

Planning & Development Department Scanning Cover Sheet

Case No Z-0141-90

APN 138-28-414-000

Location N of Westcliff, aprx 670' E of Durango

Applicant Bidsal Family Partnership

Subject

Reclassification of property legally
described as a portion of the SW 1/4 of
Section 28, Township 20 South, Range 60
East, MDB&M.



FILE HISTORY

File Z-141-90

[illegible]

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. <u>David Romec, 125 Moose Lane</u>	<u></u>
2. <u></u>	<u></u>
3. <u></u>	<u></u>
4. <u></u>	<u></u>
5. <u></u>	<u></u>
6. <u></u>	<u></u>
7. <u></u>	<u></u>
8. <u></u>	<u></u>
9. <u></u>	<u></u>
10. <u></u>	<u></u>
11. <u></u>	<u></u>
12. <u></u>	<u></u>
13. <u></u>	<u></u>
14. <u></u>	<u></u>
15. <u></u>	<u></u>
16. <u></u>	<u></u>
17. <u></u>	<u></u>
18. <u></u>	<u></u>
19. <u></u>	<u></u>
20. <u></u>	<u></u>

FILE NO.: Z-141-90

for 12~~13~~3 - P.C. meeting

CITY OF LAS VEGAS
PLANNING COMMISSION

December 5, 1990

Dear Sir,

Having received notice of a rezoning request #Z -141-90, from N-U to R-PD8, I am writing to voice my objection.

I have been a homeowner on Moose Lane since the area was developed first in 1985. The area was initially designated for single family homes. Most homeowners will tell you this is a factor that influences there decision to buy in a certain area.

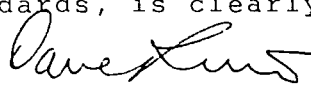
Since 1985 numerous zoning changes have taken place on Westcliff Drive. Traffic is increasing as Westcliff was widened following the addition of apartments and condos adjacent to the Drive. I am sure you have heard complaints of citizens about the traffic at Westcliff and Rainbow.

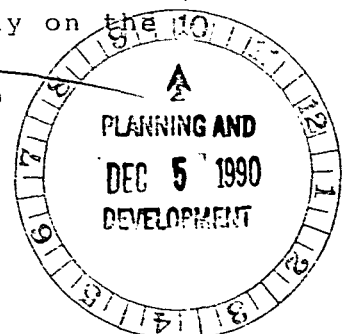
To further complicate matters, Valley Bank was allowed to build a multi- floor office structure literally feet away from one story, single- family houses. Then add two additional convenience stores to the Drive; unbelievable.

I am a transplant having moved here in 1985. Most of the powers to be in Clark County have done a pretty good job of destroying what people like me have come here to find. My plans are to eventually leave this area.

So as you cast approval for another zoning change, despite the opposition present, keep in mind there are citizens like myself who don't have too much respect for the way business is conducted here.

To the trained eye, who has seen the mistakes urban governments have made accross the US, the ultimate fate of Las Vegas has pretty well been established at this point. Your everyday decisions confirm this perception. The quality of life here, although still good by several standards, is clearly on the way down.


David Romeo
125 Moose Lane
Las Vegas, NV 89128



NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-141-90

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: N-U (NON-URBAN)
TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: TOWNHOMES

APPLICANT: BIDSAL FAMILY PARTNERSHIP

PROPERTY LOCATION: NORTH SIDE OF WESTCLIFF DRIVE, APPROXIMATELY
670 FEET EAST OF DURANGO DRIVE

PROPERTY DESCRIPTION: A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$)
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION
28, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
M.D.B. & M.

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



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

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

WASHINGTON

AVENUE

Z-141-90



ANGEL PARK

SUMMERLIN

PARK WAY

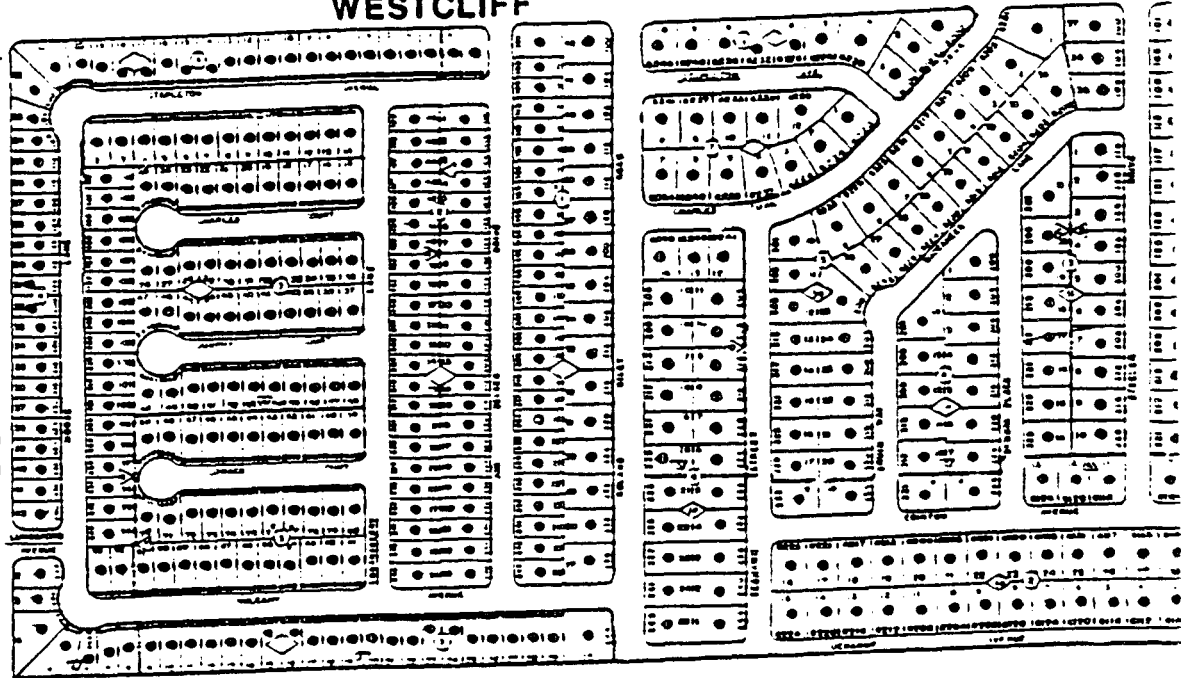
DRIVE

ANGEL PARK

WESTCLIFF

DRIVE

DURANGO



511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 11/28/90
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGASName ANDY REEDDepartment COMMUNITY DEVELOPMENTPhone 386-6301Ext. I. D. Code Z-141-90Date to Be Completed Remarks

Information Needed:

1. Labels ☒ XXXNo. of Sets ☒ 1

120 TOTAL

2. Print Format:

No Print (A) ☐

Name, Address, Legal Description (G)

3. Selection by Tax District (List Tax Districts Needed):

4. Selection by Partial Parcel Number; Parcel Bk (3 char.) Page (5 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr	
3	2	1	3	3	2	1	3	3	2	1	3	3	2	1	3
450	19	7	058	450	20	1	001								
	↓	↓	070				023								
	19	9	001				064								
			007				102								
			030				130								
✓	↓	↓	053		✓	↓	139								
					22	0	002								
							004								
					✓	↓	015								
					✓	↓	017								

Assessor Approval

— END —

Billing No.

de las

AVENUE

N

DRIVE

ANGEL PARK

DRIVE

DURANGO

WESTCLIFF

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-141-90

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: N-U (NON-URBAN)
TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: TOWNHOMES

APPLICANT: BIDSAL FAMILY PARTNERSHIP

PROPERTY LOCATION: NORTH SIDE OF WESTCLIFF DRIVE, APPROXIMATELY
670 FEET EAST OF DURANGO DRIVE

PROPERTY DESCRIPTION: A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$)
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION
28, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
M.D.B. & M.

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



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

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

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-141-90

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: N=U. (NON-URBAN)
TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT)
PROPOSED USE: TOWNHOMES
APPLICANT: BIDSAL FAMILY PARTNERSHIP

PROPERTY LOCATION: NORTH SIDE OF WESTCLIFF DRIVE, ^{APPROXIMATELY} ~~BETWEEN~~
~~CIMARRON ROAD AND DURANGO DRIVE~~
670' EAST OF

PROPERTY DESCRIPTION: A PORTION OF THE SOUTH ^{WEST QUARTER (SW $\frac{1}{4}$)} ~~HALF (S $\frac{1}{2}$)~~ OF THE
SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 28,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

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



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

Norman R. Standerfer

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

CHECKED: Initial & date

GENZER

WILLIAMS

SCHLEGEL

[Signature] 11/29
[Signature] 11/29
[Signature] 11-29

SIZE: 5.2 ACRES

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

MAIL NOTICE ON 11/30/90.

INTER-OFFICE MEMORANDUM

11/13/90

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-141-90 APPLICANT: <u>BIDGAL FAMILY PARTNERSHIP</u> FROM: <u>N-U</u> TO: <u>R-FD8</u>	COPIES TO:

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

NORTH SIDE WESTCLIFF DRIVE,
BETWEEN CIMARRON ROAD AND
DURANGO DRIVE.

Parcel No.:

NOT ASSIGNED.

Proposed Use:

TOWNHOMES

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 BIDSAL FAMILY PARTNERSHIP

REP'S NAME _____

ADDRESS 13701 GRAMERCY PL.
GARDENA, CA 90249

ALSO...

BIDSAL FAMILY PARTNERSHIP
461 S. WETHERLY DRIVE
BEVERLY HILLS, CA 90211

PHONE (213)-538-5000

AGENT: NAME JEFF CHAIN

REP'S NAME _____

ADDRESS 4859 ROLLINGWOOD
LAS VEGAS, NV 89121

PHONE 379-1813
435-0776

APPLICATION TYPE:

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

☒ PUBLIC HEARING: IF YES, LEGAL PT. S2, SW4, SEC. 28, T20S, R60E

ZONING: EXISTING N-U PROPOSED R-PD 8

LAND USE: EXISTING VACANT
PROPOSED TOWNHOMES

PAST ACTIONS: CASE NO. N/A ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. L-28-7 ASSESSOR'S PARCEL NO. NOT ASSIGNED

GENERAL LOCATION: NORTH SIDE WESTCLIFF DRIVE,
BETWEEN CIMARRON ROAD AND
DURANGO DRIVE.

FLOOD ZONE "A": YES _____ NO ☒

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO ☒

SPECIAL NOTICE REQUIRED?: YES _____ NO ☒

IF YES: _____

CHECKED BY: CPF DATE 11/09/90

GENERAL RECEIPT NO. 103277 CASE NO. Z-141-90

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

DIST: ANDY
STAFF
TRANSMITTAL



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 undersigned owner(s) of record of the property hereinafter described, hereby present(s) this application requesting that certain property be reclassified from the 20 NU Use District to a RPD-408 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:

MOUNT DIABLO MERIDIAN, NEVADA

T. 20 S., R. 60 E.,

SEC. 28, W 1/2 SE 1/4 SW 1/4 SW 1/4

Assessor's Parcel Number: 90-12

OWNER'S AFFIDAVIT

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

STATE OF NEVADA)
COUNTY OF CLARK)

(I, We), BID SAL FAMILY PARTNERSHIP

(please print or type)
the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of record of the property involved in this application, 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.

BID SAL
(SIGNATURE)

(213) 538-5000
PHONE NUMBER

BID SAL
SIGNATURE OF OWNER OF RECORD

(213) 538-5000
PHONE NUMBER

13701 GRAMERCY Place
MAILING ADDRESS

GARDENA CA 90249
CITY STATE ZIP

MAILING ADDRESS

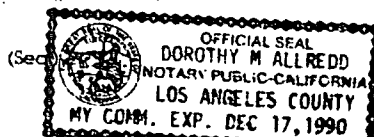
SAME

CITY STATE ZIP

Subscribed and sworn to before me this 12th day of October, 1990.

Notary Public in and for the State of Nevada

My Commission Expires



****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.: 103277

Case No. _____
Meeting Date 12/13/90

Received by: CPE
Date: 11/09/90



SUBMITTAL REQUIREMENTS FOR APPLICATIONS REQUIRING SITE PLANS

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

ITEMS
COMPLETED

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. Property boundaries:

(1) Define property boundaries with heavy broken line.

(2) Indicate distance to nearest cross street(s).

(3) Identify and label adjoining land uses.

☐

H. Total 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): ONE COMPLETE SET ELEVATIONS.

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 _____ (date)

(Applicant's Signature)

(Date)

(Owner of Record)

(Date)



United States Department of the Interior

BUREAU OF LAND MANAGEMENT
LAS VEGAS DISTRICT OFFICE
4765 VEGAS DRIVE
P.O. BOX 26509
LAS VEGAS, NEVADA 89126



N-52793
2710 S/B
(NV-050.1)

CERTIFIED MAIL NO. 13996
RETURN RECEIPT REQUESTED

SEP 19 1990

NOTICE

Bidsal Family Partnership
13701 Gramercy Place
Gardena, CA 90249

HIGH BIDDER DECLARED

Pursuant to published notice, a public sale was held for the following-described land:

Mount Diablo Meridian, Nevada
T. 20 S., R. 60 E.,
sec. 28, W $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$

Your bid submitted for Parcel No. 90-12 is hereby declared the high bidder.

High Bid: \$365,500.00

Amount Submitted with Bid: \$54,825.00

The balance of the amount bid must be submitted within 180 days from the date of the sale. Balance due is \$310,675.00. Failure of the high bidder(s) to pay the full bid price by March 18, 1991, will result in cancellation of the sale of the parcel, and the deposit will be forfeited and disposed of as a receipt of the sale.

No land may be disposed of under the Act of October 21, 1976 (43 U.S.C. 1701), to any person who is not a citizen of the United States, or, in the case of a corporation, is not subject to the laws of any State or of the United States. If you have any questions, please contact Carolyn Spoon at (702) 647-5000.

Ben F. Collins
Ben F. Collins
District Manager

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND-MANAGEMENT

SALE BID & CERTIFICATE OF ELIGIBILITY

(Read Instructions on Reverse Side before Completing this Form)

DATE OF SALE: 8-19-90

AMOUNT OF BID: 365500.00

PARCEL NUMBER: 90-12

AMOUNT OF DEPOSIT ENCLOSED: 54825.00

MINERAL CONVEYANCE FILING FEE
ENCLOSED: 50

INDIVIDUALS INTENDING TO TAKE TITLE TOGETHER SHOULD MARK THE INDIVIDUAL BOX AND EACH SIGN BELOW.

Individual () I certify that (1) I am a citizen of the United States, 18 years of age or over, and (2) I am not an employee of the Department of the Interior.

Partnership (X) I certify that I am qualified as specified above for an individual (If the recorded articles of incorporation for the partnership or association authorize certain persons to sign for the partnership or association, only those persons' signatures are acceptable. If there are no articles of incorporation or the articles are not of record, then each member of the partnership or association must sign this certificate.)

Corporation () I certify that I am an officer of the corporation named, which is organized under the laws of the United States or any state thereof, and that I am authorized by the corporation to purchase this land.

PRINT YOUR NAME AND WRITE YOUR SIGNATURE BELOW IT. MARRIED WOMEN SHOULD SIGN THEIR GIVEN NAMES, i.e., MARY ELLEN JONES, NOT MRS. JOHN J. JONES.

BIDSAL Family Partnership
(Name of Individual or Corporation)
BIDSAL (SHAHRAM BIDSAL)
(Signature)

13701 GRAMERCY Place
(Address)

GARDENA CA 90249
(City) (State) (Zip)

(Name of Individual or Corporation)

(Signature)

(Address)

(City) (State) (Zip)

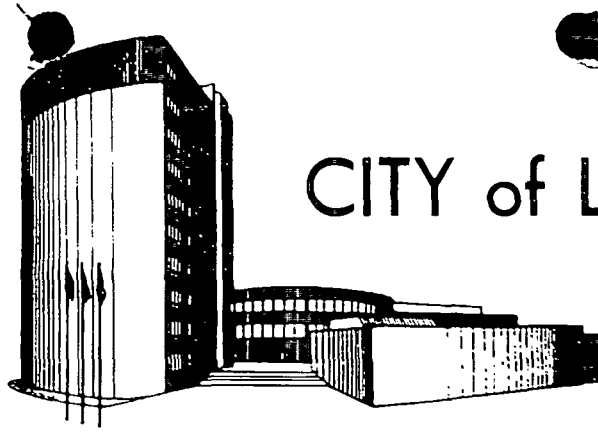
Address to which patent should be mailed:

13701 GRAMERCY Place GARDENA CA 90249
Address City State Zip

Phone Number you can be contacted at in case of questions: (213) 538-5000

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

January 25, 1991

Bidsal Family Partnership
13701 Gramercy Place
Gardena, California 90249

RE: Z-141-90 - ZONE CHANGE

Gentlemen:

The City Council at a regular meeting held January 2, 1991 APPROVED the request for reclassification of property located on the north side of Westcliff Drive, approximately 670 feet east of Durango Drive, from: N-U (Non-Urban), to: R-PD8 (Residential Planned Development), proposed use: Townhomes, subject to:

1. Construct a six foot high decorative wall set back for landscaping along Westcliff Drive as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 30 feet on center with boulders, shrubs, berms and ground cover in the street frontage planter as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. The emergency access gate at the northeast corner of the property shall conform to the Emergency Access Design Standards as required by the Department of Community Planning and Development.
4. Dedicate 60 feet of right-of-way for Westcliff Drive and the portion of the cul-de-sac adjacent to this site at the northeast corner of the property as required by the Department of Public Works.



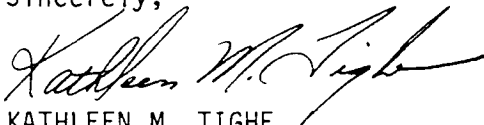
Bidsal Family Partnership
January 25, 1991
RE: Z-141-90 - ZONE CHANGE
Page 2.

5. Construct half-street improvements on Westcliff Drive and the south half of the future street cul-de-sac adjacent to this site at the northeast corner of the property as required by the Department of Public Works.
6. Increase both the emergency access gate and the ingress/egress driveways from Westcliff Drive to a minimum of 20 feet in width as required by the Department of Fire Services.
7. Conformance to the plot plan as amended by the above conditions.
8. Conformance to the building elevations.
9. Resolution of Intent with a twelve month time limit.
10. 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.
11. 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.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
13. Satisfaction of City Code requirements and design standards of all City departments.
14. Approval of the parking and driveway plans by the Traffic Engineer.
15. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.

Bidsal Family Partnership
January 25, 1991
RE: Z-141-90 - ZONE CHANGE
Page 3.

17. Provision of fire hydrants and water flow as required by the Department of Fire Services.
18. 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. Jeff Chain
4859 Rollingwood
Las Vegas, Nevada 89121

Bidsal Family Partnership
461 S. Wetherly Drive
Beverly Hills, California 90211

JANUARY 2, 1991

AGENDA*City of Las Vegas*

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 75

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)J. ZONE CHANGE - PUBLIC HEARING9. Z-141-90 - Bidsal Family
Partnership

Request for reclassification of property located on the north side of Westcliff Drive, approximately 670 feet east of Durango Drive.

From: N-U (Non-Urban)

To: R-PD8 (Residential
Planned
Development)

Proposed Use: TOWNHOMES

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

1. Construct a six foot high decorative wall set back for landscaping along Westcliff Drive as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 30 feet on center with boulders, shrubs, berms and ground cover in the street frontage planter as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. The emergency access gate at the northeast corner of the property shall conform to the Emergency Access Design Standards as required by the Department of Community Planning and Development.
4. Dedicate 60 feet of right-of-way for Westcliff Drive and the portion of the cul-de-sac adjacent to this site at the northeast corner of the property as required by the Department of Public Works.

RECEIVED

[Signature]

ADAMSEN - APPROVED as recommended subject to the conditions

UNANIMOUS (MILLER excused)

Clerk to Notify and Planning to Proceed

JEFF CHAIN, 4059 Rollingwood, was present to answer any questions.

COUNCILMAN ADAMSEN stated the developer came to him and talked to him about the project and that he had directed Mr. Chain to the Westcliff Property Owners Association with whom he met. The developer made a few minor changes, some additional landscaping on Westcliff to match up with the Angels Apartments and one-story buildings in the front. COUNCILMAN ADAMSEN said it was his understanding it is a for-sale project.

MR. CHAIN stated the units will be priced from \$120,000 to \$150,000 and they already have their financing in place.

ABE MAYHAN, Westcliff Property Owners Association, thanked the developer for getting involved early with their association. Although he does not agree with everything about the project, it comes a lot closer than most. In particular, he asked Mr. Chain about the possibility of bike lanes being put in along Westcliff. Mr. Chain agreed to do so. MR. MAYHAN asked if this could be a precedent to get bike lanes included in future projects.

MAYOR LURIE stated that the City is working on a bike lane plan now which he recommended to staff and it is being done through the Regional Transportation so that bike lanes will be added throughout the City.

MR. MAYHAN asked if he could receive a copy of that for the Master Plan Committee and ACTING CITY MANAGER BARTON stated that the Traffic and Parking Commission just reviewed the Public Works proposal for bike paths and plans throughout the City and it will be before the Council shortly. He will provide a copy to Mr. Mayhan.

No one appeared in opposition.

CITY COUNCIL MINUTES

MEETING OF

JANUARY 2, 1991

AGENDA

City of Las Vegas

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 76

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)J. ZONE CHANGE - PUBLIC HEARING9. Z-141-90 - Bidsal Family
Partnership (continued)

5. Construct half-street improvements on Westcliff Drive and the south half of the future street cul-de-sac adjacent to this site at the northeast corner of the property as required by the Department of Public Works.

6. Increase both the emergency access gate and the ingress/egress driveways from Westcliff Drive to a minimum of 20 feet in width as required by the Department of Fire Services.

7. Conformance to the plot plan as amended by the above conditions.

8. Conformance to the building elevations.

9. Standard conditions 1, 3-8 and 10-12.

Staff Recommendation: APPROVAL

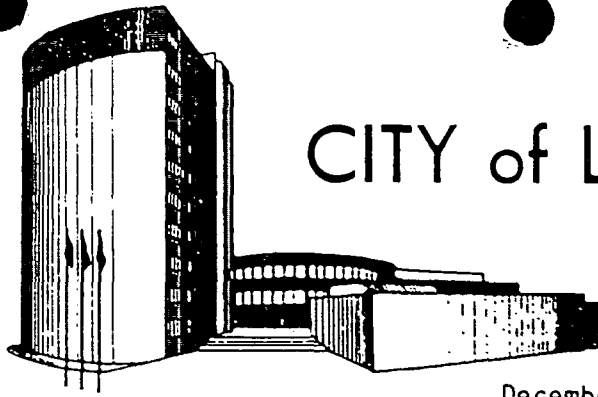
PROTESTS: 0

APPROVED - See Page 75.

RECEIVED
JAN 3 1991
CITY CLERK

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

December 18, 1990

Bidsal Family Partnership
13701 Gramercy Place
Gardena, California 90249

RE: Z-141-90 - ZONING RECLASSIFICATION

Gentlemen:

Your request for reclassification of property located on the north side of Westcliff Drive, approximately 670 feet east of Durango Drive, from N-U Zone to R-PD8 Zone, was considered by the Planning Commission on December 13, 1990.

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

1. Construct a six foot high decorative wall set back for landscaping along Westcliff Drive as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 30 feet on center with boulders, shrubs berms and ground cover in the street frontage planter as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. The emergency access gate at the northeast corner of the property shall conform to the Emergency Access Design Standards as required by the Department of Community Planning and Development.
4. Dedicate 60 feet of right-of-way for Westcliff Drive and the portion of the cul-de-sac adjacent to this site at the northeast corner of the property as required by the Department of Public Works.
5. Construct half-street improvements on Westcliff Drive and the south half of the future street cul-de-sac adjacent to this site at the northeast corner of the property as required by the Department of Public Works.

- Continued -



TO: Bidsal Family Partnership
RE: Z-141-90 - Zoning Reclassification

December 18, 1990
Page Two

6. Increase both the emergency access gate and the ingress/egress driveways from Westcliff Drive to a minimum of 20 feet in width as required by the Department of Fire Services.
7. Conformance to the plot plan as amended by the above conditions.
8. Conformance to the building elevations.
9. Resolution of Intent with a twelve month time limit.
10. 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.
11. 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.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
13. Satisfaction of City Code requirements and design standards of all City departments.
14. Approval of the parking and driveway plans by the Traffic Engineer.
15. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
17. Provision of fire hydrants and water flow as required by the Department of Fire Services.
18. 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.

TO: Bidsal Family Partnership
RE: Z-141-90 - Zoning Reclassification

December 18, 1990
Page Three

This item will be considered by the City Council on January 2, 1991, at 2:00 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. Jeff Chain
4859 Rollingwood
Las Vegas, Nevada 89121

Bidsal Family Partnership
461 S. Wetherly Drive
Beverly Hills, California 90211

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

51. Z-141-90

Applicant: BIDSAL FAMILY PARTNERSHIP
Application: Zoning Reclassification
From: N-U
To: R-PD8
Location: North side of Westcliff Drive, approximately 670 feet east of Durango Drive
Proposed Use: Townhomes
Size: 5.2 Acres

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Construct a six foot high decorative wall set back for landscaping along Westcliff Drive as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 30 feet on center with boulders, shrubs, berms and ground cover in the street frontage planter as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. The emergency access gate at the northeast corner of the property shall conform to the Emergency Access Design Standards as required by the Department of Community Planning and Development.
4. Dedicate 60 feet of right-of-way for Westcliff Drive and the portion of the cul-de-sac adjacent to this site at the northeast corner of the property as required by the Department of Public Works.
5. Construct half-street improvements on Westcliff Drive and the south half of the future street cul-de-sac adjacent to this site at the northeast corner of the property as required by the Department of Public Works.
6. Increase both the emergency access gate and the ingress/egress driveways from Westcliff Drive to a minimum of 20 feet in width as required by the Department of Fire Services.
7. Conformance to the plot plan as amended by the above conditions.
8. Conformance to the building elevations.
9. Standard Conditions 1, 3 - 8 and 10 - 12.

PROTESTS: 1

NOTICES MAILED: 120

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

MR. GENZER stated this request is for a one and two-story 40 unit townhouse project at a density of 7.68 dwelling units per acre. A row of single story units are oriented toward Westcliff Drive along the south property line. The elevations show stucco exteriors with tile roofs. The on-site amenities consist of a swimming pool, spa and recreation vehicle storage area at the northwest corner of the site. Access is via an island divided driveway from Westcliff Drive and a crash gate from a cul-de-sac at the northeast corner of the property. There will be ample parking for autos and recreation vehicles. Staff recommended approval, subject to the conditions.

JEFF CHAIN, 4859 Rollingwood Circle, appeared and represented the owner. They met with the homeowners association. As a result they have reduced the density on Westcliff Drive and the two-stories down to one story on the front units. He concurred with staff's conditions.

No one appeared in opposition.

To be heard by the City Council on 1/2/91.

(11:43-11:48)

CITY COUNCIL MINUTES

MEETING OF

JANUARY 2, 1991

AGENDA*City of Las Vegas*

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)J. ZONE CHANGE - PUBLIC HEARING9. Z-141-90 - Bidsal Family
Partnership

Request for reclassification of property located on the north side of Westcliff Drive, approximately 670 feet east of Durango Drive.

From: N-U (Non-Urban)

To: R-PD8 (Residential
Planned
Development)

Proposed Use: TOWNHOMES

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

1. Construct a six foot high decorative wall set back for landscaping along Westcliff Drive as required by the Department of Community Planning and Development.
2. Install 24 inch box trees 30 feet on center with boulders, shrubs, berms and ground cover in the street frontage planter as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. The emergency access gate at the northeast corner of the property shall conform to the Emergency Access Design Standards as required by the Department of Community Planning and Development.
4. Dedicate 60 feet of right-of-way for Westcliff Drive and the portion of the cul-de-sac adjacent to this site at the northeast corner of the property as required by the Department of Public Works.

CITY COUNCIL MINUTES

MEETING OF

JANUARY 2, 1991

AGENDA

City of Las Vegas

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)

J. ZONE CHANGE - PUBLIC HEARING

9. Z-141-90 - Bidsal Family
Partnership (continued)

5. Construct half-street improvements on Westcliff Drive and the south half of the future street cul-de-sac adjacent to this site at the northeast corner of the property as required by the Department of Public Works.

6. Increase both the emergency access gate and the ingress/egress driveways from Westcliff Drive to a minimum of 20 feet in width as required by the Department of Fire Services.

7. Conformance to the plot plan as amended by the above conditions.

8. Conformance to the building elevations.

9. Standard conditions 1, 3-8 and 10-12.

Staff Recommendation: APPROVAL

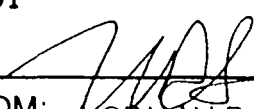
PROTESTS: 0

JANUARY 2, 1991

AGENDA DOCUMENTATION

Date: _____

TO:
The City Council

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

SUBJECT: ITEM X.J.9. - ZONE CHANGE - Z-141-90 - Bidsal Family Partnership

PURPOSE/BACKGROUND

This is a request to reclassify a 5.2 acre parcel from N-U to R-PD8 for a 40 unit one and two-story townhouse project at a density of 7.68 dwelling units per gross acre. A row of single-story units are oriented toward Westcliff Drive along the south property line. Elevations indicate stucco exteriors with tile roofs. Amenities include a swimming pool, spa and a recreation vehicle storage area at the northwest corner of the site.

There is vacant N-U to the north and east and to the south is a single family development in an R-CL zone. An apartment development exists to the west in an R-PD16 zone.

Access to the development is from an island divided driveway from Westcliff Drive. An emergency access gate is indicated along a proposed cul-de-sac at the northeast corner of the property. There are 120 parking spaces proposed which exceeds the minimum 60 required spaces. Six foot high decorative block walls are proposed on the north and east property lines. A decorative wall is also proposed along Westcliff Drive, set back for a landscape planter of varying width.

At the Planning Commission meeting, staff indicated the project is in conformance with the General Plan and recommended approval. The Planning Commission concurred.

General Plan Conformance: Yes. Conforms with the low density (3-6 dwelling units per acre) or medium low density (6-12 dwelling units per acre) residential land uses proposed on the General Plan amendment approved by the City Council in 1988.

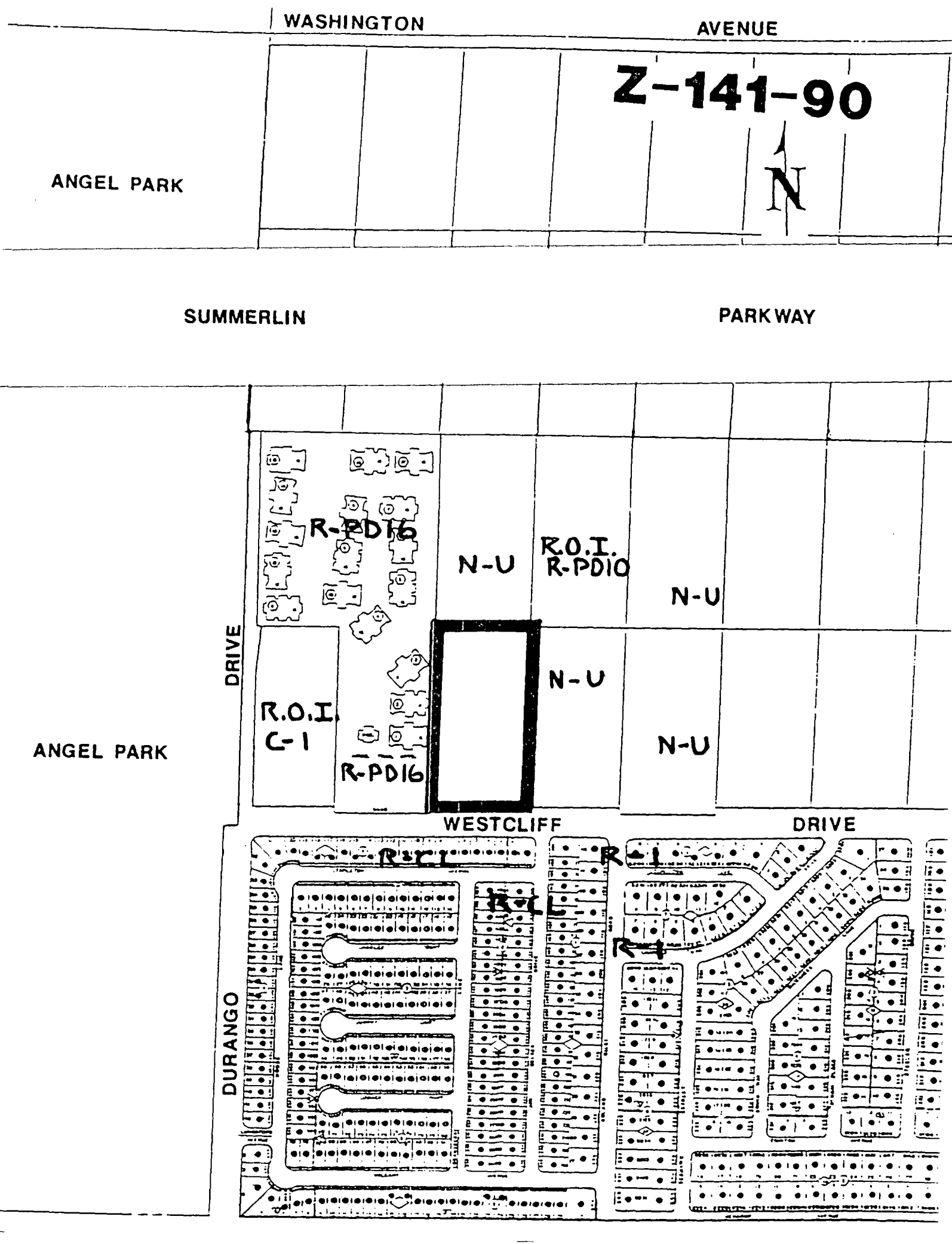
Planning Commission Recommendation: APPROVAL (6-0 vote)

Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP

CITY COUNCIL MINUTES
MEETING OF
JANUARY 2, 1991



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

December 11, 1990

Bidsal Family Partnership
13701 Gramercy Place
Gardena, California 90249

RE: Z-141-90 - ZONING RECLASSIFICATION

Dear Applicant:

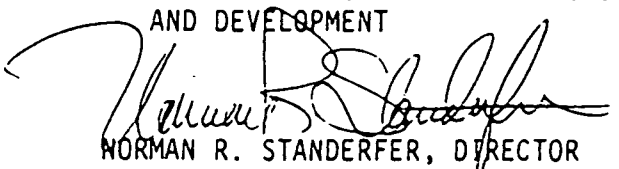
Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on December 13, 1990. Due to an asbestos abatement program this meeting, which will be held at 7:00 P.M., has been moved to Rooms 201 and 202 of the Cashman Field Center, 850 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. Jeff Chain
4859 Rollingwood
Las Vegas, Nevada 89121

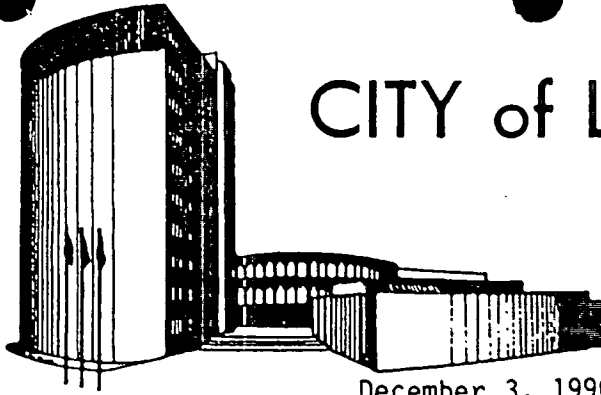
Bidsal Family Partnership
461 S. Wetherly Drive
Beverly Hills, California 90211



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

ACTING CITY MANAGER
RANDALL H. WALKER



CITY of LAS VEGAS

December 3, 1990

Bidsal Family Partnership
13701 Gramercy Place
Gardena, California 90249

RE: Z-141-90 - ZONING RECLASSIFICATION

Dear Applicant:

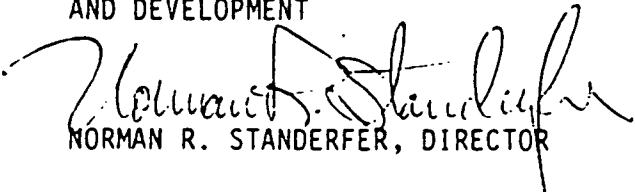
Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on December 13, 1990. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of Staff's recommendations and any conditions related to your application may be obtained on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 386-6301.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure

cc: Mr. Jeff Chain
4859 Rollingwood
Las Vegas, Nevada 89121

Bidsal Family Partnership
461 S. Wetherly Drive
Beverly Hills, California 90211



**CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM**

DATE

November 30, 1990

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

CK 

SUBJECT:

Z-141-90
Bidsal Family Partnership

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. Right-of-way to be dedicated: 60' for Westcliff Drive, and the portion of the cul-de-sac bulb adjacent to this site.
2. Construct half-street improvements on Westcliff Drive and construct the south half of the future street cul-de-sac adjacent to this site.
3. Drainage plan and technical drainage study required to be submitted and approved prior to issuance of grading or building permits.
4. We question whether this layout will provide proper turning radii for fire emergency vehicles.
5. Condition #7 (driveways) is required.

A
PLANNING AND
DEC 3 1990
DEVELOPMENT

MEMO

DATE 11-21-90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-141-90

☐ 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: _____

CRASH GATE WILL NEED TO BE A
MINIMUM OF 20' FEET UFC 10.207

FRONT ENTRANCE NEED TO BE 20 FEET
UFC 10.207

Richard A. Bennis
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

COMMUNITY PLANNING AND
DEVELOPMENT
NOV 20 1990

INTER-OFFICE MEMORANDUM

11/13/90

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-141-90

APPLICANT: BIDSAL FAMILY PARTNERSHIPFROM: N-U TO: R-PDS

COPIES TO:

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

NORTH SIDE WESTCLIFF DRIVE,
BETWEEN CIMARRON ROAD AND
DURANGO DRIVE.

Parcel No.:

NOT ASSIGNED.

Proposed Use:

TOWNHOMES

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

Attachment: (Plot Plan)

M.J. 11/16/90