

NOTICES MAILED: 16

Dixon -
APPROVED, subject to staff's conditions.
Unanimous
(Black excused)

MR. SCHLEGEL stated this request is to allow a second two-story, 7,700 square foot building on the north 126 feet of a parcel which presently has a 3,400 square foot two-story office building on the south 124 feet of the property. There will be six foot high block walls on the north, east and west property lines. Access is via one driveway from Bonanza Road. The parking meets the Code. This proposal is not in conformance with the General Plan. However, the south half of the property is zoned for the same type of use. Staff recommended approval, subject to the conditions.

KEVIN BURKE, Burke & Associates, appeared and represented the applicant. He concurred with staff's conditions.

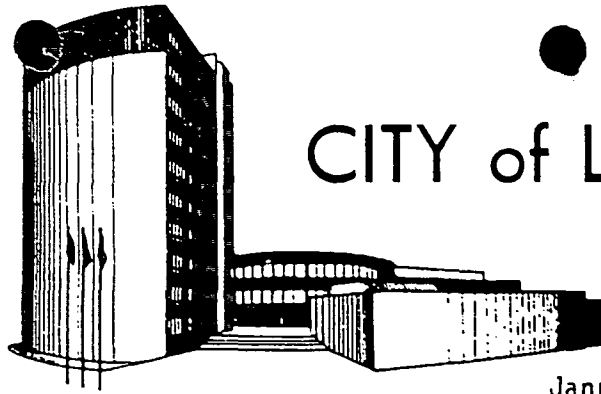
No one appeared in opposition.

To be heard by the City Council on 2/20/91.

(8:08-8:11)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

January 14, 1991

Mr. Noel Faux
Las Vegas Reprographics
1714 W. Bonanza Road
Las Vegas, Nevada 89106

RE: Z-139-90 - 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 22, 1991. Due to an asbestos abatement program this meeting, which will be held at 7:00 P.M., has been moved to the Reed Whipple Cultural Center, located at 821 Las Vegas Boulevard North, 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
NORMAN R. STANDERFER, DIRECTOR



NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosures

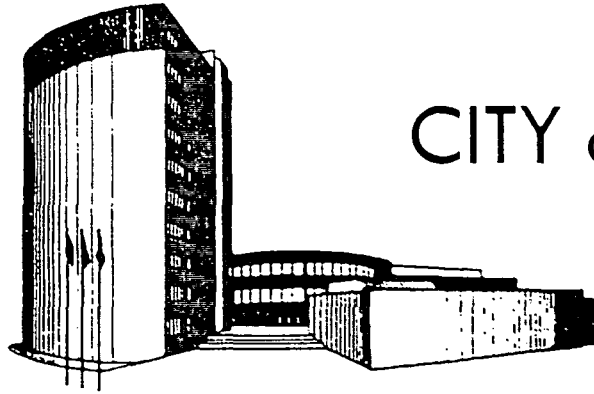
cc: Mr. Kevin E. Burke
Burke & Assoc., Inc.
3365 Wynn Road, Ste. A
Las Vegas, Nevada 89102



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

January 15, 1991

Mr. Noel Faux
Las Vegas Reprographics
1714 W. Bonanza Road
Las Vegas, Nevada 89106

RE: Z-139-90 - ZONING RECLASSIFICATION

Dear Mr. Faux:

Your request for reclassification of property located at 1714 W. Bonanza Road, from C-1 and R-E Zones to C-1 Zone, was considered by the Planning Commission on January 10, 1991.

The Planning Commission unanimously voted to hold this item in ABEYANCE because there was no representation by the applicant at the meeting. This item will again be heard at the January 22, 1991 meeting which will be held at 7:00 P.M. in the Reed Whipple Cultural Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
NORMAN B. STANDERFER, DIRECTOR

for Robert S. Genzer
ROBERT S. GENZER, PRINCIPAL PLANNER
CURRENT PLANNING DIVISION

RSG:erh

cc: Mr. Kevin E. Burke
Burke & Associates, Inc.
3365 Wynn Road, Suite A
Las Vegas, Nevada 89102



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

41. Z-139-90 (ABEYANCE ITEM)

Applicant: NOEL FAUX, ET AL
 Application: Zoning Reclassification
 From: C-1 and R-E
 To: C-1
 Location: 1714 West Bonanza Road
 Proposed Use: Office Building

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Construct six foot high block walls on the north, east and west property lines where none presently exist as required by the Department of Community Planning and Development.
2. Install 24 inch box drought tolerant trees 25 feet on center along the north, east and west property lines in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development.
3. Conformance to the plot plan as amended by the above conditions.
4. Conformance to the building elevations.
5. Standard Conditions 1, 3 - 9, 11 and 12.

PROTESTS: 0

NOTICES MAILED: 16

SECOND MOTION:

Babero -
 ABEYANCE UNTIL THE 1/22/91
 PLANNING COMMISSION MEETING.
 Unanimous
 (Moffitt and Pippin excused)

FIRST MOTION:

Babero -
 TABLED UNTIL THE END OF THE
 MEETING BECAUSE NO ONE APPEARED
 TO REPRESENT THE APPLICATION.
 Unanimous
 (Moffitt and Pippin excused)

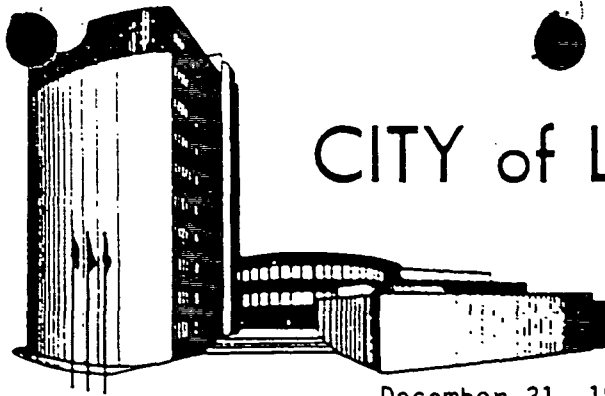
MR. GENZER stated this request is to allow a second two-story 7,670 square foot building on the north 126 feet of a parcel which presently has a 3,366 square foot two-story office building on the south 124 feet of the property. The elevations show stucco exteriors and a tile roof. Staff recommended approval, subject to the conditions.

To be heard by the Planning Commission on 1/22/91.

(9:00-9:01)
 (11:51-11:51)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

December 31, 1990

Mr. Noel Faux
Las Vegas Reprographics
1714 W. Bonanza Road
Las Vegas, Nevada 89106

RE: Z-139-90 - 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 10, 1991. Due to an asbestos abatement program this meeting, which will be held at 7:00 P.M., has been moved to Rooms 201 and 202 of the Cashman Field Center, 850 Las Vegas Boulevard North, 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

A handwritten signature in black ink, appearing to read "Norman R. Standerfer".

NORMAN R. STANDERFER, DIRECTOR

NRS:erh

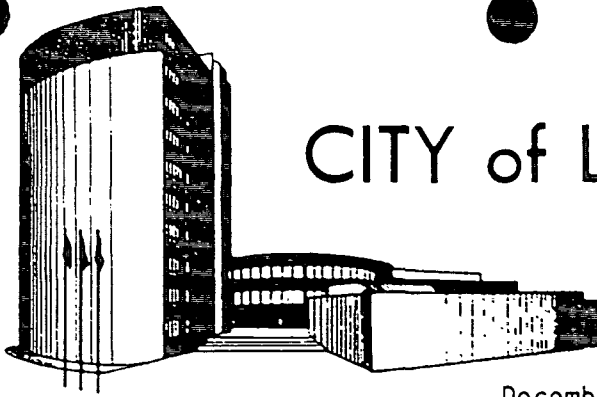
Enclosure

cc: Mr. Kevin E. Burke
Burke & Associates, Inc.
3365 Wynn Road, Ste. A
Las Vegas, Nevada 89102



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

December 18, 1990

Mr. Noel Faux
Las Vegas Reprographics
1714 W. Bonanza Road
Las Vegas, Nevada 89106

RE: Z-139-90 - ZONING RECLASSIFICATION

Dear Mr. Faux:

Your request for reclassification of property located at 1714 W. Bonanza Road, from C-1 and R-E Zones to C-1 Zone, was considered by the Planning Commission on December 13, 1990.

The Planning Commission unanimously voted to hold this item in ABEYANCE because there was no representation by the applicant at the meeting. This item will again be heard at the January 10, 1991 Planning Commission meeting which will be held at 7:00 P.M. in Rooms 201 and 202 of the Cashman Field Center, 850 Las Vegas Boulevard North, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR

ROBERT S. GENZER, PRINCIPAL PLANNER

RSG:erh

cc: Mr. Kevin E. Burke
Burke & Associates, Inc.
3365 Wynn Road, Suite A
Las Vegas, Nevada 89102

*Called 1-15-91 - to remind them to be at 1-22-91 P.C. mtg.
Told to ←*



PLANNING COMMISSION

Page 64

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

PHONE 386-6301

COMMISSION ACTION

49. Z-139-90

Applicant: NOEL FAUX, ET AL
Application: Zoning Reclassification
From: C-1 and R-E
To: C-1
Location: 1714 West Bonanza Road
Proposed Use: Office Building

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Construct six foot high block walls on the north, east and west property lines where none presently exist as required by the Department of Community Planning and Development.
2. Install 24 inch box drought tolerant trees 25 feet on center along the north, east and west property lines in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development.
3. Conformance to the plot plan as amended by the above conditions.
4. Conformance to the building elevations.
5. Standard Conditions 1, 3 - 9, 11 and 12.

PROTESTS: 0

NOTICES MAILED: 16

SECOND MOTION:

Dixon -
ABEYANCE UNTIL THE 1/10/91
PLANNING COMMISSION MEETING.
Unanimous
(Black excused)

FIRST MOTION:

Dixon -
TABLED UNTIL END OF MEETING
BECAUSE NO ONE APPEARED TO
REPRESENT THE APPLICATION.
Unanimous
(Black excused)

No one appeared to represent
this application.

To be heard by the Planning
Commission on 1/10/91.

(11:40-11:41)
(12:01-12:01)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

December 11, 1990

Mr. Noel Faux
Las Vegas Reprographics
1714 W. Bonanza Road
Las Vegas, Nevada 89106

RE: Z-139-90 - ZONING RECLASSIFICATION

Dear Applicant:

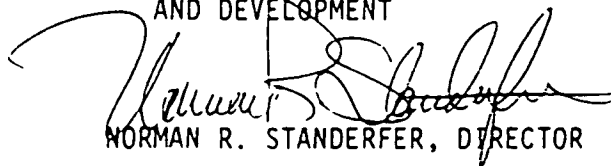
Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on December 13, 1990. Due to an asbestos abatement program this meeting, which will be held at 7:00 P.M., has been moved to Rooms 201 and 202 of the Cashman Field Center, 850 Las Vegas Boulevard North, 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



NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure

cc: Mr. Kevin E. Burke
Burke & Assoc., Inc.
3365 Wynn Road, Ste. A
Las Vegas, Nevada 89102



CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM

DATE

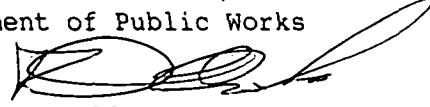
December 4, 1990

TO:

Norman R. Standerfer, Director
Department of Community Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works

CK 

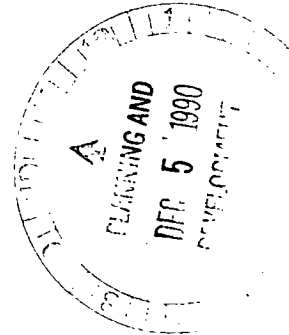
SUBJECT:

Z-139-90
Noel Faux

COPIES TO:

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

1. Remove all unused driveway curb cuts and replace with new "L" type curb and sidewalk meeting current City Standards.



MEMO

DATE 11-21-90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-139-90

☒ NO OBJECTIONS ☒ SUBJECT TO CONDITIONS LISTED ☐ DENIAL

☒ COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS' ORDINANCE #3318 AND THE NEVADA STATE FIRE MARSHAL'S REGULATIONS.

☒ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

☐ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CULDESACS, AND RADIUS.

ADDITIONAL CONDITIONS: _____

Richard A. Brumby
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

ORIGINAL - COMMUNITY PLANNING & DEVELOPMENT COPY - FPD

PLANNING AND
NOV 25 1990
DEVELOPMENT

INTER-OFFICE MEMORANDUM

11/12/90

TO: BUILDING AND SAFETY - MIKE TRAASDAHL ✓ ELECTRICAL SERVICES - GEORGE FERRIS ✓ FIRE SERVICES - CHIEF JUDD ✓ PUBLIC WORKS - ED BYRGE ✓ LAND DEVELOPMENT - CHUCK TURK ✓ DOWNTOWN REDEV. - BRAD PERCELL ✓	FROM: NORMAN R. STANDERFER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: ZONING RECLASSIFICATION: Z-139-90 APPLICANT: NOEL FAUX FROM: C-1, R-E TO: C-1	COPIES TO:

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

1714 W. BONANZA RD.

NORTH SIDE BONANZA ROAD,
BETWEEN SUNNY PLACE AND CLARKWAY
DRIVE.

Parcel No.:

010-600-018

Proposed Use:

SECOND (ADDITIONAL) OFFICE
BUILDING.

CITY PLANNING COMMISSION MEETING:

12/13/90

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

BES-NO COMMENT

NRS:erh

M.J. 11/16/90

Attachment: (Plot Plan)

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-139-90

MEETING: CITY PLANNING COMMISSION
DATE: DECEMBER 13, 1990
TIME: 7:00 P.M.
LOCATION: ROOMS 201 AND 202
CASHMAN FIELD CENTER
850 LAS VEGAS BOULEVARD NORTH
LAS VEGAS, NEVADA
CHANGE FROM: C-1 (LIMITED COMMERCIAL) AND
R-E (RESIDENCE ESTATES)
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: OFFICE BUILDING

APPLICANT: NOEL FAUX, ET AL

PROPERTY LOCATION: 1714 W. BONANZA ROAD

PROPERTY DESCRIPTION: A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION
28, TOWNSHIP 20 SOUTH, RANGE 61 EAST,
M.D.B. & M.

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



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

A handwritten signature in dark ink, appearing to read "Norman R. Standerfer".

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE