

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0141-77

APN 140-30-803-011

Location NW/4 of Lamb & Bonanza

Applicant Samuel D'Andrea II

Subject

Reclassification of property legally
described as the South 190' of the East 190'
of the SE 1/4 of the SE 1/4 of the SE 1/4 of
the SE 1/4 of Section 30, Township 20 South,
Range 62 East, MDB&M.



LICENSE INSPECTION LOG

LOCATION 4333 E. BONANZA

CASE NO. 2-141-77

TENTATIVE LICENSE ISSUED ON _____

FIELD INSPECTION LOG

DATE/BY _____

12/4/78 COOLER NOT SCREENED, TRASH ENCLOSURE
GATES NOT PROVIDED, ADVISED MANAGER

A/C SCREENED, TRASH ENCLOSURE IN PLACE

ALL CONDITIONS MET.

On 9 Feb 79, the conditions of approval have been met.

APPROVED BY B. A. Reale

FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS

APPROVALS

1.	
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20.	

FILE NO. _____

NOTICE OF PUBLIC HEARING

JANUARY 12, 1978

Notice is hereby given that on January 12, 1978, 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-141-77 SAMUEL D'ANDREA II FOR RECLASSIFICATION OF PROPERTY
LOCATED AT THE NORTHWEST CORNER OF LAMB BOULEVARD
AND BONANZA ROAD.

FROM: R-E (RESIDENCE ESTATES)

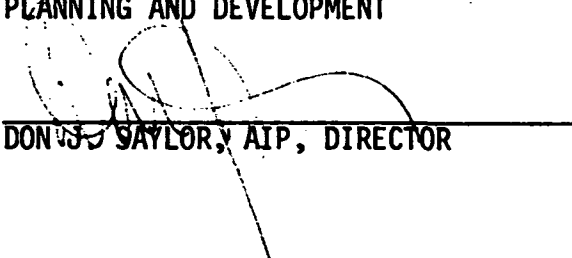
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: CONVENIENCE MARKET (CIRCLE K STORE)
AND SELF-SERVICE GASOLINE PUMPS

THE ABOVE PROPERTY LEGALLY DESCRIBED AS THE SOUTH
190 FEET OF THE EAST 190 FEET OF THE SOUTHEAST
QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF
THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER
(SE $\frac{1}{4}$) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62
EAST, MDB&M.

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

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

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

CLARK COUNTY TAX ROLL
INFORMATION REQUEST

Date _____

Page _____ of _____

REQUESTED BY: Organization <u>CITY OF LAS VEGAS</u> Name <u>JOHN D. HERBERT</u> <i>J. Robinson</i> Dept. <u>COMMUNITY DEVELOPMENT</u> Phone <u>386-6301</u> Ext. _____		Date to be Completed _____ ID Code <u>7-141-77</u> Format: Roll List ☐ Extraction ☒ Remarks _____
---	--	---

Fill in items 1, 2, 3, or 4; fill in item 5:

1. Selection by Book Number. List Books needed:											
Book	Book	Book	Book	Book	Book	Book	Book	Book	Book	Book	Book
2. Selection by District. List Districts needed:											
Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.
3. Selection by Book Pages. List Book and Page:											
Book	Page	Book	Page	Book	Page	Book	Page	Book	Page	Book	Page
4. Selection by Parcel. List Parcels needed:											
Book	Page	Block & No.	Book	Page	Block & No.	Book	Page	Block & No.	Book	Page	Block & No.
060	210	009									
		011									
		012									
		026									
		027									
	220	400									
	1	500									
	290	015									
	1	020									
	300	001									
	END										
5. Information needed:											
a. Listing to contain: Descriptions ☒ Valuations ☐ b. Listing to be: One-Part ☒ Two-Part ☐ Three-Part ☐ c. Labels needed: None ☐ One Set ☒ Two Sets ☐ d. Label Sequence to be: Same as List ☒ Alpha on Name ☐											
519-05-008						Assessor Approval:			Billing No.		

PUMP
SHEET METAL
WORKERS UNION
HALL

BK 6/21

BK 6/22

BK 6/30

BK 6/29

23	21	19	17	15	13	11	9	7	5	3	2	1	
DRIVEWAY											24		
26	24	22	20	18	16	14	12	8	6	TAHITIAN ISLE MOBILE HOMES 86 SPACES 543 84 OCCUPIED AS OF 4/3/74			
56	58	70	71	73	74	76	77	79	91				83
DRIVEWAY													24
7	69	72	75	78	80	82	84	85	86				

TAHITIAN ISLE
MOBILE HOMES
86 SPACES 543
84 OCCUPIED
AS OF 4/3/74

7-141-77

060-220-4000

PARKING
CARPENTERS
TRAINING BUILDING
1718

CHURCH

CEMENT
CHIMNEY

DRAIN

LAMB

40'

50'

30'

50'

BLVD

BOULEVARD

LAMB

40'

50'

30'

50'

51'

51'

51'

51'

51'

51'

51'

51'

51'

51'

51'

51'

51'

51'

51'

51'

51'

51'

STREET

HUBBARD

HALBERT

FLORENCE

BINGHAM

ROSS

BONANZA

R-E

ELECTRICAL
WORKERS

UNION

HALL

C-2

R-E



224

225



Z-149-77
Continued

the neighbors concerns, and the objections of the people that are here I am going to have to move at this time to deny the application.

Mayor Briare: Any comments or questions? (No response).
Cast your votes. Motion is approved. This application is denied.

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

v Z-140-77
BRIAN MURPHY
Approved
subject to
conditions

Mr. Saylor: This property is along Eastern, the Planning Commission recommends approval subject to the conditions set forth.

Mayor Briare: Does the applicant wish to make any presentation?

Brian Murphy: I live at 4990 Spring Oaks Street. I guess the only thing I am asking for is to be a little more specific on the conditions. I was concerned about something in there about a curb cut. I am not sure exactly what the Commission had in mind.

Mr. Saylor: The only thing it indicates is that the driveway access would be oriented towards Eastern.

Brian Murphy: O.K. there is an existing driveway there. I just didn't understand the condition.

Commissioner Leavitt: Move for approval.

Mayor Briare: Comments on the motion? (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.

See Pages 82 and 83 of these minutes - Annotated Agenda

2-141-77
Z-141-77
SAMUEL
D'ANDREA II
Approved
subject to
Conditions

Mr. Saylor: There is other commercial zoning in the immediate area. The Planning Commission recommends approval.

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

Mayor Briare: Comments on the motion? (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.

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE February 13, 1979

TO: DIRECTOR OF BUSINESS ACTIVITY
FROM: DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: LICENSE APPLICATION NO. L04-723-4-299

NAME OF BUSINESS CIRCLE K STORE NO. 1302TYPE OF BUSINESS CONVENIENCE STOREADDRESS 4333 E. Bonanza RoadZONE Z-141-77 C1

	YES	NO
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	and forwarded to	BLDG.	LICENSE
☐ XXXX	☐		☐	☐ XXXX

COMMENTS:

gtr
Logged by

RICHARD WILLIAMS
Approved/Denied by

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE January 8, 1979

TO: DIRECTOR OF BUSINESS ACTIVITY
FROM: DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: LICENSE APPLICATION NO. 204-723-4-289

NAME OF BUSINESS CIRCLE K-STORE - NO. 1302TYPE OF BUSINESS CONVENIENCE STOREADDRESS 4333 E. Bonanza RoadZONE (BOX TO C-1) 2-141-77

	YES	NO
THIS IS A CHANGE OF NAME	☐	☒
THIS IS A CHANGE OF OWNERSHIP	☐	☒
THIS IS A CHANGE OF LOCATION	☐	☒

APPLICATION IS	APPROVED ☐	DENIED ☒	and forwarded to	BLDG. ☐	LICENSE ☒
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COMMENTS: Conditions have not been met.
Reroute in 30 days.

ld
Logged by

RICHARD SWEET
Approved/Denied by

INTER-OFFICE MEMORANDUM

Date

TO:

CITY ATTORNEY

FROM:


RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION

COPIES TO:

ASSESSOR

Z-141-77

CHRONO

REQ. FOR ORD.

DON J. BROWN

JIM ROBISON

Please prepare an Ordinance to rezone the following property.

Z-141-77 From R-E to C-1

Legally described as the South 190 feet of the East 190 feet
of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$)
of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$)
of Section 30, Township 20 South, Range 62 East, M.D.B. & M.

RLW:lmo

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 1st day of February, 1978 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.

2-141-77

From R-E to C-1

Legally described as the South 190 feet of the East 190 feet of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 30, Township 20 South, Range 62 East, MDB&M.

ORD
no cond

SUBJECT TO:

1. Resolution of Intent to be restricted to a twelve (12) month time period.
2. Construction of half-street improvements on Lamb Boulevard and Bonanza Road, including pavement, curb and gutter, sidewalk, street lighting and traffic signal light base as required by the Department of Public Services.
3. Driveway entrances to be a minimum of 7 ft. from curb return point of tangency and to be constructed to Public Services Department requirements.
4. Building openings less than 10 feet to the property line and canopy for gas pumps to be protected as required by the Department of Public Services.
5. Fire hydrant and water main tie to be provided and meet the requirements of the Department of Fire Services.
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.

Z-141-77 (cont.)

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.
8. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
9. Conformance to the plot plan to reflect the above conditions.
10. Conformance to code requirements and design standards of all City departments.

PASSED, ADOPTED AND APPROVED, this 1st day of
March, 1978.

WILLIAM H. BRIARE, Mayor

ATTEST:

EDWINA M. COLE, City Clerk

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.

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Z-141-77

From R-E to C-1

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SUBJECT TO:

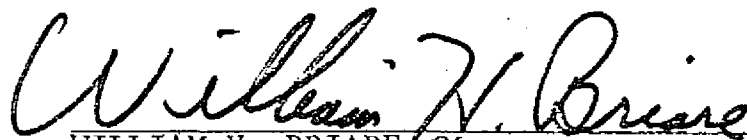
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RECEIVED
JUN 25 1978
PLANNING AND
DEVELOPMENT

Z-141-77 (cont.)

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.
8. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
9. Conformance to the plot plan to reflect the above conditions.
10. Conformance to code requirements and design standards of all City departments.

PASSED, ADOPTED AND APPROVED, this 1st day of
March, 1978.


WILLIAM H. BRIARE, Mayor

ATTEST:


EDWINA M. COLE, City Clerk

February 14, 1978

TO:

CITY ATTORNEY

FROM:

RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

REQUEST FOR RESOLUTION OF INTENT
CC APPROVED: FEBRUARY 1, 1978

COPIES TO:

Z-141-77
CITY MANAGER REQ. FOR ROI CHRONO
ASSESSOR DON J. BROWN J. HERBERT

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

Z-141-77

From R-E to C-1

Legally described as the South 190 feet of the East 190 feet of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 30, Township 20 South, Range 62 East, MDB&M.

SUBJECT TO:

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2. Construction of half-street improvements on Lamb Boulevard and Bonanza Road, including pavement, curb and gutter, sidewalk, street lighting and traffic signal light base as required by the Department of Public Services.
3. Driveway entrances to be a minimum of 7 ft. from curb return point of tangency and to be constructed to Public Services Department requirements.
4. Building openings less than 10 feet to the property line and canopy for gas pumps to be protected as required by the Department of Public Services.
5. Fire hydrant and water main tie to be provided and meet the requirements of the Department of Fire Services.
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.

continued

TO: CITY ATTORNEY
RE: REQUEST FOR RESOLUTION OF INTENT

FEBRUARY 14, 1978
PAGE 2

- Z-141-77 (cont.)
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.
 8. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
 9. Conformance to the plot plan to reflect the above conditions.
 10. Conformance to code requirements and design standards of all City departments.

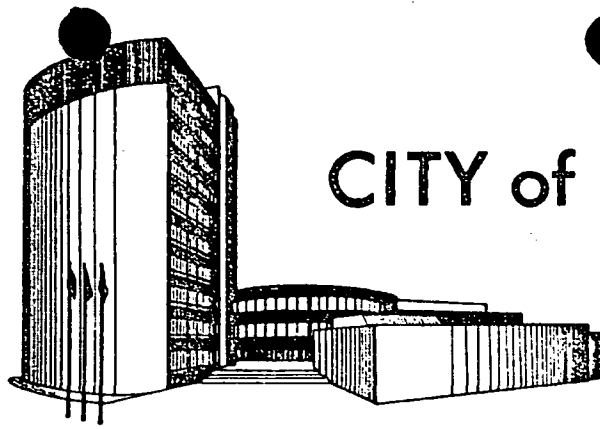
RLW:rw

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

February 6, 1978

Mr. Samuel D'Andrea II
2700 So. Tenaya
Las Vegas, Nevada 89117

Re: Z-141-77
Rezoning of Property

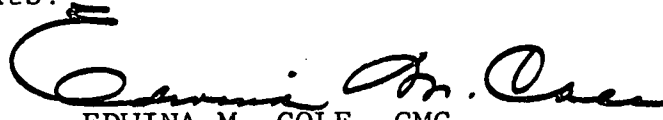
At a regular meeting held on February 1, 1978, the Board of City Commissioners APPROVED your request for reclassification of property located at the northwest corner of Lamb Boulevard and Bonanza Road from R-E to C-1, as had been recommended by the Planning Commission, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time period.
2. Construction of half-street improvements on Lamb Boulevard and Bonanza Road, including pavement, curb and gutter, sidewalk, street lighting and traffic signal light base as required by the Department of Public Services.
3. Driveway entrances to be a minimum of 7 ft. from curb return point of tangency and to be constructed to Public Services Department requirements.
4. Building openings less than 10 feet to the property line and canopy for gas pumps to be protected as required by the Department of Public Services.
5. Fire hydrant and water main tie to be provided and meet the requirements of the Department of Fire Services.
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.

Mr. Samuel D'Andrea II
February 6, 1978
Page 2.

Re: Z-141-77

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.
8. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
9. Conformance to the plot plan to reflect the above conditions.
10. Conformance to code requirements and design standards of all City departments.


EDWINA M. COLE, CMC
CITY CLERK

/dmk

cc: Departments of:
Community Planning & Development
Public Services
Fire Services
Building & Safety Division

AGENDA

City of Las Vegas

February 1, 1978

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 30

ITEM:

Commission Action

Department Action

XI COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT CONTINUED

Item "B" continued . . .

See Page 29

See Page 29

4. 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.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan to reflect the above conditions.
8. Conformance to code requirements and design standards of all City departments.

PROTESTS: 0

C. ZONE CHANGE - Z-141-77 - SAMUEL D'ANDREA II

Property located at the northwest corner of Lamb Boulevard and Bonanza Road.

From: R-E (Residence Estates)

To: C-1 (Limited Commercial)

Proposed Use: Convenience Market (Circle K Store) and self-service gasoline pumps.

Planning Commission unanimously recommends
APPROVAL subject to the following conditions:

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

Approved subject
to conditions
Lurie - Unanimous
Commissioner
Christensen
temporarily absent

Staff to Proceed
Clerk to notify

AGENDA

City of Las Vegas

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
PHONE 385-6911

February 12, 1979

Page 11

ITEM

Commission Action

Department Action

CITY PLANNING AND DEVELOPMENT DEPARTMENT CONTINUED

Item "C" continued . . .

2. Construction of half-street improvements on Lamb Boulevard and Bonanza Road including pavement, curb and gutter, sidewalk, street lighting and traffic signal light base as required by the Department of Public Services.
3. Driveway entrances to be a minimum of 7 ft. from curb return point of tangency and to be constructed to Public Services Department requirements.
4. Building openings less than 10 feet to the property line and canopy for gas pumps to be protected as required by the Department of Public Services.
5. Fire hydrant and water main tie to be provided and meet the requirements of the Department of Fire Services.
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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.
8. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
9. Conformance to the plot plan to reflect the above conditions.
10. Conformance to code requirements and design standards of all City departments.

See Page 30

See Page 30

PROTESTS: 0

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

January 25, 1978

TO: MAYOR WILLIAM H. BRIARE
COMMISSIONER CHRISTENSEN
COMMISSIONER LEAVITT
COMMISSIONER LURIE
COMMISSIONER WOOFER

FROM:
DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

AGENDA ITEMS - CITY COMMISSION MEETING
OF FEBRUARY 1, 1978.

COPIES TO:

A. ZONE CHANGE - Z-149-77 - ERNEST A. BECKER

Property generally located on the west side of Decatur Boulevard and the south side of Doe Avenue extending west from Decatur Boulevard 606 feet, from R-1 and R-3 to C-2. Proposed Use: Chrysler/Plymouth new car sales and service agency with body and fender repair.

There is a service station on both sides of Decatur and at the Vegas Village complex at the southeast corner. The property in question is vacant. The proposed commercial would extend to a depth of 600 to 700 feet west bordering the residential area. A question arose as to the proper zoning of the property and it was generally concluded that the Decatur Avenue frontage logically should be commercial but both the protestants and the Planning Commission took the position that it would be undesirable to extend it to the depth requested. There is no common pattern of the depth of commercial zoning along Decatur. It varies from 100 ft. to several hundred feet depending on the particular circumstances such as property lines, type of development, street pattern, etc. We have allowed new car franchises along Decatur, but in none of the previous cases has the proposed zoning extended into an existing residential development. It is conceivable that with proper landscaping, use of block walls, control of access, etc., that many of the objectionable characteristics could be mitigated; however, the protestants took the position that even if this were done, the noise and activity in connection with a new car franchise would still be objectionable.

B. ZONE CHANGE - Z-140-77 - BRIAN MURPHY

Property located at 2036 Hassett Avenue on the southeast corner of Hassett Avenue and Eastern Avenue from R-1 to P-R. Proposed Use: Accountant's Office.

This is in accord with the policy of allowing professional office uses on Eastern. The Planning Commission recommends approval and there were no protests.

C. ZONE CHANGE - Z-141-77 - SAMUEL D'ANDREA II

Property located at the northwest corner of Lamb Boulevard and Bonanza Road from R-E to C-1. Proposed Use: Convenience Market (Circle K Store) and self-service gasoline pumps.

Item "C" continued . . .

This request is for a change in zoning to C-1 to allow a convenience market together with self-service gas pumps. It is in an area where we have allowed commercial zoning and is located at the intersection of two primary streets. The Planning Commission recommends approval and there were no protests.

D. ZONE CHANGE - Z-142-77 - SHIRLEE CARISTO

Property located at 135 North Bruce Street, on the west side of Bruce Street between Fremont Street and Ogden Avenue from R-1 to C-1. Proposed Use: Contractor's Office.

We have allowed commercial zoning on the west side of Bruce extending north from Fremont. The applicant previously had a variance to conduct a business use on the property and still maintain a residential occupancy; however, she is not proposing a mixed occupancy in connection with this application. The Planning Commission recommends approval and there were no protests.

E. ZONE CHANGE - Z-143-77 - JUSTIN J. & LAUREL D. JULIAN

Property located at 1325 Maryland Parkway from R-1 to P-R. Proposed Use: Office.

This is in keeping with the policy of allowing professional office uses on Maryland Parkway. The Planning Commission recommends approval and there were no protests.

F. ZONE CHANGE - Z-144-77 - HERBERT BARSKY AND MARVIN STARKER

Property located on both sides of Jones Boulevard between Del Rey Avenue and Charleston Boulevard from R-E to C-1. Proposed Use: Office Building.

This property is located south of and immediately abutting the Charleston Boulevard frontage property. We have allowed commercial on the Charleston Boulevard frontage. If the entire application is approved as requested, it would establish a pattern of commercial uses south of the frontage property in an area that is zoned R-E. The property is somewhat bisected by Jones Boulevard and immediately west is the State Mental Health Center. The Planning Commission has recommended that the application be amended to rezone only the portion on the west side of Jones across from the Health Center with the remainder of it to be R-E, thereby preventing the commercial pattern from extending further east. The property owner immediately to the east took the position that he was in favor of the application if he could also get his property zoned commercial which I think is an indication that if we allow the change in zoning east of Jones, it will establish a pattern not in keeping with the R-E atmosphere.

5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan to reflect the above conditions.
8. 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 on February 1, 1978 at 2:00 P.M.

5. Z-141-77

APPROVED

Application of SAMUEL D'ANDREA II for reclassification of property legally described as the South 190 feet of the East 190 feet of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 30, Township 20 South, Range 62 East, MDB&M and located at the northwest corner of Lamb Boulevard and Bonanza Road, from R-E (Residence Estates) to C-1 (Limited Commercial).

Proposed Use: Convenience Market (Circle K Store)
and Self-Service Gasoline Pumps

MR. BROWN presented the staff report and indicated the location by means of visual aids. He stated there is a variety of zoning in the area and that this application was in keeping with the proposed development along Bonanza. Staff would recommend approval subject to certain City conditions.

CHAIRMAN PARKER declared the public hearing open.

SAMUEL D'ANDREA, 2700 Tenaya, Las Vegas and JOHN CARTER, Phoenix, Arizona, Circle K representative, stated they agreed to staff conditions.

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

MR. TIBERTI made a Motion for APPROVAL of Z-141-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Construction of half-street improvements on Lamb Boulevard and Bonanza Road including pavement, curb and gutter, sidewalk, street lighting and traffic signal light base as required by the Department of Public Services.
3. Driveway entrances to be a minimum of 7 ft. from curb return point of tangency and to be constructed to Public Services Department requirements.
4. Building openings less than 10 feet to the property line and canopy for gas pumps to be protected as required by the Department of Public Services.

5. Fire hydrant and water main tie to be provided and meet the requirements of the Department of Fire Services.
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, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas to be screened from view from the abutting streets.
9. Conformance to the plot plan to reflect the above conditions.
10. 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 on February 1, 1978 at 2:00 P.M.

6. Z-142-77

APPROVED

Application of SHIRLEE CARISTO for reclassification of property legally described as Lot 20, Block 4, Mayfair Tract #3 and located at 135 North Bruce Street, on the west side of Bruce Street between Fremont Street and Ogden Avenue, from R-1 (Single Family Residence) to C-1 (Limited Commercial).

Proposed Use: Contractor's Office

MR. BROWN presented the staff report and stated to the south of the lot in question is commercial, one lot removed to the north is commercial and to the south is C-2 with Fremont Street. Staff feels this is compatible with the development along this street and would recommend approval if the applicant redesigns the parking lot.

CHAIRMAN PARKER declared the public hearing open.

SHIRLEE CARISTO, 3479 Garden Drive, was present.

MR. MILLER asked if any equipment would be stored at the subject location.

MRS. CARISTO said any equipment would be inside the building and that there would be no large equipment. She said this location had been a sporting goods house for two years by means of a variance and had a residential use in the back. They are now asking for the C-1 zoning because the resident in the building had moved and they do have a potential buyer for the building subject to the rezoning.

MRS. COLEMAN said there should be no outside storage of any materials, equipment or pickup trucks.

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

MRS. COLEMAN made a Motion for APPROVAL of Z-142-77, subject to the following conditions:

January 13, 1978

Mr. Samuel D'Andrea II
2700 S. Tenaya
Las Vegas, Nevada 89117

Re: Z-141-77

Dear Mr. D'Andrea:

Your request for reclassification of property located at the northwest corner of Lamb Boulevard and Bonanza Road from R_{PE} to C-1 to allow a convenience market (Circle K Store) and self-service gasoline pumps, was considered by the City Planning Commission on January 12, 1978.

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 period.
2. Construction of half-street improvements on Lamb Boulevard and Bonanza Road including pavement, curb and gutter, sidewalk, street lighting and traffic signal light base as required by the Department of Public Services.
3. Driveway entrances to be a minimum of 7 ft. from curb return point of tangency and to be constructed to Public Services Department requirements.
4. Building openings less than 10 feet to the property line and canopy for gas pumps to be protected as required by the Department of Public Services.
5. Fire hydrant and water main tie to be provided and meet the requirements of the Department of Fire Services.
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, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas to be screened from view from the abutting streets.
8. Conformance to the plot plan to reflect the above conditions.

Mr. Samuel D'Andrea II
Re: Z-141-77

Page #2
January 13, 1978

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

This item will be heard by the Board of City Commissioners on February 1, 1978, at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission has requested that you or your representative be present at this meeting.

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

cc: City Clerk

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

January 11, 1978

TO:

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

FROM:

George Judd
GEORGE JUDD, FIRE MARSHAL
DEPARTMENT OF FIRE SERVICES

SUBJECT:

Z-141-77
SAMUEL E'ANDREA II
NORTHWEST CORNER OF LAMB BLVD. & BONANZA RD.
R-E TO C-1 (CIRCLE K; SELF-SERVICE STATION)

COPIES TO:

1. All construction to meet Fire and Building Codes.
2. Approved fire hydrant and water main tie to be provided. Two sets of approved plans will be required for district mapping and I.S.O.

GJ/nc



INTER-OFFICE MEMORANDUM

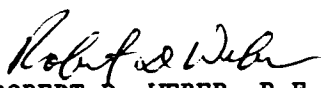
January 9, 1978

TO: Community Development	FROM: Field Operations Engineer
SUBJECT: Z-141-77 Samuel E. Andrea II NW Corner Lamb & Bonanza	COPIES TO: Building & Safety Quality Control Permit

Your memorandum of December 19, 1977, requested comments from the Public Services Department on the application for Reclassification of property located on the northwest corner of Lamb and Bonanza.

It will be required that the applicant:

- 1) construct half-street improvements on Lamb Blvd. and Bonanza Rd. frontages, including: pavement, curb and gutter, sidewalk, street lighting and traffic signal light base.
- 2) driveway entrances must be a minimum of 7' from curb return point of tangency, and be constructed to Public Services Standards.
- 3) building openings less than 10 feet to property line and canopy for gas pumps must be protected per Uniform Building Code.


ROBERT D. WEBER, P.E., R.L.S.

RDW/JSH/jb



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

12-19-77

Date

TO: PUBLIC SERVICES, ADMIN. DIVISION
DEPT. OF FIRE SERVICESFROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT:

ZONING - Z-141-77
SAMUEL E'ANDREA II

COPIES TO:

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

Property located at the northwest corner of Lamb Boulevard and Bonanza Road

From: R-E To: C-1.

Proposed Use: Convenience Market (Circle K Store) and self-service gas pumps.

CITY PLANNING COMMISSION MEETING: January 12, 1978

Your remarks regarding this application prior to January 6, 1978 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

JANUARY 12, 1978

Notice is hereby given that on January 12, 1978, 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-141-77 SAMUEL D'ANDREA II FOR RECLASSIFICATION OF PROPERTY
LOCATED AT THE NORTHWEST CORNER OF LAMB BOULEVARD
AND BONANZA ROAD.

FROM: R-E (RESIDENCE ESTATES)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: CONVENIENCE MARKET (CIRCLE K STORE)
AND SELF-SERVICE GASOLINE PUMPS

THE ABOVE PROPERTY LEGALLY DESCRIBED AS THE SOUTH
190 FEET OF THE EAST 190 FEET OF THE SOUTHEAST
QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF
THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER
(SE $\frac{1}{4}$) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62
EAST, MDB&M.

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

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

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

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

DON J. SAYLOR, AIP, DIRECTOR

CHECKED:

D. J. BROWN db 12-14-77
R. C. CLEMMER RC 12/15/77
D. W. BROWN DW 12/16/77
SAYLOR

THIS FILE MUST BE RETURNED TO TIGHE BY December 20, 1977.

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

JOHN CARTER
602-268-1351
800-528-4025

CITY PLANNING COMMISSION -- CITY HALL -- LAS VEGAS, NEVADA

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 RE Use District to a C1 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 \$ 200.00.

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

(N.W.C. LAMB & BONANZA) - HAVING NET DIMENSIONS
OF 140 feet by 140 feet.
THE SOUTH 190' OF THE EAST 190' OF SE 1/4, SE 1/4,
SE 1/4, SE 1/4, SEC 30, T 20S, R 62E

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

SS:

COUNTY OF CLARK)

(I, We) SAMUEL D'ANDREA II 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: ZIP CODE: PHONE NO.

Samuel D'Andrea II 2700 S. TENAYA 89117 876-6469

Subscribed and sworn to before me this 21st day of December, 1977

Daryl B. Hawkins
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County Of Clark
DARYL B. HAWKINS
My Commission Expires Sept. 11, 1981
(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.: 304473

Case No. 7-141-77

Date: 12/26/77

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. ~~Three~~ ⁵ (5) 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. Five (5) copies.
2. Minimum size - 18 X 24 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.

000

794942

GRANT, BARGAIN, SALE DEED

WILLIAM W. BOYD

County of Clark

The Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 30, Township 20 South, Range 62 East, N.D.B. 67M
EXCEPTING THEREFROM the interest in and to the South Thirty (30) feet of said land as conveyed to the City of Las Vegas for public purposes, by deed recorded March 11, 1954 as Document No. 5097 of Official Records, Clark County, Nevada records.

EXCEPTING THEREFROM the interest in and to the South Forty (40) feet and the East Forty (40) feet of said land as conveyed to the City of Las Vegas for street and incidental purposes, by deed recorded November 21, 1957 as Document No. 119004 of Official Records, Clark County, Nevada records.

SUBJECT TO:

1. Taxes for the fiscal year 1969-1970.
2. Any of any restrictions, reservations, conditions, covenants and easements of record.

016812 TAX COMMISSION REG. 7133 Real Property Transfer Tax
NEVADA
NOV-7-63 41.80

Witness my hand and seal this 1st day of May, 1970.
William W. Boyd

WILLIAM W. BOYD
CLERK

RECORDED MAR 10, 1970 Samuel Y. D'Andrea
Notary Public, Las Vegas, Nevada

794942
794942
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Deed of Trust

RECORDED MAR 10, 1970

Date: 12/7/77ZONING APPLICATION REPORT

FILE NUMBER: _____

LEGAL DESCRIPTION: _____

OWNER AND ADDRESS: _____

DEVELOPER: CIRCLE K CORP.GENERAL LOCATION: NWC LAMB

ARCHITECT: _____

& BONANZACONTRACTOR: CENTURY DEVELOPMENTEXISTING ZONING: R-EREQUESTED ZONING: C-1EXISTING USE(S) ON PROPERTY: RAW LANDPROPOSED USE(S): CONVENIENCE ~~FOOD~~ ^{GROCERY} STORE W/ SELF-SERVICE GASOLINE

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: _____