

Planning & Development Department
Scanning Cover Sheet

Case.No Z-0151-90

APN 138-33-411-001

Location S of Boseck btw Durango & Cimarron

Applicant Steve Rebeil

Subject

Reclassification of property legally
described as a portion of the SE 1/4 of the
SW 1/4 of Section 33, Township 20 South,
Range 60 East, MDB&M.



FILE HISTORY

File: Z-151-90

[illegible]

PROPERTY OWNERS

PROTESTS:

APPROVALS:

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FILE NO.: Z-151-90

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-151-90

MEETING: CITY PLANNING COMMISSION

DATE: JANUARY 10, 1991

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-CL (SINGLE FAMILY COMPACT LOT)

PROPOSED USE: SINGLE FAMILY DWELLINGS

APPLICANT: STEVE REBEIL

PROPERTY LOCATION: SOUTH SIDE OF BOSECK DRIVE, BETWEEN DURANGO DRIVE AND CIMARRON ROAD

PROPERTY DESCRIPTION: A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 33, 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".

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

Z-151-90

DURANGO DRIVE

DURANGO DRIVE

BOSECK

WALTER JACOBSON
ELEMENTARY
SCHOOL

ROLAND WILEY ROAD

DRIVE

N

CIMARRON

ROAD

CHARLESTON

BOULEVARD

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 12/20/90
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name Andy ReedDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. I. D. Code 2-151-90 Date to Be Completed Remarks

Information Needed:

74 TOTAL

1. Labels ☒ XXX No. of Set ☐ ape ☐2. Print Format: No Print (A) ☐

Name, Address, Legal Description

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
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				- END -											

Assessor Approval Billing No.

In las

How
SUBDIVISION

Z-151-90

N

450-200

WALTER JACOBSON
ELEMENTARY
SCHOOL

15

450-
233

all

ROLAND WILEY ROAD

BOSECK

DRIVE

20

21

600'

22

47

46

24

29

37

38

28

27

CHARLESTON

BOULEVARD

[Handwritten signature]

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-151-90

MEETING: CITY PLANNING COMMISSION

DATE: JANUARY 10, 1991

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-CL (SINGLE FAMILY COMPACT LOT)

PROPOSED USE: SINGLE FAMILY DWELLINGS

APPLICANT: STEVE REBEIL

PROPERTY LOCATION: SOUTH SIDE OF BOSECK DRIVE, BETWEEN DURANGO DRIVE AND CIMARRON ROAD

PROPERTY DESCRIPTION: A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 33, 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".

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-151-90

MEETING: CITY PLANNING COMMISSION
DATE: JANUARY 10, 1991
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-CL (SINGLE FAMILY COMPACT LOT)
PROPOSED USE: SINGLE FAMILY DWELLINGS
APPLICANT: STEVE REBEIL

PROPERTY LOCATION: ~~SOUTHEAST CORNER~~ ^{SIZE} OF BOSECK DRIVE ~~AND ROLAND WILEY ROAD~~ ^{BETWEEN} DURANGO DR. & CIMARRON RD.
(SW 1/4)
PROPERTY DESCRIPTION: A PORTION OF THE SOUTH ~~HALF~~ ^{EAST QUARTER (SE 1/4)} OF THE SOUTHWEST QUARTER OF SECTION 33, 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

G 12/19
W 12/19
LS 12-19

SIZE: 5 ACRES

THIS FILE MUST BE RETURNED TO ELDA RAE BY 12/19/90

MAIL NOTICE ON 12/20/90

INTER-OFFICE MEMORANDUM

12/12/90

TO: BUILDING AND SAFETY - MIKE TRAASDAHL ✓ ELECTRICAL SERVICES - GEORGE FERRIS ✓ FIRE SERVICES - CHIEF JUDD ✓ PUBLIC WORKS - ED BYRGE ✓ LAND DEVELOPMENT - CHUCK TURK ✓ DOWNTOWN REDEV. - BRAD PERCELL ✓	FROM: NORMAN R. STANDERFER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: ZONING RECLASSIFICATION: Z-151-90 APPLICANT: <u>STEVE REBBIL</u> FROM: <u>N-U</u> TO: <u>R-CL</u>	COPIES TO:

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

SE CORNER BOCEOK DRIVE
AND ROLAND WILEY RD.

Parcel No.:

N/A

Proposed Use:

SFD

CITY PLANNING COMMISSION MEETING:

1/10/91

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

NRS:erh

Attachment: (Plot Plan)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME STEVE REBEIL
REP'S NAME _____
ADDRESS 9916 CORAL SANDS DR.
LAS VEGAS, NV 89117
PHONE 255-9515

AGENT: NAME _____
REP'S NAME _____
ADDRESS _____
PHONE _____

APPLICATION TYPE:

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

☒ PUBLIC HEARING: IF YES, LEGAL PT. S2, SW4, SEC. 33, T20S, R60E

ZONING: EXISTING N-U PROPOSED R-CL

LAND USE: EXISTING VACANT
PROPOSED SFD

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

DISTRICT MAP NO. L-33-7 ASSESSOR'S PARCEL NO. N/A

GENERAL LOCATION: _____
SE CORNER BOSECK DRIVE
AND ROLAND WILEY ROAD

FLOOD ZONE "A": YES _____ NO ☒
IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO ☒
SPECIAL NOTICE REQUIRED?: YES _____ NO ☒
IF YES: _____

CHECKED BY: C.P. Fitzhugh DATE 12/12/90

GENERAL RECEIPT NO. 103427 CASE NO. 2-151-90
PC DATE: 1/10/91 BZA DATE: _____

DEPARTMENT OF COMMUNITY PLANNING & 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 N-U Use District to a R-CL 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:

THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF
THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4)
OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.
FUTHER DESCRIBED AS GOVERNMENT LOT FIFTY TWO (52)

Assessor's Parcel Number: _____

OWNER'S AFFIDAVIT
(owner shall mean owner(s) of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), Steve Rebeil

(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 and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my, our) knowledge and belief. (SIGN IN INK)

(1) see attached letter [Signature] 9916 Coral Sands Dr.

SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

255-9515
PHONE NUMBER

Las Vegas, Nevada 89117
CITY STATE ZIP

(2)

SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

PHONE NUMBER

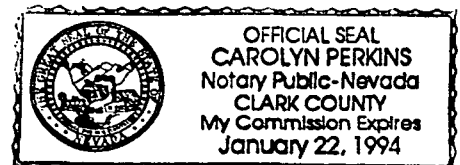
CITY STATE ZIP

Subscribed and sworn to before me this 11 day of December, 1990.

Carolyn Perkins, Clark Co., NV
Notary Public in and for said County and State

Jan. 22, 1994
My Commission Expires

(seal)



FOR DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Chapter 19.92, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 200.00

Received by: CPE

Receipt No.: 103427

Date: 12/12/90

Case No.: 2-151-90

Meeting Date: 1/10/91



United States Department of the Interior

BUREAU OF LAND MANAGEMENT
STATELINE RESOURCE AREA
4765 VEGAS DRIVE
P.O. BOX 26569
LAS VEGAS, NEVADA 89126



IN REPLY REFER TO:

N-38111
2710 S/B
(NV-050.1)

NOV 30 1990

Steve Rebeil
9916 Coral Sands Drive
Las Vegas, Nevada 89117

Dear Mr. Rebeil:

At a recent sale of public lands by the Bureau of Land Management, you were declared the successful bidder on Parcel 83-21, described as T. 20 S., R. 60 E., sec. 33, Lot 52.

It is our understanding that you are filing a zone change application for this parcel. This is to notify you that the Bureau of Land Management does not object to your filing this request with the appropriate local governmental entity.

Sincerely,

Runore Wycoff
Area Manager

INTER-OFFICE MEMORANDUM

JUNE 24, 1992

TO:

VAL STEED
CHIEF CIVIL DEPUTY ATTORNEY

FROM:



RICHARD L. WILLIAMS, CHIEF
DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
CURRENT PLANNING DIVISION

SUBJECT:

REQUEST FOR ORDINANCE

COPIES TO:

CLARK COUNTY ASSESSOR
JIM ROBISON
LES COMEAU
FILE

Please prepare an Ordinance to rezone the following:

Z-151-90 From N-U to R-CL

Legally described as:

Cimarron Estates No. 3.

RLW:JLC:rlr

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RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

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

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

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

NOW, THEREFORE, be it resolved by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the date hereinafter subscribed, that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached hereto.

Z-151-90 From N-U to R-CL

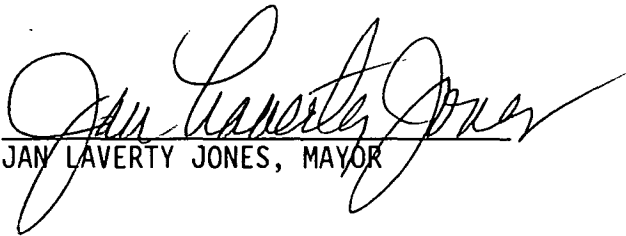
Legally described as all of Cimarron Estates No. 2.

Subject to:

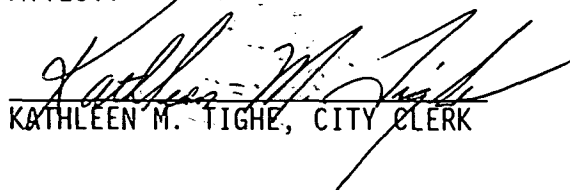
1. Provide a minimum 16 foot front yard setback at the garage door opening.
2. Dedicate 30 feet of right-of-way for Boseck Drive as required by the Department of Public Works.
3. Construct half-street improvements on Boseck Drive as required by the Department of Public Works.
4. Resolution of Intent with a twelve month time limit.
5. Conformance to the plot plan and building elevations.
6. Satisfaction of City Code requirements and design standards of all City departments.
7. Approval of the parking and driveway plans by the Traffic Engineer.
8. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
9. 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.

10. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PASSED, ADOPTED AND APPROVED this 6th day of February, 1991.


JAN LAVERTY JONES, MAYOR

ATTEST:


KATHLEEN M. TIGHE, CITY CLERK

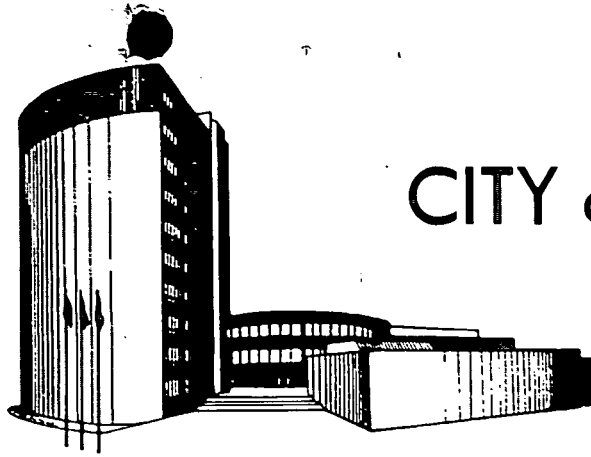
April 21, 1992
Date Prepared

Z-151-90

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

March 4, 1991

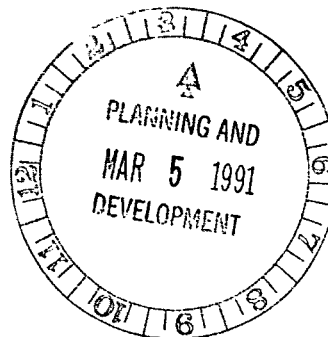
Mr. Steve Rebeil
9916 Coral Sands Drive
Las Vegas, Nevada 89117

RE: Z-151-90 - ZONE CHANGE

Dear Mr. Rebeil:

The City Council at a regular meeting held February 6, 1991 APPROVED the request for reclassification of property located on the south side of Boseck Drive, between Durango Drive and Cimarron Road, from: N-U (Non-Urban), to: R-CL (Single Family Compact Lot), proposed use: Single Family Dwellings, subject to:

1. Provide a minimum 16 foot front yard setback at the garage door opening.
2. Dedicate 30 feet of right-of-way for Boseck Drive as required by the Department of Public Works.
3. Construct half-street improvements on Boseck Drive as required by the Department of Public Works.
4. Resolution of Intent with a twelve month time limit.
5. Conformance to the plot plan and building elevations.
6. Satisfaction of City Code requirements and design standards of all City departments.



Mr. Steve Rebeil
March 4, 1991
RE: Z-151-90 - ZONE CHANGE
Page 2.

7. Approval of the parking and driveway plans by the Traffic Engineer.
8. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
9. 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.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services.

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

AGENDA*City of Las Vegas*

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 74

ITEM

ACTION

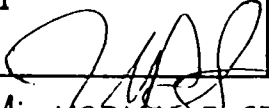
	X. <u>COMMUNITY PLANNING AND DEVELOPMENT (CONTINUED)</u>	
1534	J. <u>ZONE CHANGE - PUBLIC HEARING</u> 4. <u>Z-151-90 - Steve Rebeil</u> Request for reclassification of property located on the south side of Boseck Drive, between Durango Drive and Cimarron Road. From: N-U (Non-Urban) To: R-CL (Single Family Compact Lot) Proposed Use: SINGLE FAMILY DWELLINGS Planning Commission unanimously recommended (5-0 vote) APPROVAL, subject to: 1. Provide a minimum 16 foot front yard setback at the garage door opening. 2. Dedicate 30 feet of right-of-way for Boseck Drive as required by the Department of Public Works. 3. Construct half-street improvements on Boseck Drive as required by the Department of Public Works. 4. Standard conditions 1, 2, 6-8, 10 and 11. Staff Recommendation: APPROVAL PROTESTS: 0	ADAMSEN - APPROVED as recommended subject to the conditions UNANIMOUS Clerk to Notify and Planning to Proceed ***** COUNCILMAN ADAMSEN stated that inasmuch as the lot sizes are 47 to 56 feet in width he made the approval motion. There was no discussion. No one appeared in opposition.

FEBRUARY 6, 1991

AGENDA DOCUMENTATION

Date: _____

TO:
The City Council

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

SUBJECT: ITEM X.J.4. - ZONE CHANGE - PUBLIC HEARING - Z-151-90 - Steve Rebeil

PURPOSE/BACKGROUND

This is a request to reclassify a 5 acre parcel from N-U to R-CL for a 31 lot single family compact lot development. Lots vary in width from 47 to 56.87 feet and range from 4,493 to 6,063 square feet.

There is approved R-CL to the north and vacant N-U to the east, west and south.

Access to the property is from Boseck Drive and an unnamed 50 foot wide street along the east property line. Interior access is by two 51 foot wide public streets for 25 of the 31 proposed lots.

At the Planning Commission meeting, staff indicated the Council has requested an ordinance be drafted to require minimum 50 foot lot widths and 5,000 square foot lot areas as standards for the R-CL zone. This application is in conformance with the General Plan and staff recommended approval. The Planning Commission concurred.

General Plan Conformance: Yes. Conforms with the medium low (6-12 dwelling units per acre) residential density land uses proposed on the General Plan.

Planning Commission Recommendation: APPROVAL (5-0 vote)

Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 6, 1991

Z-151-90



WALTER JACOBSON
ELEMENTARY
SCHOOL

R.O.I.
C-V

BOSECK

R.O.I.
R-PD 12

N-U

N-U

N-U

N-U

N-U

R.O.I.
P-R

R.O.I.
P-R

R.O.I.
C-1

CIMARRON
ROAD

CHARLESTON

BOULEVARD

DURANGO
DRIVE

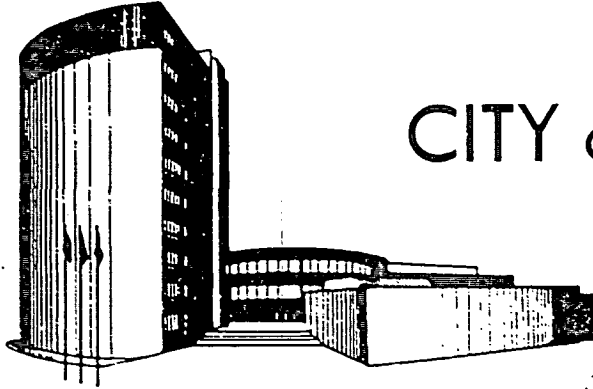
ROLAND WILEY
ROAD

DRIVE

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

January 18, 1991

Mr. Steve Rebeil
9916 Coral Sands Drive
Las Vegas, Nevada 89117

RE: Z-151-90 - ZONING RECLASSIFICATION

Dear Mr. Rebeil:

Your request for reclassification of property located on the south side of Boseck Drive, between Durango Drive and Cimarron Road, from N-U Zone to R-CL Zone, was considered by the Planning Commission on January 10, 1991.

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

1. Provide a minimum 16 foot front yard setback at the garage door opening.
2. Dedicate 30 feet of right-of-way for Boseck Drive as required by the Department of Public Works.
3. Construct half-street improvements on Boseck Drive as required by the Department of Public Works.
4. Resolution of Intent with a twelve month time limit.
5. Conformance to the plot plan and building elevations.
6. Satisfaction of City Code requirements and design standards of all City departments.
7. Approval of the parking and driveway plans by the Traffic Engineer.
8. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.

- Continued -



TO: Mr. Steve Rebeil
RE: Z-151-90 - Zoning Reclassification

January 18, 1991
Page Two

9. 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.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on February 6, 1991, at 2:00 P.M. in the Cashman Theater, 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
CURRENT PLANNING DIVISION

RSG:erh

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

PHONE 386-6301

COMMISSION ACTION

49. Z-151-90

Applicant: STEVE REBEIL
Application: Zoning Reclassification
From: N-U
To: R-CL
Location: South side of Boseck Drive, between Durango Drive and Cimarron Road
Proposed Use: Single Family Dwellings
Size: 5 Acres

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Provide a minimum 16 foot front yard setback at the garage door opening.
2. Dedicate 30 feet of right-of-way for Boseck Drive as required by the Department of Public Works.
3. Construct half-street improvements on Boseck Drive as required by the Department of Public Works.
4. Standard Conditions 1, 2, 6 - 8, 10 and 11.

PROTESTS: 0

NOTICES MAILED: 74

Hudgens -
APPROVED, subject to staff's conditions.
Unanimous
(Moffitt and Pippin excused)

MR. GENZER stated this request is for 31 single family compact lots at a density of 7.1 dwelling units per acre. The setbacks are 16 feet in the front yards, 5 feet in the side yards and 10 feet in the rear yards. The elevations show one and two-story dwellings with stucco exteriors and tile roofs. The lot widths vary from 47 to 56.87 feet and in area from 4,493 to 6,063 square feet. Access is from Boseck Drive along the north property line and an unnamed 50 foot wide street along the east property line. Access for each lot is via two 51 foot wide interior public streets for 25 of the 31 proposed lots with the six remaining lots fronting on Boseck Drive. The City Council has instructed staff to begin preparation of a City Code Revision to require a 50 foot lot width and 5,000 square foot lot area as standards for R-CL developments. Staff recommended approval, subject to the conditions.

MARK REBEIL, 9916 Coral Sands Drive, AND STEVE REBEIL appeared and represented the application. They concurred with staff's conditions.

No one appeared in opposition.

To be heard by the City Council on 2/6/91.

(10:03-10:07)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON



CITY of LAS VEGAS

December 31, 1990

Mr. Steve Rebeil
9916 Coral Sands Drive
Las Vegas, Nevada 89117

RE: Z-151-90 - ZONING RECLASSIFICATION

Dear Applicant:

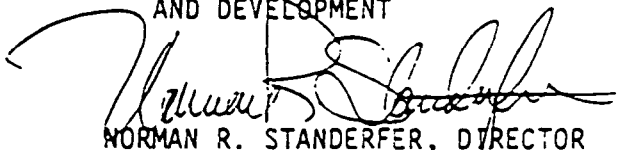
Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on January 10, 1991. Due to an asbestos abatement program this meeting, which will be held at 7:00 P.M., has been moved to Rooms 201 and 202 of the Cashman Field Center, 850 Las Vegas Boulevard North, Las Vegas, Nevada.

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

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure



INTER-OFFICE MEMORANDUM

12/28/90

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-151-90

APPLICANT: STEVE REBEILFROM: N-U TO: R-CL

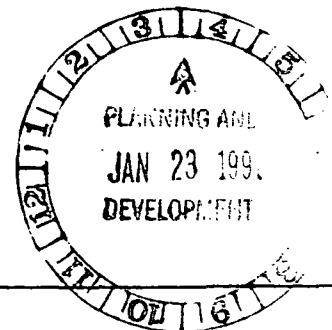
COPIES TO:

This is concerning a request for reclassification on the following described property;
S E CORNER OF BOSECK DR.
AND ROLAND WILEY RD.

Parcel No.: _____

Proposed Use: SFDS

REVISED PLANS

CITY PLANNING COMMISSION MEETING: 1/10/91

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

NRS:erh

Attachment: (Plot Plan)

BES - NO COMMENT
M.G. 1/22/91

MEMO

DATE 1-10-91

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-151-90

☒ 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.

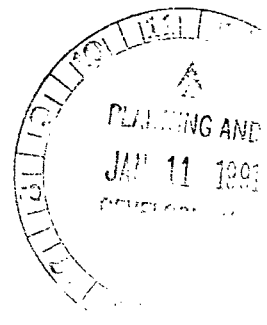
☒ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

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

ADDITIONAL CONDITIONS: _____

Richard A. Berman
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

ORIGINAL - COMMUNITY PLANNING & DEVELOPMENT COPY - FPD



CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM

DATE

January 4, 1991

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

CK *Richard D. Goecke*

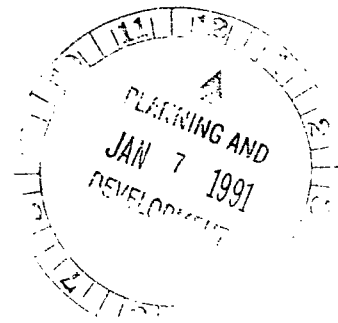
SUBJECT:

Z-151-90 (Revised)
Steve Rebeil

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. Dedicate 30' right-of-way for Boseck Drive.
2. Construct half-street improvements on Boseck Drive.
3. Drainage plan and technical drainage study required to be submitted and approved prior to issuance of grading or building permits.



MEMO

DATE 12/20/90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-151-90

☒ 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.

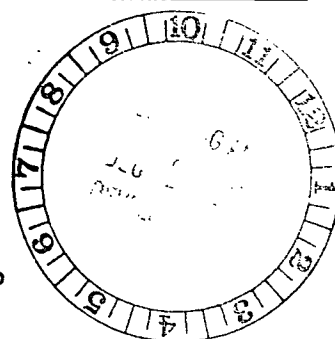
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☒ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CULDESACS, AND RADIUS.

ADDITIONAL CONDITIONS: _____

Richard A. Brenner
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

ORIGINAL - COMMUNITY PLANNING & DEVELOPMENT COPY - FPD



INTER-OFFICE MEMORANDUM

12/28/90

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

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REVISED PLANS

CITY PLANNING COMMISSION MEETING: 1/10/91

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NRS:erh

Attachment: (Plot Plan)



DeLUNA, Inc.

ENGINEERING • PLANNING • SURVEYING

101 South Rainbow Blvd.

Suite 21

Las Vegas, Nevada 89128

Tel. (702) 870-8998

T R A N S M I T T A L

TO: CLV Community Planning Dept.

DATE: Dec. 26, 1990

400 East Stewart

PROJ. NO: 9029

Las Vegas, NV 89101

Attn: Mr. Bob Genzer

SUBJECT: Cimarron Estates No. 3

Gentlemen:

The following items are:

Enclosed

(XX)

Sent separately

()

No. of
Copies

Description

8 B/L

Zoning Map (7 folded, 1 rolled)

These data are submitted:

At your request

()

For your action

(XX)

For your approval

()

For your files

()

For your review

(XX)

For your information

()

Remarks: Bob, we are submitting the enclosed blueines of the revised
layout as per our telephone conversation. With regard to the
Tentative Map, we will be submitting to you the revised drawing
as soon as possible. Please call if you have any questions. Thank
you.

Very truly yours,

DeLuna, INC.

Copies to:

By: Leonardo V. DeLuna, P.E.

Mr. Steve Rebeil
w/o encls.