

Planning & Development Department
Scanning Cover Sheet

Case No Z-0143-90

APN 138-22-316-015

Location S of Lake Mead, E of Buffalo

Applicant Western Properties Associates, #1

Subject

Reclassification of property legally
described as a portion of the NW 1/4 of the
SW 1/4 of Section 22, Township 20 South,
Range 60 East, MDB&M.



THE HISTORY

File: Z-143-90

DATE	MEETING	ACTION	INITIAL
12/13/70	PC	App	
		App	
4/27/71	SA	ORD.	RA

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
11.	_____	_____
12.	_____	_____
13.	_____	_____
14.	_____	_____
15.	_____	_____
16.	_____	_____
17.	_____	_____
18.	_____	_____
19.	_____	_____
20.	_____	_____

FILE NO.: Z-143-90

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-143-90

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 - UNDER RESOLUTION OF INTENT
TO R-3)
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: PHYSICAL REHABILITATION HOSPITAL

APPLICANT: WESTERN PROPERTIES ASSOCIATES, #1

PROPERTY LOCATION: SOUTH SIDE OF LAKE MEAD BOULEVARD, EAST
OF BUFFALO DRIVE

PROPERTY DESCRIPTION: A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$)
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION
22, 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.

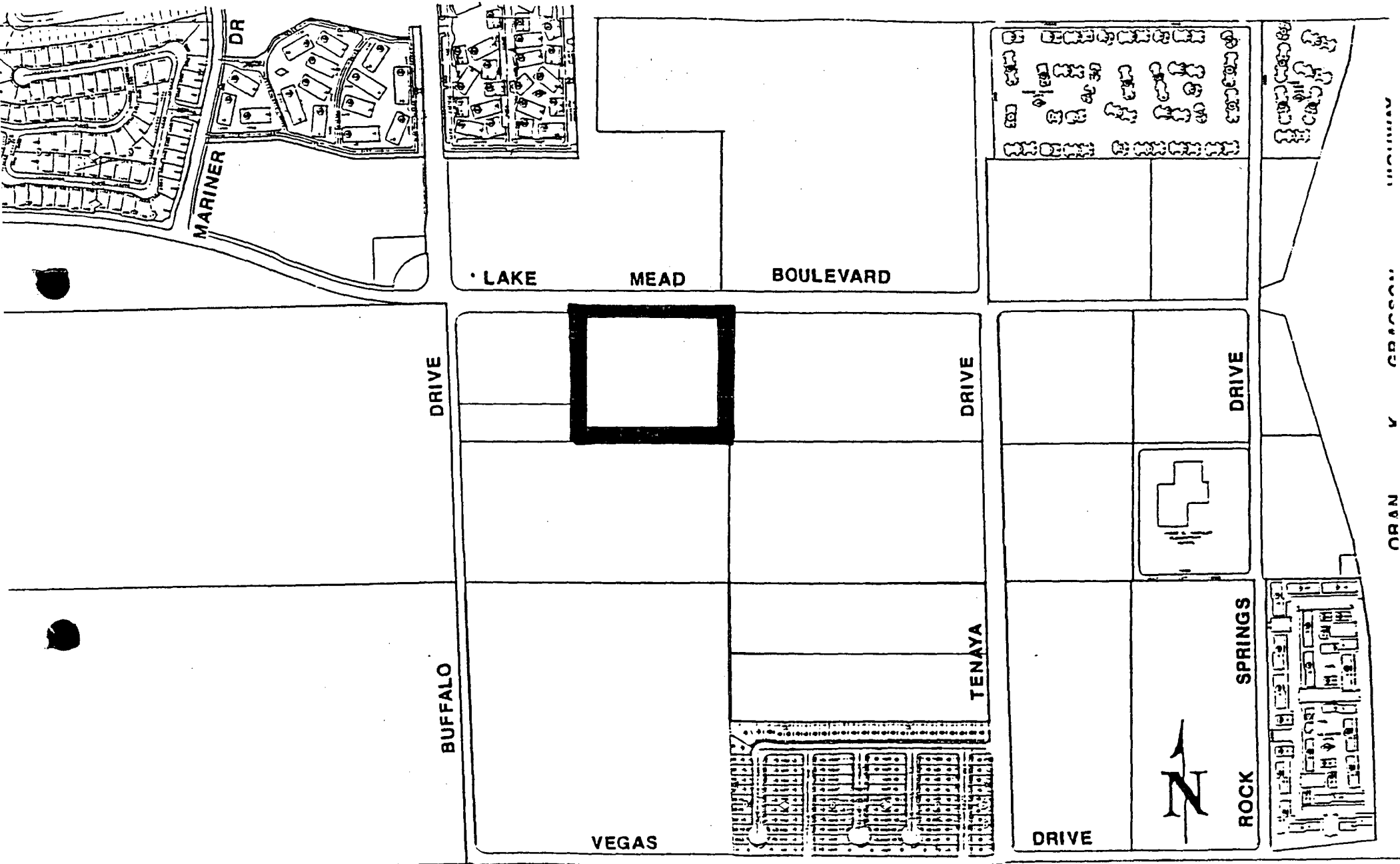


DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

A handwritten signature in black ink, reading "Norman R. Standerfer".

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE



Z-143-90

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 386-6301

Ext. _____

I. D. Code Z-143-90

Date to Be Completed _____

Remarks _____

Information Needed:

1. Labels ☒ XXXNo. of Sets ☐ 1

4

2. Print Format:

No Print (A) ☐

V

Name, Address, Legal Description (G) ☒ XX

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

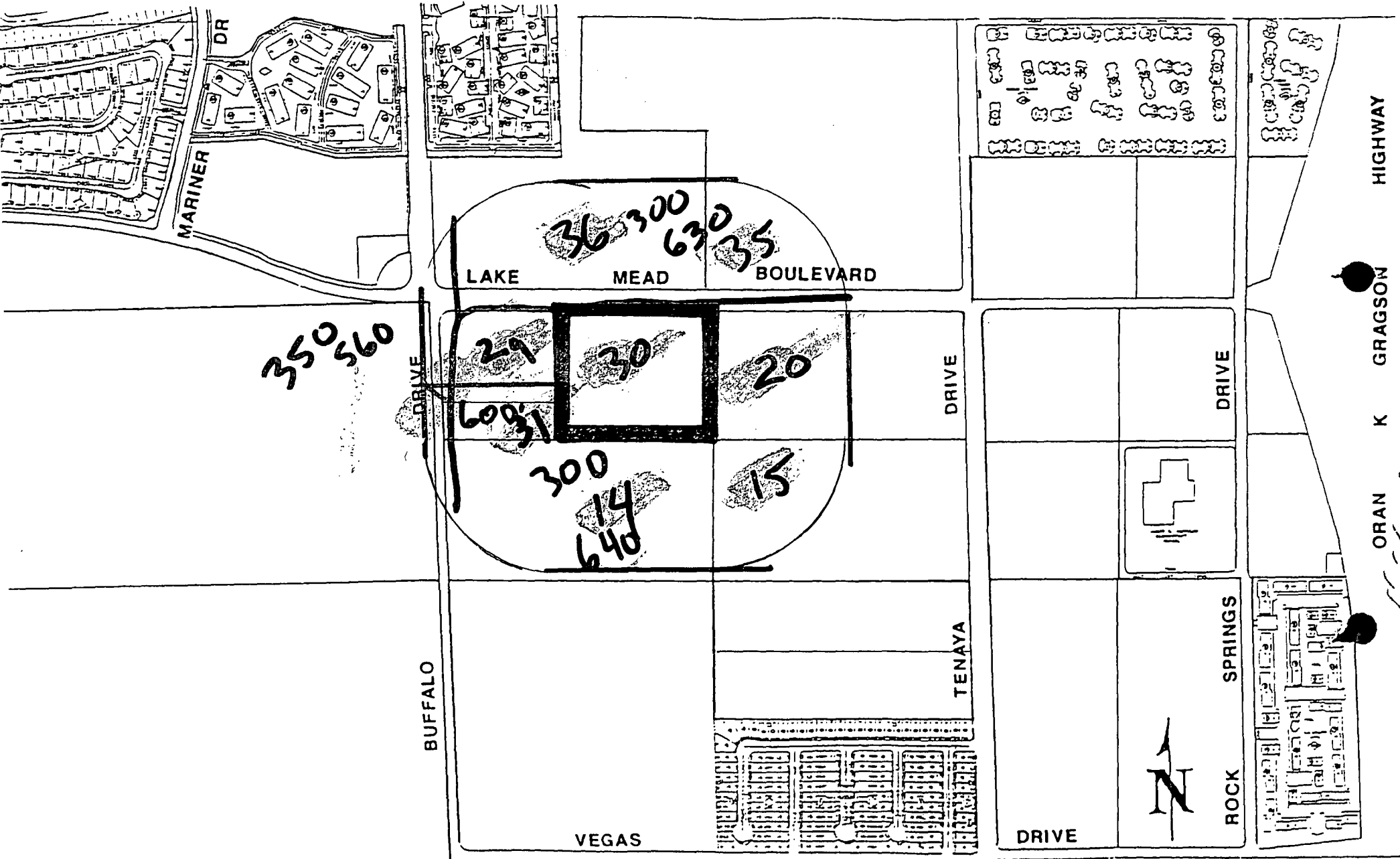
4. Selection by Partial Parcel Number; Parcel Bk (3 char.) Page (5 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

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
300	63	0	035												
	↓	↓	036												
	64	0	014												
			015												
			020												
			029												
↓	↓	↓	031												
350	56	0													
— END —															

Assessor Approval _____

Billing No. _____





Z-143-90

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-143-90

MEETING: CITY PLANNING COMMISSION
DATE: DECEMBER 13, 1990
TIME: 7:00 P.M.
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CASHMAN FIELD CENTER
850 LAS VEGAS BOULEVARD NORTH
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CHANGE FROM: N-U (NON-URBAN - UNDER RESOLUTION OF INTENT
TO R-3)
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: PHYSICAL REHABILITATION HOSPITAL

APPLICANT: WESTERN PROPERTIES ASSOCIATES, #1

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OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION
22, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
M.D.B. & M.

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DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

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NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-143-90

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
NON-URBAN
CHANGE FROM: N-U (UNDER RESOLUTION OF INTENT TO R-3)
TO: C-1 (UNITED COMMERCIAL)
PROPOSED USE: ^{PHYSICAL IT} REHABILITATION HOSPITAL
APPLICANT: WESTERN PROPERTIES ASSOCIATES, #1

PROPERTY LOCATION: SOUTH SIDE OF LAKE MEAD BOULEVARD, EAST OF BUFFALO DRIVE

PROPERTY DESCRIPTION: A PORTION OF THE ~~NORTH HALF (N $\frac{1}{2}$)~~ ^{OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$)} OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 22, 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

11/29
11/29

WILLIAMS

SCHLEGEL

JLS 11-29

SIZE: 7.2 ACRES

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

MAIL NOTICE ON 11/30/90.

TO:	BUILDING & SAFETY - MIKE TRAASDAHL ✓ ELECTRICAL SERVICES- GEORGE FERRIS ✓ FIRE SERVICES - CHIEF JUDD ✓ PUBLIC WORKS - ED BYRGE ✓ LAND DEVELOPMENT - CHUCK TURK ✓ DOWNTOWN REDEV. - BRAD PURCELL	FROM:	NORMAN R. STANDERFER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT:	ZONING RECLASSIFICATION: Z-143-90 APPLICANT: <u>WESTERN PROP. ASSOCIATES #1</u> FROM: <u>N-4(ROT R-3)</u> TO: <u>C-1</u>	COPIES TO:	

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

SOUTH SIDE OF LAKE MEAD BLVD. ;
EAST OF BUFFALO DR.

Parcel No.: 300-640-030

Proposed Use: REHABILITATION HOSPITAL

CITY PLANNING COMMISSION MEETING: 12/13/90

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

Attachment: (Plot Plan)

CLV 7007

IN DOWNTOWN REDEVELOPMENT AREA?:	YES	NO
		X
SPECIAL NOTICE REQUIRED?:	YES	NO
		X
IF YES:		
CHECKED BY:	BEN	DATE 11/15/90
GENERAL RECEIPT NO.	103302	CASE NO. Z-143-90
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
~~N-U~~ resolution of intent
for R-3 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:

A portion of the NW¼ of SW¼ of Section 22, T.20S, R. 60E,
M.D.M., City of Las Vegas, Clark County, Nevada

Assessor's Parcel Number: 300-640-030

OWNER'S AFFIDAVIT

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

STATE OF NEVADA)
COUNTY OF CLARK)

(I,We), Western Properties, A.R. Levy, Trustee
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.

A.R. Levy, Trustee
(SIGNATURE)

720 South 4th Street, Suite 305
MAILING ADDRESS

388-1510
PHONE NUMBER

Las Vegas, Nevada 89101
CITY STATE ZIP

SIGNATURE OF OWNER OF RECORD

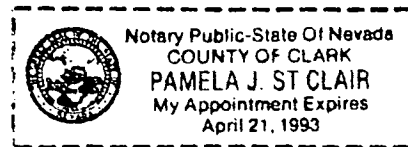
MAILING ADDRESS

PHONE NUMBER

CITY STATE ZIP

Subscribed and sworn to before me this 15TH day of NOVEMBER, 1990.

Pamela J. St. Clair
Notary Public in and for said County and State.
4/21/93
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.: 103302

Case No. 2-143-90
Meeting Date 12/13/90

Received by: BEN
Date: 11/15/90

7 0 5 2 2 0 1 0 5 1
GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ALVIN M. LEVY AND LOIS LEVY, husband and wife

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
 Sell and Convey to WESTERN PROPERTIES ASSOCIATES, #1 A Nevada General Partnership

all that real property situated in the _____ County of CLARK

State of Nevada, bounded and described as follows:

THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST
 QUARTER (SW¼) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

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

Witness OUR hand S this 16th day of APRIL, 1987

STATE OF NEVADA }
 COUNTY OF CLARK } SS.

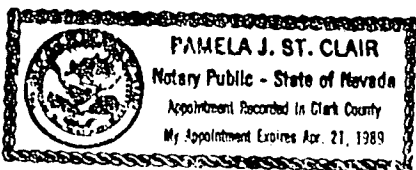
ALVIN M. LEVY
LOIS LEVY

On APRIL 16, 1987
 personally appeared before me, a Notary Public, _____
ALVIN M. LEVY &
LOIS LEVY

who acknowledged that he y executed the above
 instrument.

Signature Pamela J. St. Clair
 (Notary Public)

(Notarial Seal)



ESCROW NO.) 87-63968-KJ
 ORDER NO.)
 WHEN RECORDED MAIL TO: WESTERN PROPERTIES ASSO.
% 720 SOUTH 4th STREET, SUITE 305 L.V. NV. 89101

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

A LEVY
 05/29/87 13:46 NA1
 OFFICIAL RECORDS
 BOOK: 870529 INST: 01054
 FEE: 5.00 RPTT: EX#405

VARGAS & BARTLETT
ATTORNEYS AT LAW

SEVENTH FLOOR
3800 HOWARD HUGHES PARKWAY

LAS VEGAS, NEVADA 89109

(702) 792-7000

FAX (702) 796-7181

CABLE: VARBADIX

GEORGE L. VARGAS (1909-1985)
JOHN C. BARTLETT (1910-1982)
JAMES P. LOGAN (1920-1984)

RENO OFFICE
THIRD FLOOR
201 WEST LIBERTY STREET
POST OFFICE BOX 281
RENO, NEVADA 89504
(702) 786-5000
FAX (702) 786-1177

ROBERT W. MARSHALL
JOHN C. RENSCHAW
ALBERT F. PAGNI
FREDERIC R. STARICH
H. GREGORY NASKY
JOHN P. SANDE, III
THOMAS F. KUMMER
JOHN R. FOWLER
CHRISTOPHER L. KAEMPFER
PHILLIP W. BARTLETT
MARTHA J. ASHCRAFT
SCOTT A. GLOGOVAC
MICHAEL A. IGLESIAS
MICHAEL J. BONNER
LINDA A. BOWMAN
MARK A. KEMP
DAVID S. McELROY
VONN J. JENKINS
NICHOLAS F. FREY

OF COUNSEL
MEAD DIXON

MICHAEL R. KEALY
JOHN N. BREWER
VON S. HEINZ
C. THOMAS BURTON, JR.

DAVID A. HARRIS
LARRY R. BIANUCCI
MICHAEL A. ROSENAUER
GERALD D. WAITE
PHILIP C. VAN ALSTYNE
KAREN M. AYARBE
ELLIOTT R. EISNER
J. WILLIAM EBERT
JEFFREY J. WHITEHEAD
SHARI A. CASSIN
CHRISTOPHER D. PHIPPS
REW R. GOODENOW
PAUL J. LAL
GEORLEN K. SPANGLER
DEBRA B. ROBINSON
BRUCE L. GALE

November 15, 1990

WRITER'S DIRECT DIAL NUMBER

HAND DELIVERED

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

Re: Zone Change near the Southeast Corner
of Buffalo Drive and Lake Mead Boulevard/
Property Owned by Western Properties I,
A.R. Levy, Trustee

Dear Mr. Williams:

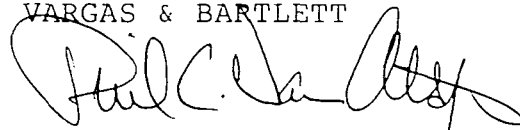
Submitted herewith is our application for a zone change affecting a parcel located near the Southeast corner of Buffalo Drive and Lake Mead Boulevard. It is our understanding that the present zoning for this property is N-U under resolution of intent for R-3. This application is to request that zoning be changed to C-1 for the permitted use of constructing and operating a recovery hospital at that location.

This also confirms that this application will be considered by the City Planning Commission at their regularly held meeting scheduled for December 13, 1990.

Thank you very much for your assistance in this matter. Please do not hesitate to contact us should you have any questions or comments regarding the above.

Sincerely yours,

VARGAS & BARTLETT



Philip C. Van Alstyne

PCV:amp
cc: Christopher L. Kaempfer
Tom Pease
Al Levy

INTER-OFFICE MEMORANDUM

Date

JUNE 24, 1992

TO:

Val Steed
Chief Civil Deputy City Attorney

FROM:

 Richard L. Williams, Chief
Current Planning Division
Community Planning and Development

SUBJECT:

Request for Ordinance

COPIES TO:

Clark County Assessor
Jim Robison
Les Comeau
File

Please prepare an Ordinance to rezone the following:

Z-143-90 From N-U to C-1

Legally described as Lot 2 of Parcel Map filed in File 61, Page 75 of Parcel Maps (PM-35-89) excepting the westerly 239 feet.

Subject to:

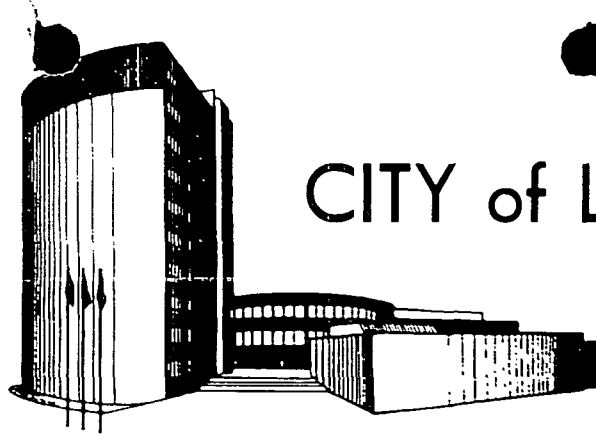
1. The facility shall be used as a physical rehabilitation hospital and shall not be operated as a "Special Care Facility" for drug, alcohol, and psychiatric rehabilitation.
2. Install landscaping along Lake Mead Boulevard in accordance with the Landscaping Plan adopted by the City Council on November 2, 1988.
3. Install 24 inch box drought tolerant evergreen trees 30 feet on center along the south line in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development.
4. Construct a six foot high block wall on the south and east property lines as required by the Department of Community Planning and Development.
5. Contribute \$15,000 prior to the issuance of building permits to partially fund a traffic signal system (\$10,000) at the intersection of Buffalo Drive and Lake Mead Boulevard and to partially fund the Buffalo Channel drainage structure (\$5,000) under Lake Mead Boulevard as required by the Department of Public Works.
6. Construct half-street improvements on Lake Mead Boulevard as required by the Department of Public Works.

7. Prior to completion of on-site improvements extend public sewer from Lake Mead Boulevard to the southeast corner of this property and provide public sewer easements for all public sewers not located within public street rights-of-way as required by the Department of Public Works.
8. The underlying Resolution of Intent on the property is expunged upon approval of this application.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.
12. 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.

RLW:lm

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

January 25, 1991

Mr. Al Levy
Western Properties Associates, #1
720 South Fourth Street, Suite 305
Las Vegas, Nevada 89101

RE: Z-143-90 - ZONE CHANGE

Dear Mr. Levy:

The City Council at a regular meeting held January 2, 1991 APPROVED the request for reclassification of property located on the south side of Lake Mead Boulevard, east of Buffalo Drive, from: N-U (Non-Urban) (under Resolution of Intent to R-3), to: C-1 (Limited Commercial), proposed use: Physical Rehabilitation Hospital, subject to:

1. The facility shall be used as a physical rehabilitation hospital and shall not be operated as a "Special Care Facility" for drug, alcohol and psychiatric rehabilitation.
2. Install landscaping along Lake Mead Boulevard in accordance with the Landscaping Plan adopted by the City Council on November 2, 1988.
3. Install 24 inch box drought tolerant evergreen trees 30 feet on center along the south line in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development.
4. Construct a six foot high block wall on the south and east property lines as required by the Department of Community Planning and Development.



Mr. Al Levy
Western Properties Associates, #1
January 25, 1991
RE: Z-143-90 - ZONE CHANGE
Page 2.

5. Contribute \$15,000 prior to the issuance of building permits to partially fund a traffic signal system (\$10,000) at the intersection of Buffalo Drive and Lake Mead Boulevard and to partially fund the Buffalo Channel drainage structure (\$5,000) under Lake Mead Boulevard as required by the Department of Public Works.
6. Construct half-street improvements on Lake Mead Boulevard as required by the Department of Public Works.
7. Prior to completion of on-site improvements extend public sewer from Lake Mead Boulevard to the southeast corner of this property and provide public sewer easements for all public sewers not located within public street rights-of-way as required by the Department of Public Works.
8. The underlying Resolution of Intent on the property is expunged upon approval of this application.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.
12. 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,

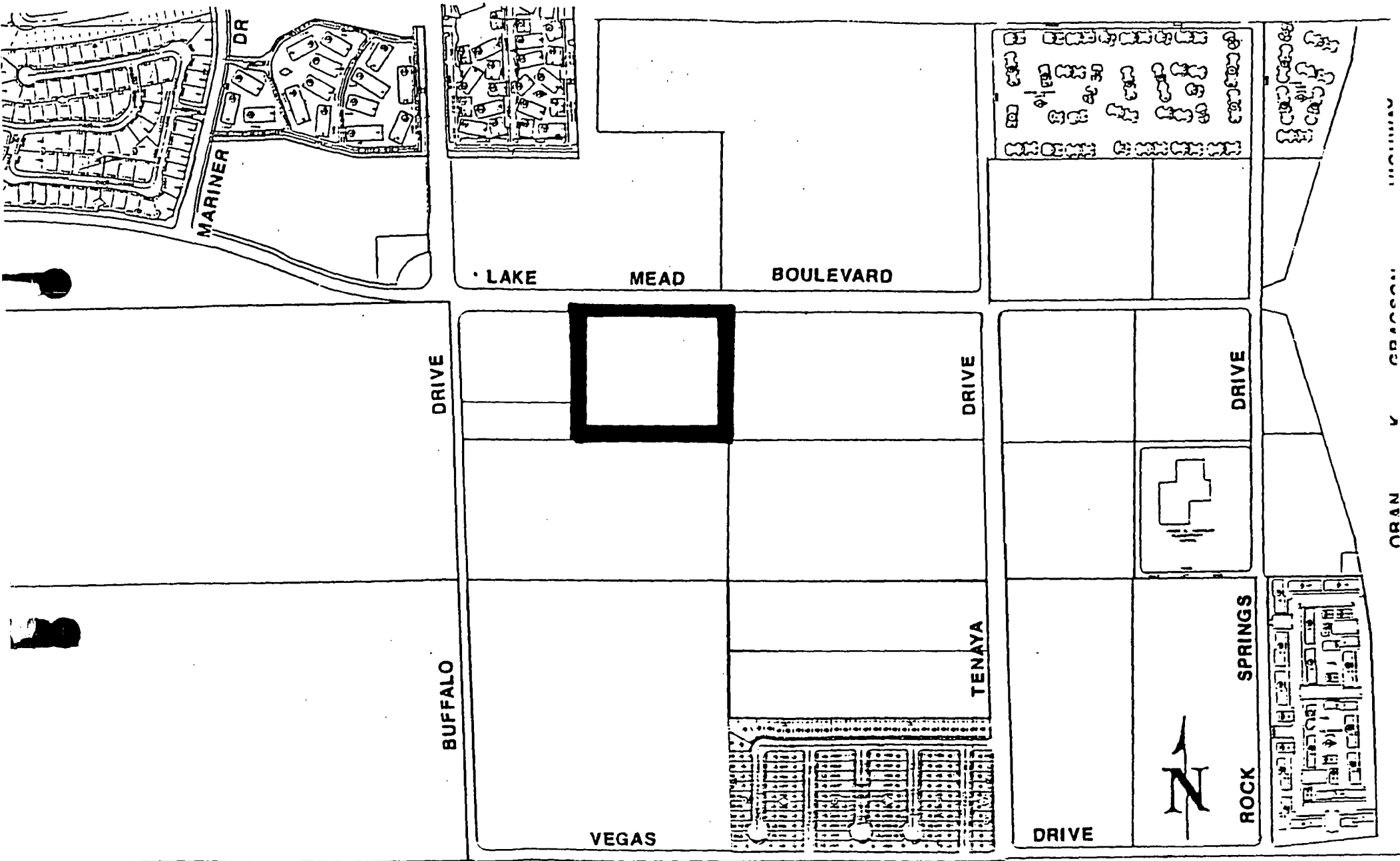


KATHLEEN M. TIGHE
City Clerk *KMT*

KMT:cmp

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

Mr. Philip C. VanAlstyne
Vargas & Bartlett
3800 Howard Hughes Parkway
Las Vegas, Nevada 89109



Z-143-90

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-143-90

MEETING: CITY PLANNING COMMISSION
DATE: DECEMBER 13, 1990
TIME: 7:00 P.M.
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CASHMAN FIELD CENTER
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CHANGE FROM: N-U (NON-URBAN - UNDER RESOLUTION OF INTENT
TO R-3)
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: PHYSICAL REHABILITATION HOSPITAL

APPLICANT: WESTERN PROPERTIES ASSOCIATES, #1

PROPERTY LOCATION: SOUTH SIDE OF LAKE MEAD BOULEVARD, EAST
OF BUFFALO DRIVE

PROPERTY DESCRIPTION: A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$)
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION
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M.D.B. & M.

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DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

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NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

AGENDA

City of Las Vegas

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 77

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)J. ZONE CHANGE - PUBLIC HEARING10. Z-143-90 - Western Properties
Associates #1

Request for reclassification of property located on the south side of Lake Mead Boulevard, east of Buffalo Drive.

From: N-U (Non-Urban)(under Resolution of Intent to R-3)

To: C-1 (Limited Commercial)

Proposed Use: P H Y S I C A L
REHABILITATION
HOSPITAL

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

1. The facility shall be used as a physical rehabilitation hospital and shall not be operated as a "Special Care Facility".
2. Install landscaping along Lake Mead Boulevard in accordance with the Landscaping Plan adopted by the City Council on November 2, 1988.
3. Install 24 inch box drought tolerant evergreen trees 30 feet on center along the south line in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development.
4. Construct a six foot high block wall on the south and east property lines as required by the Department of Community Planning and Development.

HIGGINSON - APPROVED subject to the conditions with the stipulation that the facility will not be used for drug, alcohol and psychiatric rehabilitation

Motion carried with Lurie abstaining because of his 10% ownership in Western Properties Associates #1 and Miller excused

Clerk to Notify and Planning to Proceed

CHRIS KAEMPFER of Vargas and Bartlett was present for the applicant and stated that the zone change has been requested for the construction of the Las Vegas Regional Rehabilitation Hospital. JEFF LOGAN of Rehabilitation Systems Company and GREG BORGEL were also present. MR. KAEMPFER presented a rendering of the establishment. The hospital will offer Las Vegas a free-standing rehabilitation facility with in-patient services not otherwise available in the state of Nevada. It will be a single story unit with a 60 bed facility manned by two to three full-time physicians with 70 to 80 employees during peak rehabilitation services. Victims of amputations, severe head injuries and other trauma neuro-muscular diseases and other rehabilitating diseases and injuries will receive first rate care. It is not a drug, alcohol or psychiatric rehabilitation center. There is no operating room, no emergency rooms, no ambulances bringing people back and forth with sirens blaring. This facility will be a credit to Las Vegas and all of Southern Nevada. MR. KAEMPFER stated they are aware this zone change does not on its face conform with the new Master Plan and that is the reason for staff's recommendation of denial. The use sought is compatible in this area because the property is located just 480 feet east of Lake Mead and Buffalo which will be a major intersection and the property immediately adjacent to it is already zoned C-1; this low-rise single story low density use is less dense and less onerous than that offered by committed R-3 zoning; the traffic generation is less than that which would be present in an R-3 development and its use is more akin of that of a professional rather than a commercial use. (CONTINUED ...)

MEETING OF
JANUARY 2, 1991**AGENDA***City of Las Vegas*

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 78

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)J. ZONE CHANGE - PUBLIC HEARING10. Z-143-90 - Western Properties
Associates #1 (continued)

5. Contribute \$15,000 prior to the issuance of building permits to partially fund a traffic signal system (\$10,000) at the intersection of Buffalo Drive and Lake Mead Boulevard and to partially fund the Buffalo Channel drainage structure (\$5,000) under Lake Mead Boulevard as required by the Department of Public Works.
6. Construct half-street improvements on Lake Mead Boulevard as required by the Department of Public Works.
7. Prior to completion of on-site improvements extend public sewer from Lake Mead Boulevard to the southeast corner of this property and provide public sewer easements for all public sewers not located within public street rights-of-way as required by the Department of Public Works.
8. The underlying Resolution of Intent on the property is expunged upon approval of this application.
9. Standard conditions 8 and 10-12.

Staff Recommendation: DENIAL

PROTESTS: 0

COUNCILMAN HIGGINSON asked staff if the recommendation for denial was based upon non-conformance of the Master Plan.

COUNCILMAN NOLEN asked for clarification of special care facility and does that include drug, alcohol and mental health. GREG BORGEL stated it was defined in the Ordinance. COUNCILMAN NOLEN stated that if that definition covers drug and alcohol rehab he would not have a problem with it and would like a stipulation that the facility will not include those services. MR. KAEMPFER agreed to that additional condition. JOHN SCHLEGEL read into the record the definition of a special care facility in the Ordinance.

Discussion followed concerning R-3 zoning which would allow up to 220 units in the net acreage and this facility will bring it down to a 60 bed facility. COUNCILMAN NOLEN asked if this would alter staff's recommendation. NORMAN STANDERFER, Director, Community Planning Department, stated they were going by the current Master Plan.

COUNCILMAN HIGGINSON made the approval motion subject to an additional condition that the facility will not be used for drug, alcohol and psychiatric rehabilitation; however, COUNCILMAN NOLEN said that **was** included in Condition No. 1. He also stated the reason for deviation from the Master Plan is the current construction of the interchange at US-95 and Lake Mead and the current commercial zoning already on the northwest corner of Buffalo and Lake Mead and the increase in traffic that road will be carrying and generating makes it appropriate for a commercial zoning.

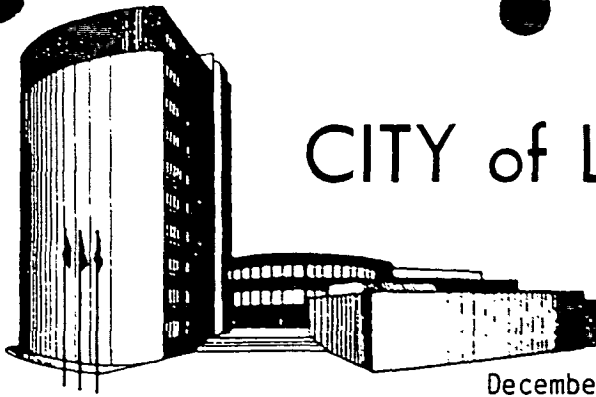
COUNCILMAN NOLEN stated his justification for deviation from the Master Plan is that in essence this is downgrading going from where in excess of 220 apartment units can be built right now down to a 60 bed facility.

COUNCILMAN ADAMSEN said he intends to support the motion because after his surgery almost a year ago he very well could have had need of such services and there was none available in the Valley and this facility is very much needed.

No one appeared in opposition.

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

December 18, 1990

Mr. Al Levy
Western Properties Associates, #1
720 South Fourth Street, Suite 305
Las Vegas, Nevada 89101

RE: Z-143-90 - ZONING RECLASSIFICATION

Gentlemen:

Your request for reclassification of property located on the south side of Lake Mead Boulevard, east of Buffalo Drive, from N-U Zone (under Resolution of Intent to R-3) to C-1 Zone, was considered by the Planning Commission on December 13, 1990.

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

1. The facility shall be used as a physical rehabilitation hospital and shall not be operated as a "Special Care Facility".
2. Install landscaping along Lake Mead Boulevard in accordance with the Landscaping Plan adopted by the City Council on November 2, 1988.
3. Install 24 inch box drought tolerant evergreen trees 30 feet on center along the south property line in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development.
4. Construct a six foot high block wall on the south and east property lines as required by the Department of Community Planning and Development.
5. Contribute \$15,000 prior to the issuance of building permits to partially fund a traffic signal system (\$10,000) at the intersection of Buffalo Drive and Lake Mead Boulevard and to partially fund the Buffalo Channel drainage structure (\$5,000) under Lake Mead Boulevard as required by the Department of Public Works.

- Continued -



TO: Mr. Al Levy
RE: Z-143-90 - Zoning Reclassification

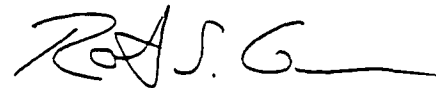
December 18, 1990
Page Two

6. Construct half-street improvements on Lake Mead Boulevard as required by the Department of Public Works.
7. Prior to completion of on-site improvements extend public sewer from Lake Mead Boulevard to the southeast corner of this property and provide public sewer easements for all public sewers not located within public street right-of-ways as required by the Department of Public Works.
8. The underlying Resolution of Intent on the property is expunged upon approval of this application.
9. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.
12. 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 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. Philip C. VanAlstyne
Vargas & Bartlett
3800 Howard Hughes Parkway
Las Vegas, Nevada 89109

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

54. Z-143-90

Applicant: WESTERN PROPERTIES ASSOCIATES, #1
 Application: Zoning Reclassification
 From: N-U (under Resolution of Intent to R-3)
 To: C-1
 Location: South side of Lake Mead Boulevard, east of Buffalo Drive
 Proposed Use: Physical Rehabilitation Hospital
 Size: 7.2 Acres

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

1. The facility shall be used as a physical rehabilitation hospital and shall not be operated as a "Special Care Facility."
2. Install landscaping along Lake Mead Boulevard in accordance with the Landscaping Plan adopted by the City Council on November 2, 1988.
3. Install 24 inch box drought tolerant evergreen trees 30 feet on center along the south line in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development.
4. Construct a six foot high block wall on the south and east property lines as required by the Department of Community Planning and Development.
5. Contribute \$15,000 prior to the issuance of building permits to partially fund a traffic signal system (\$10,000) at the intersection of Buffalo Drive and Lake Mead Boulevard and to partially fund the Buffalo Channel drainage structure (\$5,000) under Lake Mead Boulevard as required by the Department of Public Works.
6. Construct half-street improvements on Lake Mead Boulevard as required by the Department of Public Works.
7. Prior to completion of on-site improvements extend public sewer from Lake Mead Boulevard to the southeast corner of this property and provide public sewer easements for all public sewers not located within public street right-of-ways as required by the Department of Public Works.

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

MR. GENZER stated this request is for a single story 70,000 square foot physical rehabilitation hospital. The elevations depict stucco exteriors with a standing seam metal roof. Access is via three driveways on Lake Mead Boulevard. The 156 parking spaces are adequate. This is not in conformance with the General Plan. Staff recommended denial.

ATTY. PHILLIP VAN ALSTYNE, Bargas and Bartlett, appeared and represented Rehab Systems. This is a 60 bed rehabilitation hospital. It will not be used for drug addicts, alcoholics, mental illness. There is a need for this type of facility in Las Vegas. Most of these patients will be post surgery and enable them to stay locally. This is compatible with the zoning. It is a low-rise building. There will be approximately 160 persons employed at the facility.

No one appeared in opposition.

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

(11:48-12:01)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

PHONE 386-6301

COMMISSION ACTION

54. Z-143-90 (CONTINUED)

- 8. The underlying Resolution of Intent on the property is expunged upon approval of this application.
- 9. Standard Conditions 8 and 10 - 12.

PROTESTS: 0

NOTICES MAILED: 4

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 HEARING10. Z-143-90 - Western Properties
Associates #1

Request for reclassification of property located on the south side of Lake Mead Boulevard, east of Buffalo Drive.

From: N-U (Non-Urban)(under Resolution of Intent to R-3)

To: C-1 (Limited Commercial)

Proposed Use: P H Y S I C A L
REHABILITATION
HOSPITAL

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

1. The facility shall be used as a physical rehabilitation hospital and shall not be operated as a "Special Care Facility".
2. Install landscaping along Lake Mead Boulevard in accordance with the Landscaping Plan adopted by the City Council on November 2, 1988.
3. Install 24 inch box drought tolerant evergreen trees 30 feet on center along the south line in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development.
4. Construct a six foot high block wall on the south and east property lines as required by the Department of Community Planning and Development.

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

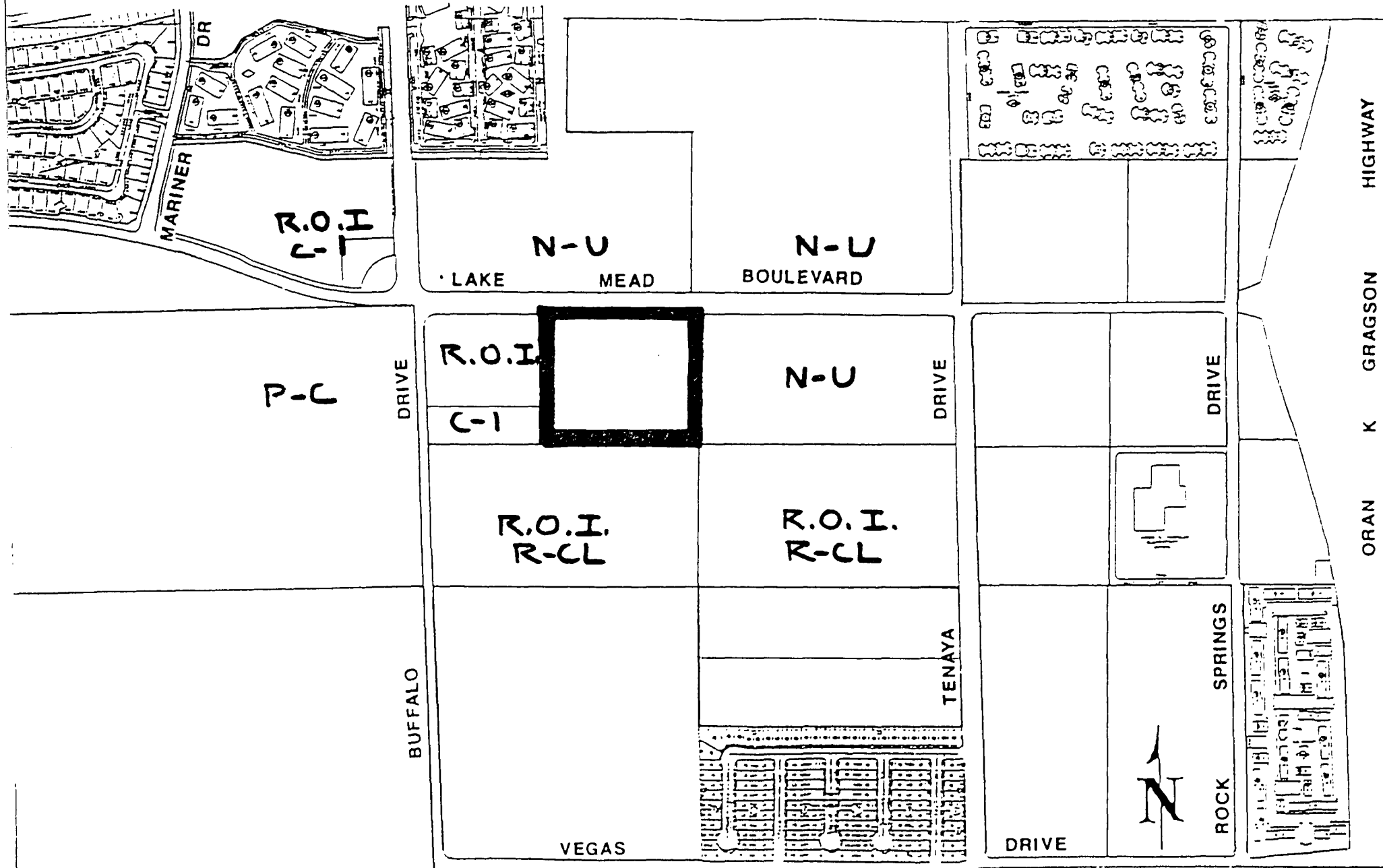
ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)J. ZONE CHANGE - PUBLIC HEARING10. Z-143-90 - Western Properties
Associates #1 (continued)

5. Contribute \$15,000 prior to the issuance of building permits to partially fund a traffic signal system (\$10,000) at the intersection of Buffalo Drive and Lake Mead Boulevard and to partially fund the Buffalo Channel drainage structure (\$5,000) under Lake Mead Boulevard as required by the Department of Public Works.
6. Construct half-street improvements on Lake Mead Boulevard as required by the Department of Public Works.
7. Prior to completion of on-site improvements extend public sewer from Lake Mead Boulevard to the southeast corner of this property and provide public sewer easements for all public sewers not located within public street rights-of-way as required by the Department of Public Works.
8. The underlying Resolution of Intent on the property is expunged upon approval of this application.
9. Standard conditions 8 and 10-12.

Staff Recommendation: DENIAL

PROTESTS: 0



Z-143-90

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

Mr. Al Levy
Western Properties Associates #1
720 S. 4th Street, Ste. 305
Las Vegas, Nevada 89101

RE: Z-143-90 - ZONING RECLASSIFICATION

Dear Applicant:

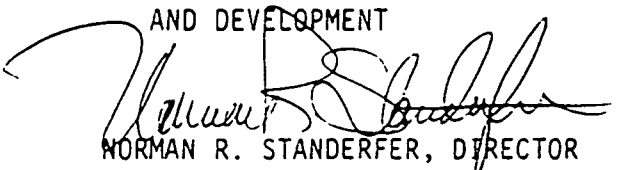
Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on December 13, 1990. Due to an asbestos abatement program this meeting, which will be held at 7:00 P.M., has been moved to Rooms 201 and 202 of the Cashman Field Center, 850 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. Philip C. Van Alstyne
Vargas & Bartlett
3800 Howard Hughes Pkwy.
Las Vegas, Nevada 89109



TO: The City Council

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

SUBJECT: ITEM X.J.10. - ZONE CHANGE - Z-143-90 - Western Properties Associates, #1

PURPOSE/BACKGROUND

This is a request to reclassify a 7.2 acre parcel from N-U (under Resolution of Intent to R-3) to C-1 for a single-story, 70,000 square foot physical rehabilitation hospital. The hospital will not care for drug or alcohol patients. Elevations indicate stucco exteriors with a standing seam metal roof.

There is vacant N-U to the north and east. To the south is approved R-CL zoning and vacant C-1 zoning exists to the west.

Ten foot wide landscape planters are indicated along the east and west property lines with a 30 foot wide planter proposed on the south property line adjacent to the R-CL. Access will be proposed from Lake Mead Boulevard and there are 156 parking spaces proposed where 68 spaces are required.

At the Planning Commission meeting, staff indicated that the proposal is not in conformance with the land uses proposed in the General Plan and recommended denial of the project. The applicants, however, felt that the facility will generate low traffic volumes and will be compatible in appearance with surrounding properties.

The Planning Commission felt that the proposed use would be compatible with developing uses along Lake Mead Boulevard and recommended approval. The Planning Commission required that landscaping be provided in accordance with the Lake Mead Boulevard Landscaping Plan adopted by the City Council in 1988 and that the facility not be operated as a "Special Care Facility".

General Plan Conformance: No. Does not conform with the low density (3-6 dwelling units per acre) or the medium low density (6-12 dwelling units per acre) proposed on the General Plan.

Planning Commission Recommendation: APPROVAL (6-0 vote)

Staff Recommendation: DENIAL

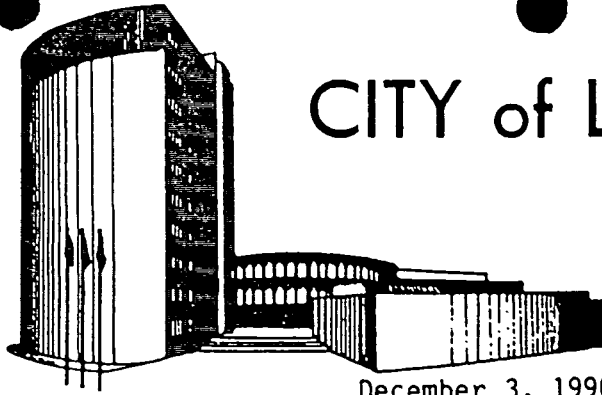
PROTESTS: 0

SEE ATTACHED LOCATION MAP

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

Mr. Al Levy
Western Properties Associates #1
720 S. 4th Street, Ste. 305
Las Vegas, Nevada 89101

RE: Z-143-90 - ZONING RECLASSIFICATION

Dear Applicant:

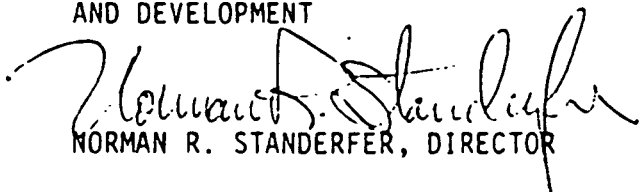
Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on December 13, 1990. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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. Philip C. Van Alstyne
Vargas & Bartlett
3800 Howard Hughes Pkwy.
Las Vegas, Nevada 89109



VARGAS & BARTLETT
ATTORNEYS AT LAW

SEVENTH FLOOR

3800 HOWARD HUGHES PARKWAY

LAS VEGAS, NEVADA 89109

(702) 792-7000

FAX (702) 796-7181

CABLE: VARBADIX

GEORGE L. VARGAS (1909-1985)
JOHN C. BARTLETT (1910-1982)
JAMES R. LOGAN (1920-1984)

RENO OFFICE
THIRD FLOOR

201 WEST LIBERTY STREET
POST OFFICE BOX 281
RENO, NEVADA 89504
(702) 786-5000

FAX (702) 786-1177

ROBERT W. MARSHALL
JOHN C. RENSHAW
ALBERT F. PAGNI
FREDERIC R. STARICH
H. GREGORY NASKY
JOHN P. SANDE, III
THOMAS F. KUMMER
JOHN P. FOWLER
CHRISTOPHER L. KAEMPFER
PHILLIP W. BARTLETT
MARTHA J. ASHCRAFT
SCOTT A. GLOGOVAC
MICHAEL A. IGLESIAS
MICHAEL J. BONNER
LINDA A. BOWMAN
MARK A. KEMP
DAVID S. McELROY
VONN J. JENKINS
NICHOLAS F. FREY

OF COUNSEL
MEAD DIXON

MICHAEL R. KEALY
JOHN N. BREWER
VON S. HEINZ
C. THOMAS BURTON, JR.

DAVID A. HARRIS
LARRY R. BIANUCCI
MICHAEL A. ROSENAUER
GERALD D. WAITE
PHILIP C. VAN ALSTYNE
KAREN M. AYARBE
ELLIOTT R. EISNER
J. WILLIAM EBERT
JEFFREY J. WHITEHEAD
SHARI A. CASSIN
CHRISTOPHER D. PHIPPS
REW R. GOODENOW
PAUL J. LAL
GEORLEN K. SPANGLER
DEBRA B. ROBINSON
BRUCE L. GALE

December 12, 1990

WRITER'S DIRECT DIAL NUMBER

HAND DELIVERED

City of Las Vegas
Department of Community
Planning and Development
400 East Stewart, 2nd Floor
Las Vegas, Nevada 89101

ATTENTION: RON HANSEN

Gentlemen:

As requested, this is an explanation for the deviation from the master plan requested by Z-143-90;

1. The proposed zoning and use is compatible with other C-1 uses planned for the surrounding area and is compatible with the Lake Mead frontage.
2. The proposed use is a low-rise building and a low-intensity commercial use. The facility will be only a physical rehabilitation hospital (no drug or psychiatric rehabilitation) and will not have emergency or surgical facilities which would cause ambulance or police siren traffic which might disturb potential neighbors.
3. Traffic flows to and from this facility will be substantially less than projected traffic flows for R-3 development already approved for the site.

In response to your other questions about the project, please be advised that the construction materials will be stucco facia with copper roof. Also, the anticipated number

CLARKING AND
DEC 12 1990
DEVELOPMENT

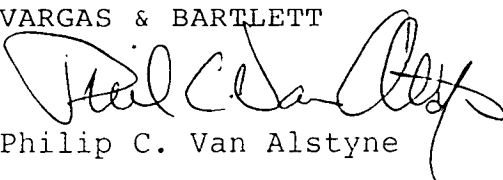
City of Las Vegas
December 12, 1990
Page 2

of beds in the facility is 60, number of resident doctors is 2, and number of employees on the highest shift is projected to be approximately 70.

Thank you for your continued assistance.

Sincerely yours,

VARGAS & BARTLETT

A handwritten signature in dark ink, appearing to read "Philip C. Van Alstyne", written over the typed name.

Philip C. Van Alstyne

PCV:amp

A
CLIPPING AND
DEC 1990

VARGAS & BARTLETT

ATTORNEYS AT LAW

SEVENTH FLOOR

3800 HOWARD HUGHES PARKWAY

LAS VEGAS, NEVADA 89109

(702) 792-7000

FAX (702) 796-7181

CABLE: VARBADIX

GEORGE L. VARGAS (909-1995)
JOHN C. BARTLETT (909-1995)
JAMES P. LOGAN (909-1995)

RENO OFFICE

THIRD FLOOR

201 WEST LIBERTY STREET

POST OFFICE BOX 281

RENO, NEVADA 89504

(702) 786-5000

FAX (702) 788-0077

WRITER'S DIRECT DIAL NUMBER

ROBERT W. MARSHALL
JOHN C. RENSHAW
ALBERT P. PAGNI
FREDERIC R. STARICH
H. GREGORY NASHY
JOHN P. SANDOZ III
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JAMES G. SANFORD
NANETTE K. DORY
THOMAS A. VALLAS
DAUREAN G. SLOAN
ANTHONY A. ZWILA

OF COUNSEL:
HEAD DIXON

FACSIMILE TRANSMISSION FORM

12/12/90
DATE

2
NUMBER OF PAGES
(excluding cover sheet)

SEND TO: Ron Hansen

FIRM: City of Las Vegas, City Planning
Development

FAX PHONE NO.: 385-7268

FROM: Philip C. Van Alstyne

IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CALL
(702) 792-7000 AS SOON AS POSSIBLE.

WE ARE TRANSMITTING FROM A SHARP 6000 -- (702) 796-7181

MESSAGE: _____

THIS INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INTENDED ONLY FOR THE USE OF THE DESIGNATED RECIPIENT NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

VARGAS & BARTLETT

302
36
68

VARGAS & BARTLETT
ATTORNEYS AT LAW

SEVENTH FLOOR
380C HOWARD HUGHES PARKWAY

LAS VEGAS, NEVADA 89109

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DEBRA B. ROBINSON
BRUCE L. GALE

December 12, 1990

HAND DELIVERED

City of Las Vegas
Department of Community
Planning and Development
400 East Stewart, 2nd Floor
Las Vegas, Nevada 89101

ATTENTION: RON HANSEN

Gentlemen:

As requested, this is an explanation for the deviation from the master plan requested by Z-143-90;

1. The proposed zoning and use is compatible with other C-1 uses planned for the surrounding area and is compatible with the Lake Mead frontage.
2. The proposed use is a low-rise building and a low-intensity commercial use. The facility will be only a physical rehabilitation hospital (no drug or psychiatric rehabilitation) and will not have emergency or surgical facilities which would cause ambulance or police siren traffic which might disturb potential neighbors.
3. Traffic flows to and from this facility will be substantially less than projected traffic flows for R-3 development already approved for the site.

In response to your other questions about the project, please be advised that the construction materials will be stucco facia with copper roof. Also, the anticipated number

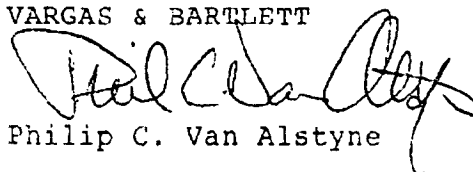
City of Las Vegas
December 12, 1990
Page 2

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Thank you for your continued assistance.

Sincerely yours,

VARGAS & BARTLETT

A handwritten signature in dark ink, appearing to read "Philip C. Van Alstyne", is written over the typed name.

Philip C. Van Alstyne

PCV:amp

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-143-90
Western Prop. Associates #1

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. Contribute \$10,000 prior to the issuance of building permits to partially fund a traffic signal system at the intersection of Buffalo Drive and Lake Mead Boulevard.
2. Contribute \$5,000 to partially fund the Buffalo Channel drainage structure under Lake Mead Boulevard prior to the issuance of any building permit.
3. Construct half-street improvements on Lake Mead Boulevard.
4. Drainage plan and technical drainage study required to be submitted and approved prior to issuance of grading or building permits on this property.
5. Prior to completion of on-site improvements extend public sewer from Lake Mead Boulevard to the southeast corner of this property.
6. Provide public sewer easements for all public sewers not located within public street right-of-ways.

RECEIVED
DEC 5 1990
PLANNING AND
COMMUNITY

MEMO

DATE 11-21-90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-143-90

☒ 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. Brune
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

A
PLANNING AND
NOV 26 1990
DEVELOPMENT

INTER-OFFICE MEMORANDUM

TO: BUILDING & SAFETY - MIKE TRAASDAHL
ELECTRICAL SERVICES- GEORGE FERRIS
FIRE SERVICES - CHIEF JUDD
PUBLIC WORKS - ED BYRGE
LAND DEVELOPMENT - CHUCK TURK
DOWNTOWN REDEV. - BRAD PURCELL

FROM:

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

SUBJECT:

ZONING RECLASSIFICATION: Z-143-90

APPLICANT: WESTERN PROP. ASSOCIATES^{FF}

FROM: N-4(R0T R-3) TO: C-1

COPIES TO:

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

SOUTH SIDE OF LAKE MEAD BLVD. ;
EAST OF BUFFALO DR.

Parcel No.: 300-640-030

Proposed Use: REHABILITATION HOSPITAL

CITY PLANNING COMMISSION MEETING: 12/13/90

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

Attachment: (Plot Plan)

BES-NO COMMENT

M.G. 11/16/90