

FILE HISTORY

[illegible]

FILE NO.: Z-004602

APPROVALS

Case No: Z-0046-02

Meeting Date: 9/12/02

1) MS VERNICE M HOLLEY, 112 SYACAMORE LN, LV, NV 89101

2) CLAYTON & ELIZABETH STENSRUD, 104 PALM LN, LV., NV, 89101

3)

4)

5)

6)

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10)

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 12, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0046-02

REQUEST BY BONANZA REALTY, INC. FOR A REZONING FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/ INDUSTRIAL) TO: C-1 (LIMITED COMMERCIAL) ON 2.87 ACRES ADJACENT TO THE NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, AND 051), PROPOSED USE: SENIOR APARTMENT COMPLEX, WARD 5 (WEEKLY).

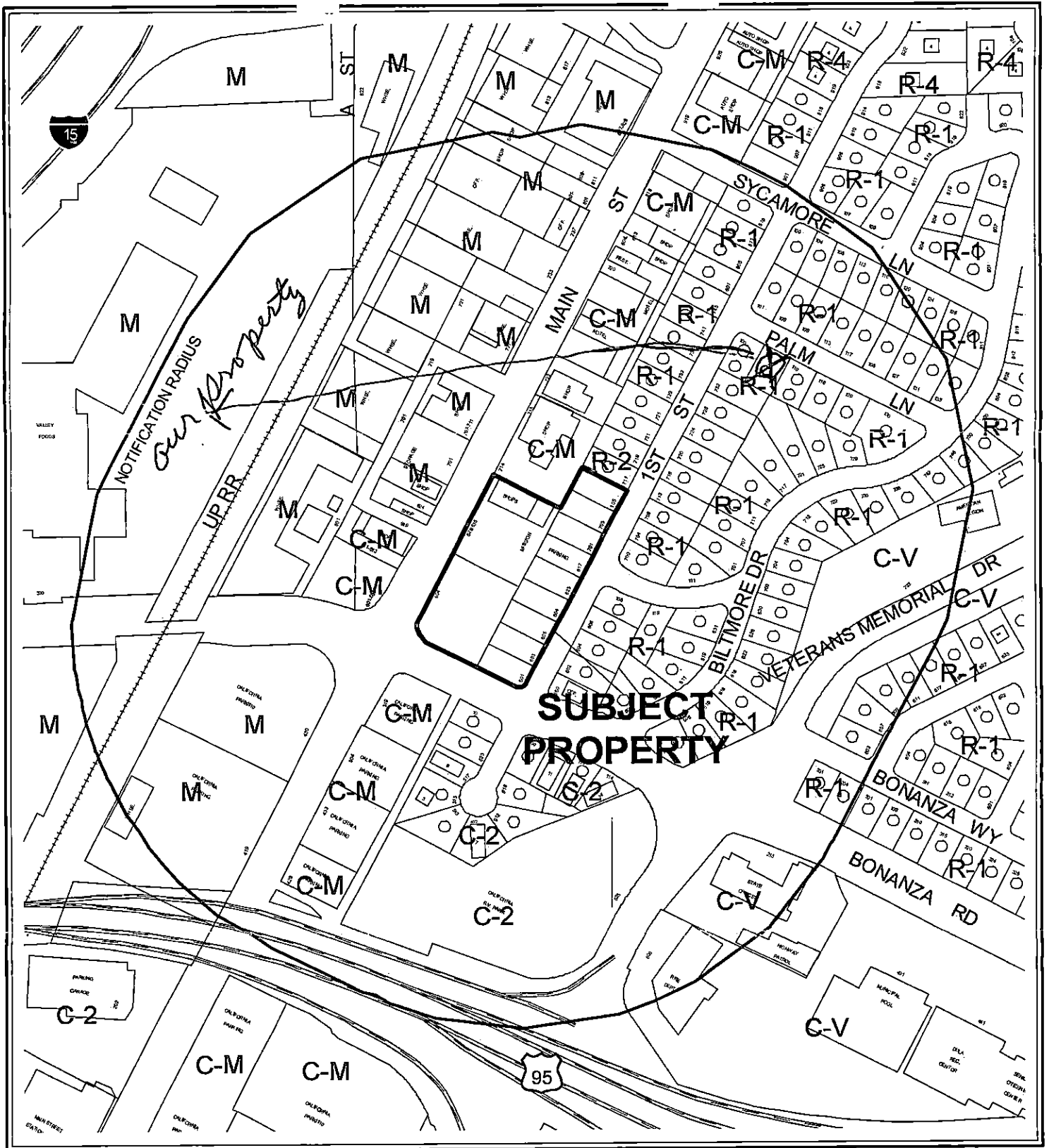
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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GARY M. LEOBOLD, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0046-02**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL / INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

Please read, Thank you, Elizabeth



GRAYSON REALTY
AND CONSTRUCTION
STATE LIC. #364241

VIRGINIA GRAYSON
8 CROMWELL CT
RANCHO MIRAGE, CA 92270

Elizabeth & Clayton Slessner

GRAYSON REALTY
OFFICE - GREEN ROOM
2230 AMADO EAST
PALM SPRINGS, CA 92262
1-760-323-4719
VIRGINIA M. GRAYSON

the Grayson
realty

PLANNING AND
DEVELOPMENT

434 South Canon Drive
Suite 406
Beverly Hills
California 90012
Phone: 213 / 552-1957
Post Office Box 9027
South Lake Tahoe
California 95731
Phone: 916 / 544-2276

RECEIVED

29 3 1992

Planning Dept.

Troy S. Jeschke,

Dear Sir,

We feel that the area of your project is fine with us, as seniors are an asset to Las Vegas, and America.

We lived in our house at 104 Palm Lane, Las Vegas, and we enjoyed the house, and area much better than our home at The Lakes, we bought it old.

So, the area is very well kept up and a Senior Apartment, would be ideal for seniors, if "The Clubs are kept under control".

My only concern are the Clubs, "slot machines", that I feel "your Company" should approach the Mgrs. & Owners of. That constant vigilance, would be made on the honesty, of those running those machines, would be investigated, periodically, as seniors trust people, and need protection. Thank you
Elizabeth Slessner

NOTICE OF PUBLIC HEARING

Sept 2002
what every you folks
Reside is o-k with me I know you folks know
what best for the town - So
do as you can -
Thank you Folks

REZONING

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 12, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA



Ms. Vernice M. Holley
112 Sycamore Ln.
Las Vegas, NV 89101

Z-0046-02

Z-0046-02
A

REQUEST BY BONANZA REALTY, INC. FOR A REZONING FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/ INDUSTRIAL) TO: C-1 (LIMITED COMMERCIAL) ON 2.87 ACRES ADJACENT TO THE NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, AND 051), PROPOSED USE: SENIOR APARTMENT COMPLEX, WARD 5 (WEEKLY).

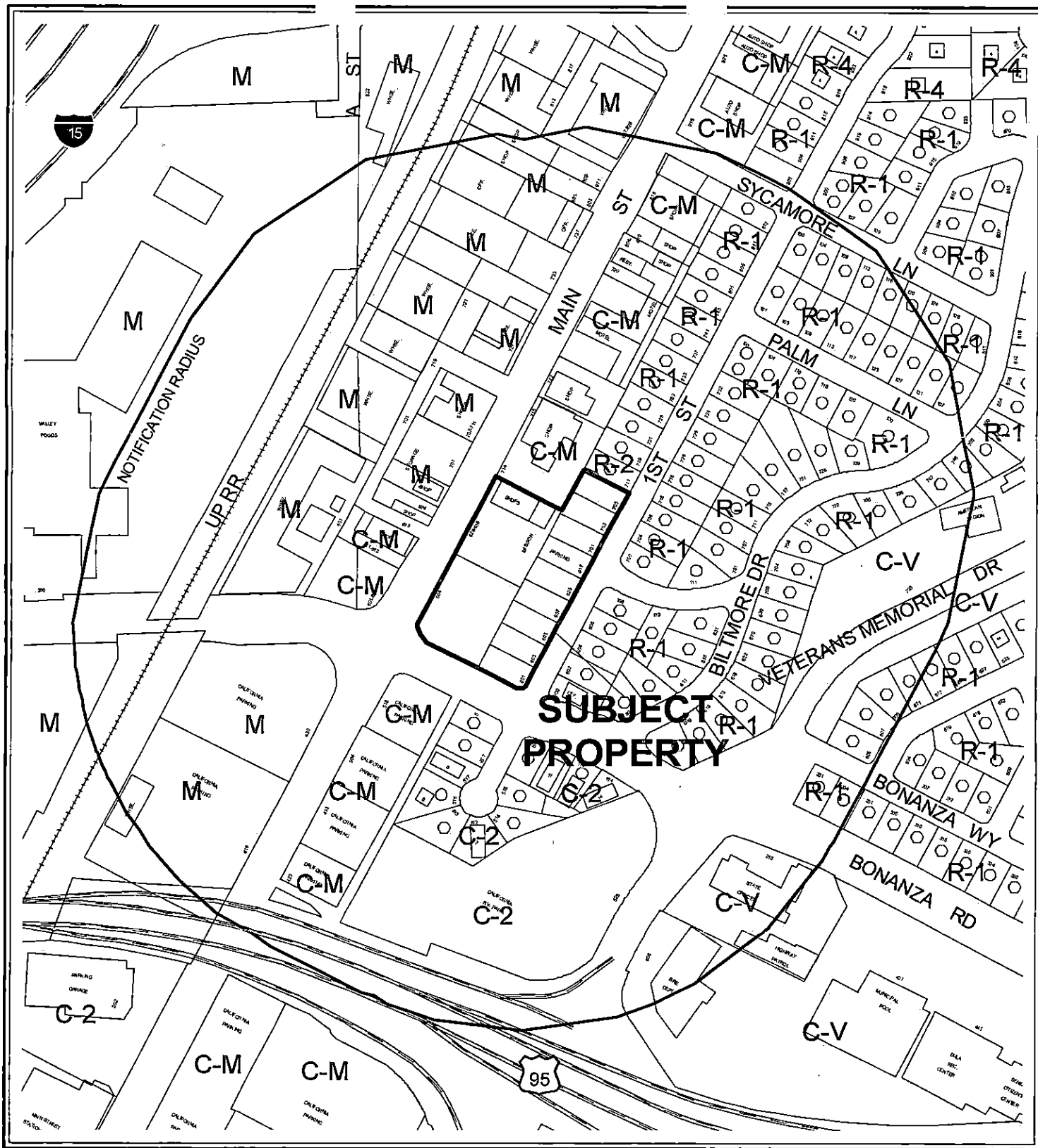
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GARY M. LEOBOLD, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0046-02

RADIUS: 750 FT

**ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND
C-M (COMMERCIAL / INDUSTRIAL)**

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



NOTICE OF PUBLIC HEARING

REZONING

13927711006
HOLLEY VERNICE M
112 SYCAMORE LN
LAS VEGAS NV 89101-1937

Case: Z-0046-02

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0046-02

REQUEST BY BONANZA REALTY, INC. FOR A REZONING FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/ INDUSTRIAL) TO: C-1 (LIMITED COMMERCIAL) ON 2.87 ACRES ADJACENT TO THE NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, AND 051), PROPOSED USE: SENIOR APARTMENT COMPLEX, WARD 5 (WEEKLY).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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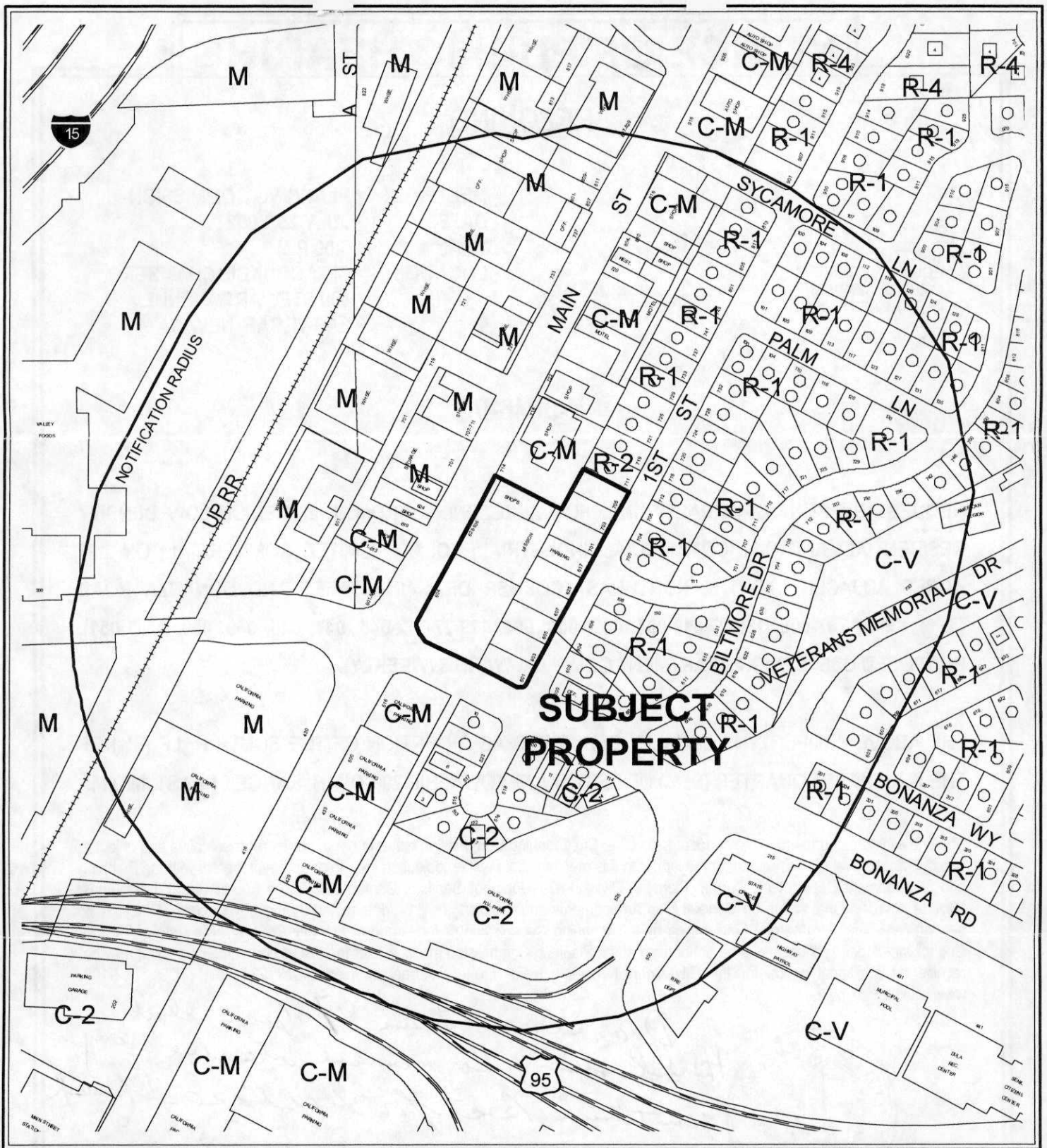
*Dear Sir - I am 87 year old
Hardhearing, so you are into the way
you think Best for the place I thank
for writing - Mrs V M Holley*

JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

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CASE: Z-0046-02

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL / INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



NOTICE OF PUBLIC HEARING

Jul 19 3 29 PM 2002
REZONING

PLANNING AND
DEVELOPMENT

Case: Z-0046-02

13927712035
STENSRUD CLAYTON & ELIZABETH
%GRAYSON REALTY
%OFFICE-GREEN RM
2230 AMADO EAST
PALM SPRINGS CA 92262-6512

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

APPROVAL

Z-0046-02

REQUEST BY BONANZA REALTY, INC. FOR A REZONING FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/ INDUSTRIAL) TO: C-1 (LIMITED COMMERCIAL) ON 2.87 ACRES ADJACENT TO THE NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, AND 051), PROPOSED USE: SENIOR APARTMENT COMPLEX, WARD 5 (WEEKLY).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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Dear Sirs,
This is a written approval
for the above request for a senior
apt. complex. Definitely -

JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

GRAYSON REALTY
OFFICE - GREEN ROOM
2230 AMADO EAST

SEE LOCATION MAP ON REVERSE SIDE

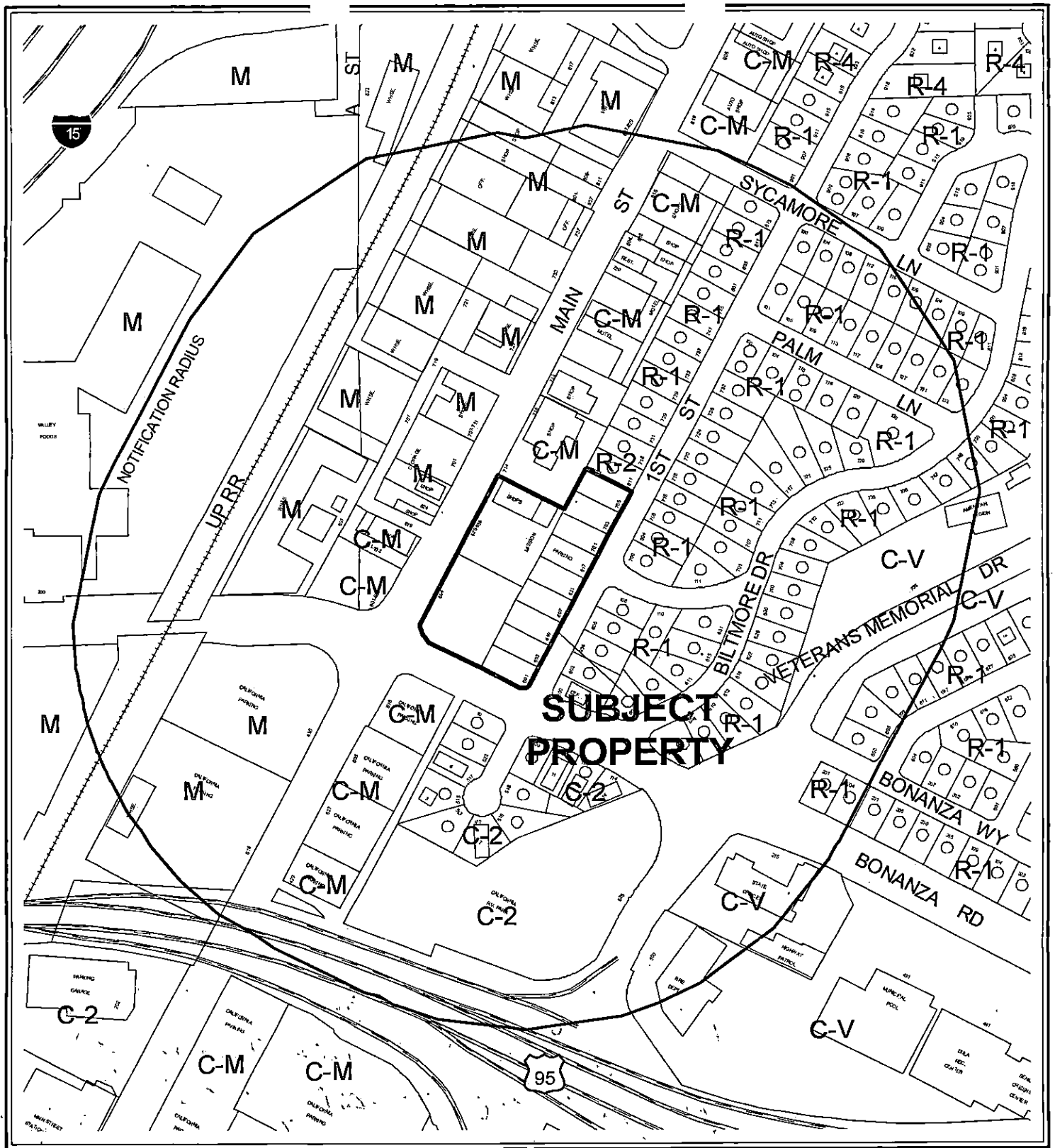
1-760-333-4719

PALM SPRINGS, CA 92262

Clayton Stensrud

Elizabeth Stensrud

Z-0046-02
7-25-02 PC
A



CASE: **Z-0046-02**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND
C-M (COMMERCIAL / INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



ONE NEIGHBOR'S RESPONSE TO:
Z-0046-02 REZONING
U-0114-02 SPECIAL USE PERMIT
Z-0046-02(1) SITE DEVELOPMENT PLAN REVIEW
V-0072-02 VARIANCE

Hearing: Thu., Oct. 24, 02, 6:00 p.m.
Planning Commission
City Hall, 400 Stewart Ave.
in the Council Chambers

I have lived in this neighborhood, the Biltmore Addition, for five years. But I have known this neighborhood for over 40 years. I was married in the back yard of 130 Palm Lane in 1959. Slim and Bertie Ewing, my uncle and aunt, lived at 130 Palm Lane for over 40 years. Slim died five years ago. I closed my practice and came to Las Vegas to care for Bertie who had Alzheimer's. I wanted to keep her in her own home, a unique place. Bertie died two weeks ago. 130 Palm Lane is now my home.

Do we have a real neighborhood or is it simply a bunch of old houses that should be torn down and replaced? I believe that it is a real, and unique neighborhood.

HOW DID THIS AREA COME INTO BEING, AND WHAT IS IT NOW?

The "Biltmore Addition" was the first subdivision added to the City of Las Vegas. This was done in 1940 and the houses were built in 1940 through 1943. They built the houses out of concrete block. A good idea in the days of swamp coolers. They were two bedroom houses, modest in size. They have held up well.

Two streets enter this area from Bonanza. First and Biltmore Drive. There are about 115 homes in this area, north of Bananza. They sell for from \$60,000 to over \$100,000. This area is separated from the downtown casino area by the I-95 Freeway. It exists unaffected by the casino activities.

This is a mature neighborhood of working people. Some houses are about the same as constructed. Many have been improved and expanded a lot. Some houses do not keep their yards up much. Many keep their yards in very nice condition. Each home occupies a lot typically 60 by 100 feet. Each home has a front yard and a back yard.

This, as an area of homes 60 years old, has matured, grown and developed over the years individually. People walk in this neighborhood. Mothers walk their children to school or to the school bus stop.

Many Hispanic families have purchased homes in this area, by reason of their lower cost. After they buy and move in, they typically improve their homes and yards.

Many older persons are living in these homes and have lived in them many years. Many of the homes are owned by Anglo working people as well.

Z-0046-02
10-24-02 PC
P

This is a low crime area. I have talked to the police and they say they have very few calls in this area. One exception was a murder on First Street that had the whole police force searching every house in this area for a man they finally caught.

The neighborhood improvement laws are being enforced within this area. But we should do more to get some of the homes to keep their yards looking better.

WHAT DOES THE CITY THINK OF THIS AREA?

This area was recently the focus of an overall renewal of infrastructure that was badly needed. New water mains and connections were installed. New gas mains and connections were installed. The streets, curbs and sidewalks were finally rebuilt. (They needed replacement badly.) Everyone was glad to see this done.

The Biltmore Addition was included within the boundaries of the Downtown Neighborhood Plan 2000. This plan was adopted by the City Council on November 1, 2000. None of the owners of property within this area were included on the DCDC Planning Team as Geographical Representatives.

This plan notes that the Planning Department has identified this area as a possible historic district. In order to preserve and enhance this district that plan made the following recommendations:

- a. Work with residents of the Biltmore Addition to have the neighborhood designated a historic neighborhood by the City Council;
- b. Develop a comprehensive strategy to address all properties maintenance issues within one year of adoption of this plan;
- c. Locate and develop a pocket park or community garden within the neighborhood; and
- d. Continue to work on a mass transit/light rail system to better serve the culture amenities the district has to offer.

While not addressing the Biltmore Addition as a discrete neighborhood, the Las Vegas Master Plan 2020 contained many findings addressed to the Neighborhood Revitalization Area (which included the Biltmore Addition) as follows:

GOAL 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

POLICY 2.1.1: That mixed-use residential/commercial developments occur on sites currently occupied by declining commercial centers or vacant land.

POLICY 2.1.2 : That development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development.

POLICY 2.1.7: That the demand for transportation services be reduced by improving the balance between jobs and housing and by creating options for people to live and work within walking or cycling distance of their place of work.

POLICY 2.1.8: That the concept of walkable communities with porches and neighborhood amenities, be promoted in areas of residential reinvestment.

POLICY 2.2.1: That any higher density or mixed use development which is adjacent to lower density residential development incorporate appropriate design, transition, or buffering elements which will mitigate adverse visual, aesthetic and traffic impacts.

POLICY 2.2.2: That senior citizen's and assisted living housing be encouraged to develop, both to meet the needs of community residents who wish to age in place in their neighborhoods, and as a means of increasing residential densities in these areas.

POLICY 2.2.3: That design standards be adopted to address the need for transitions between different kinds of urban land uses.

POLICY 2.3.1: That the Downtown Centennial Plan, in conjunction with appropriate neighborhood plans, such as the Downtown Neighborhood 2000 Plan, provide such direction for Downtown.

POLICY 2.3.4: That historic districts provide such direction to preserve the architectural heritage of Las Vegas.

POLICY 2.4.5: That the City work with neighborhood and homeowner associations to learn about local concerns, as they arise, and respond to these concerns in a comprehensive and timely manner.

Policy 2.4.6: That the City assist local residents in mature neighborhoods in developing self-help techniques to protect and preserve the integrity of their neighborhoods, and neighborhood associations and assist in the development of special improvement programs offering lower cost loans or other discounts for neighborhood restoration projects..

The Biltmore Addition area does not fall within the boundaries of the Downtown Centennial Plan.

DO APPLICANT'S PLANS CONFORM TO CITY POLICIES, AND DO THEY "MELD" WITH THIS AREA?

Do the applicant's plans conform to the above guidelines, and are they consistent with the continued existence of the Biltmore Addition? Yes, in part, and no, in larger part.

On the yes side, their proposal to construct a senior housing facility on the corner of Main and Bonanza is consistent with Policy 2.2.2., above. I do not believe that anyone would oppose such a use.

On the no side, I believe that construction of a seven story, 68 foot high, building is wholly out of the character of the Biltmore Addition, and should be opposed. 333 units, in so high a structure, would be too much of an impact on this area.

Their proposal raises many questions that should be examined. Their past proposals indicate that the owners, who reside in Tarzana, California, simply want to attain as dense a use as possible for this site. Their first proposal, to build a four story casino on this site, (they asked for a Master Plan change) was abandoned. Their second proposal was to build a 325 unit development, on which they went through planning staff.

Almost all of the units in this plan were one bedroom. After that consultation their proposal was reduced to a 256 unit plan that had more two and three bedroom units. They were larger units than are now being proposed.

When I went to their community meeting on October 16th (about 6 people attended) they presented a plan by a new architect. Their notice had stated this was a 325-unit project. At the meeting they stated that this was a 326-unit project, almost all one bedroom. I purchased a copy of their latest plan on Friday, the 18th, and base my analysis on this latest submitted plan.

Actual count, from the submitted plans, show that there are 333 units. 325 one-bedroom apartments (562 sq. ft. each) and eight two-bedroom apartments (690 sq. ft. each). The apartments occupy four stories, over three stories of parking. In addition, they plan 20,000 sq. ft. of commercial area, fronting Main and Bonanza.

To do this, they first are requesting a zone change. A zone change would be appropriate in the event any single use was proposed for the land they have accumulated.

But they propose a dual use building. Commercial fronting on Main and Bonanza, and residential for the balance. For this they request the entire parcel be rezoned to C-1 (limited commercial). Once rezoned, the property could be sold and devoted entirely to limited commercial uses. That is why I appeared at their former Planning Commission hearing (July 25) and opposed their bare request for a rezoning. That is why the Planning Commission insisted that their entire plan be presented at the time the rezoning is heard.

There is a reason for my concern. The gentlemen who have presented this plan are good men, local professionals, who have done a good job attempting to gain approval for this project. They have walked the neighborhood with a colored picture allegedly representing this project, and held their public meeting on October 16th. I am sure that the efforts of these men have obtained many persons on their sign up sheet. Especially when those who are asked to sign have not had the benefit of any opposing views. And because of the fact that they have been told that the proposed project is the "only" available type of project that will work within the project boundaries.

But my concerns remain. They are not aided by the fact that there has been and still is a large "For Sale" sign on this property. While the efforts of these men on behalf of the owner, at this junction, are well intended and professional, these representatives do not control what the *owner's* future intent may be. There has been no financing obtained regarding this project. This, despite the fact that they stated at the last hearing, that they were intending to get Title 8 financing. Now they state that they are going a private financing route. Is it the owner's intention simply to get Planning Commission approval and then sell this property?

WHAT ABOUT THE 20,000 FT. COMMERCIAL AREA?

One concern is commercial parking space. There are proposed 20,000 square feet of commercial development, along Main and Bonanza, for this site. Under the zoning code, Ch. 19A.10 there are a variety of parking requirements listed for various commercial uses.

Under Retail, Personal, Commercial & Business Services, the "All Other Commercial Uses Not Listed" the requirement is one space for each 250 sf (square foot) of gfa (gross floor area). This standard would require 80 parking spaces. This totals over half of the parking shown for the first floor parking area.

More important is the fact that the representatives have made no promise as to which commercial uses will be developed along Main and Bonanza. They simply don't know. The choice of commercial uses are very important not only from the standpoint of the residents of this structure, but also to the residents of the Biltmore Addition.

The representatives have described the potential commercial uses in terms of what the residents might enjoy, such as, a beauty shop, a convenience store, a medical office, or a drug store, etc. But no one knows what commercial uses will be attracted to this site. In order to rent this commercial area and receive an income from it there are many more, less desirable, uses listed within the asked-for C-1 zoning, many of which may be considered by the owner. Should this owner not be limited in his choice of the commercial uses for which he may utilize this particular commercial property? Should we rather simply trust in this owner's present stated intent?

WHAT IS THE MAJOR CONCERN WITH THIS PROJECT?

My major concern may be summed up – it is just too big! It is **huge**!

This structure will be 68 feet high. Almost three times the height of any two story home within the Biltmore Addition. Much, much higher than its next door neighbor, a single story, single family dwelling.

This structure will dominate the whole southern portion of the Biltmore Addition. It is too huge and too high to be located within the Biltmore Addition. It does not comply with Policy 2.1.2 (above) that requires "development on vacant ... lots within existing residential neighborhoods be sensitive in use and design to surrounding development." How can this structure be considered "sensitive?"

It will have a major shadow effect on the surrounding neighborhood, one that its neighbors probably have not considered.

It will present a squared-off face on its north end, 220 feet wide by 68 feet in height.

This proposal is especially intrusive on the single family neighborhood to the north. It features four stories (the fourth through seventh) that has 44 windows overlooking the back yards of the houses to the north, and 26 balconies with windows (plus three without windows) overlooking the back yards of houses to the north. In addition, it features four

stories with 41 windows and 21 balconies with windows overlooking houses and yards to the east.

This project should be scaled to be sensitive to the neighborhood, not to dominate it.

Instead of seven stories, this project should be downsized to be no more than 35 to 40 feet in height.

This will mean, of course, less units. Let us talk about the “present” project of 333 units.

That is too many units. This project should offer no more than around 100 units.

This project presents units per floor as follows:

Fourth floor -	83	(81 1br. & 2 2br.)
Fifth floor -	86	(84 1br. & 2 2br.)
Sixth floor -	86	(84 1br. & 2 2br.)
Seventh floor-	78	(76 1br. & 2 2br.)

This project should be limited to two floors of 50 units each. The additional floor space freed up by dropping over 33 units per floor should be made available as open space for the enjoyment of what would be the approximately 150 residents of a 100 unit structure. This open space should be located along the north end of this project, making it much more compatible with the single family dwelling neighborhood it will be a part of.

Realize that one deficit of the Biltmore Addition area is its lack of park amenities. Any structure that is going to be home for 150 (or approximately 500, as planned) should consider what the residents (some of which would not be working) would *do*. The planned proposal would bring a *lot* of residents into the Biltmore Addition.

Where are the residents to go, outside of their apartments?

There is a 39' by 110' multi-purpose area, a 25' by 39' exercise room and three “Garden Courts” (openings between lines of apartments) on the Fourth floor. There is one 157' by 15' “Roof Garden” on the Fifth floor. There is one 157' by 16' and one 58' by 16' “Roof Garden” on the Sixth floor. There is one 157' by 8' and one 54' by 8' “Roof Garden” on the Seventh floor.

Is this enough, or are the 500 or so residents supposed to go downtown and wander through the casinos? This project needs much more outdoor landscaped areas where the residents can go to enjoy themselves. These areas should be located on the north end of this structure, adjacent to the single family dwellings this structure abuts.

Chapter 19A.12 sets the minimum landscape and buffer requirements for the zoning code. Is this one reason (unstated, so far) the owners are seeking a variance? 19A-12.20 states the intent of establishing minimum standards for landscaping, walls and buffering to be:

- A. To ensure that new development will contribute to the overall attractiveness of the City;
- B. To increase design compatibility between residential and abutting commercial ...land uses;

- C. To reinforce a sense of community and preserve the integrity of neighborhoods;
- D. To conserve water and reduce erosion;
- E. To reduce unsightly views;
- F. To reduce heat and glare generated by development;
- G. To aid in filtering dust and particulate matter from the air.

I ask you to review the standards set forth in this portion of the Zoning Code.. Many are applicable to this project.

The owners are asking for a variance. They state that the only reason is that they have a structure that occupies over 50% of the land area. After they count their setback requirements (20' on Main, 20' on Bonanza, 15' on First, and 15' to 20' on their north end) their parking area still covers 70% of the lot.

The owner is requesting the Planning Commission to grant a variance for this project. To do this their request must comply with the Zoning Code, Chapter 19A.18 L., Determinations. This provides:

1. In order to recommend approval of, or to approve a Variance application, the Planning Commission ... must determine that the Variance is warranted both under State law and this subchapter. The minimum State law standards are set forth in Subsection 2 below.
2. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation [not here applicable], or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property [not here applicable] the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property [not here applicable], a variance from that strict application may be granted without substantial detriment to the public good, ... and without substantially impairing the intent and purpose of any ordinance or resolution.

As is apparent, the owner does not meet any of the standards for issuance of a variance. This is not a peculiarly affected property, nor is the owner being subjected to peculiar and exceptional practical difficulties or exceptional undue hardships. This is a plain piece of property that the owner simply wants to overbuild. No variance is warranted.

WHAT SHOULD BE DONE?

The owner wishes to obtain the most he can from his investment in this property. That is understandable. I am a member of the neighborhood that this project will affect greatly. I oppose his project, not in its use, but in its size. I hope that this may also be understandable.

As I stated to the owners representatives, a valid project can be proposed. It would cost a lot less to construct than the one he has planned. It would require less parking. It would require less construction. It could yield the owner, or whoever he sells this property to, a profit.

In the event the owner wished not to build this project, there are other uses to which this piece of property could be devoted and be in keeping with the needs of this special, stable, and mature neighborhood, the Biltmore Addition. This is a neighborhood that serves a distinct need of Las Vegas. A low cost, low crime rate, family neighborhood that is within walking distance to the downtown. The downtown is a major source of employment.

This project is not in conformance with many of the important requirements of the City of Las Vegas.

This is not an appropriate (by reason of its height and size) development that will help sustain and improve this mature neighborhood. (Goal 2, above).

It is a development that is not sensitive in design to surrounding development (Policy 2.1.2, above).

It is a mixed use development that does not incorporate appropriate transition or buffering elements to mitigate adverse visual and aesthetic impacts (Policy 2.2.1).

The proposed development has not adopted design standards to address the need for transition between the present differing and adjacent land uses (Policy 2.2.3).

You might also inquire whether the change between the number of units their present plans propose, 333, and the number of units stated by the applicants, 325, requires a new notice of hearing on this application.

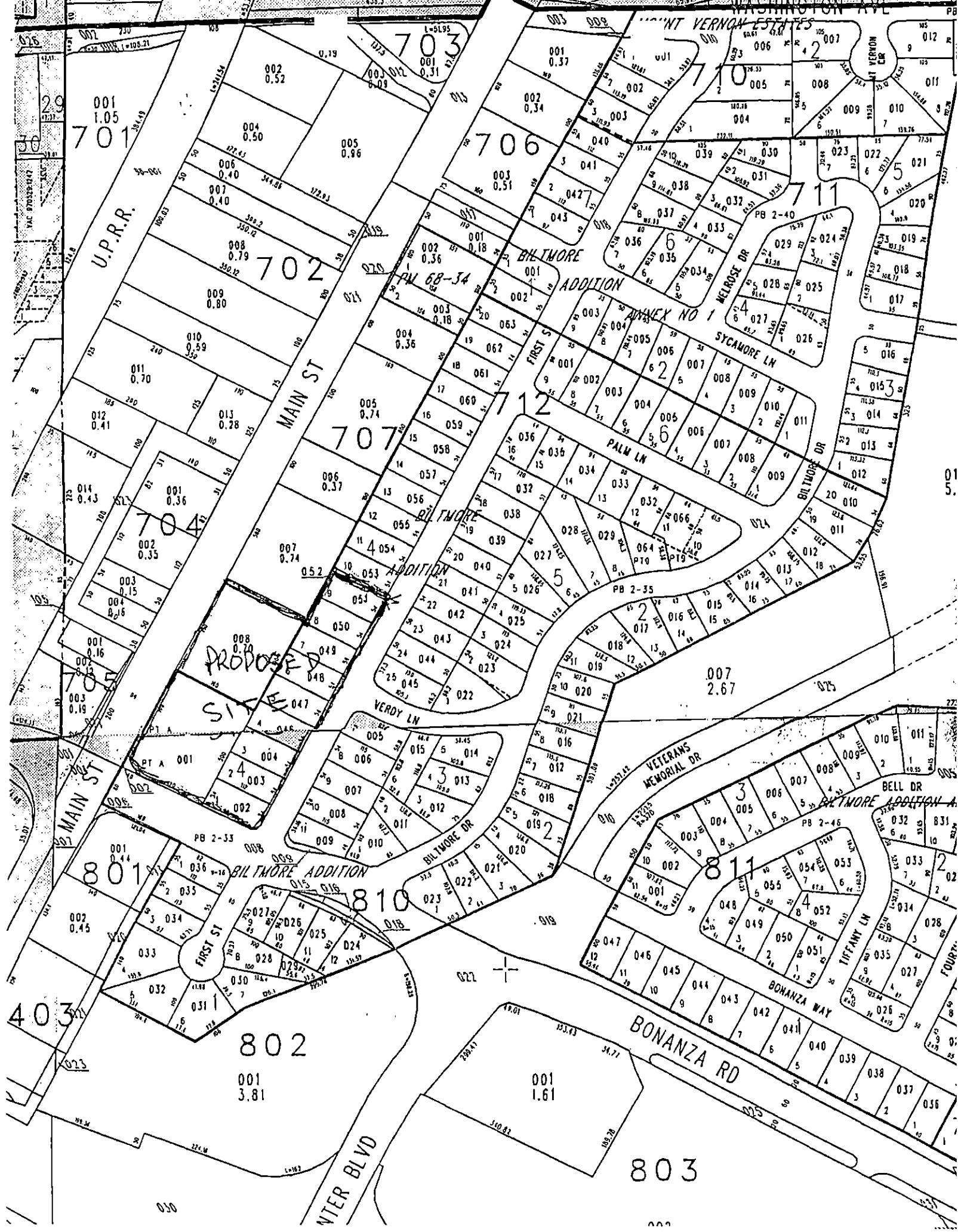
Approval of this proposal by the Planning Commission would not assist the residents of this mature neighborhood to preserve and protect the integrity of their neighborhood or be of assistance in the development of special improvement programs offering lower cost loans or other discounts for neighborhood restoration projects (Policy 2.4.6). (This huge structure would *discourage* such programs and loans respecting the abutting and adjacent homes. I would give a strong message that the whole neighborhood is in transition.)

Remember, the Biltmore Addition area is to be designated an historic neighborhood. (Downtown Neighborhood Plan 2000, recommendation a., and Las Vegas Master Plan 2020, Policies 2.3.1 and 2.3.4)

Most cities would love to be able to preserve and improve a neighborhood such as this. I hope that you do too. Please reject the present proposal and direct the owner to present a revised proposal that works within, but does not dominate and overwhelm, the Biltmore Addition neighborhood.

Kenneth K. Williams
130 Palm Lane
Las Vegas, NV 89101

382-6593



Pre-Application Conference				CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Included in Application Submittal	
Item Required		Item Submitted				YES	NO
YES	NO	YES	NO				
APPLICATION							
☒	☐	☐	☐	Signed and notarized by all property owners or authorized agent(s)		☐	☐
☒	☐	☐	☐	Grant deed and legal description		☐	☐
☒	☐	☐	☐	Detailed justification letter		☐	☐
☒	☐	☐	☐	Reduced 8.5" x 11" copy of all plans and elevations		☐	☐
☒	☐	☐	☐	Full size, rolled, color copy of all plans and elevations		☐	☐
☒	☐	☐	☐	Correct fee(s): \$ <u>675</u> \$ _____ \$ _____ \$ _____		☐	☐
☒	☐	☐	☐	Statement of Financial Interest		☐	☐
☐	☒	☐	☐	Development Impact Notice and Assessment (DINA)		☐	☐
SITE PLAN							
☒	☐	☐	☐	19 copies 11" x 17" min. to 24" x 36" max. page size		☐	☐
☒	☐	☐	☐	North arrow, scale, and vicinity map		☐	☐
☒	☐	☐	☐	All property lines and present dimensions labeled		☐	☐
☐	☒	☐	☐	All building setbacks labeled		☐	☐
☐	☒	☐	☐	All adjacent existing land uses and street names labeled		☐	☐
☐	☒	☐	☐	All points of ingress and egress shown		☐	☐
☐	☒	☐	☐	ADA accessibility requirements shown/labeled		☐	☐
☐	☒	☐	☐	Parking standard(s) utilized: _____		☐	☐
☐	☒	☐	☐	Parking space count and typical dimensions labeled #regular _____ #compact _____ #handicap _____ Total _____		☐	☐
☐	☒	☐	☐	All free-standing sign locations shown and heights and sizes noted		☐	☐
LANDSCAPE PLAN							
☐	☒	☐	☐	11" x 17" to 24" x 36" page size		☐	☐
☐	☒	☐	☐	North arrow, scale, and vicinity map		☐	☐
☐	☒	☐	☐	All property lines and present dimensions labeled		☐	☐
☐	☒	☐	☐	All required perimeter landscape planters shown; min. width(s): _____		☐	☐
☐	☒	☐	☐	All required parking lot fingers/islands shown		☐	☐
☐	☒	☐	☐	Quantity, size, species/variety of all trees, shrubs, and groundcover		☐	☐
BUILDING ELEVATIONS							
☐	☒	☐	☐	11" x 17" min. to 24" x 36" max. page size		☐	☐
☐	☒	☐	☐	Scale and building dimensions labeled		☐	☐
☐	☒	☐	☐	North, south, east, and west elevations of all buildings		☐	☐
☐	☒	☐	☐	All building materials and colors noted		☐	☐
☐	☒	☐	☐	8" x 10" photo of original color and material board		☐	☐
☐	☒	☐	☐	All wall sign locations shown and sizes noted		☐	☐
FLOOR PLANS							
☐	☒	☐	☐	11" x 17" min. to 24" x 36" max. page size		☐	☐
☐	☒	☐	☐	Scale and building dimensions labeled		☐	☐
☐	☒	☐	☐	All building entrances/exits shown		☐	☐
☐	☒	☐	☐	Use of all rooms noted/labeled		☐	☐

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: _____ Application Type: REZONE to C-1

APN: _____ Location: MAIN & BONANZA

Planner: JOE2 Pre-App Meeting Date: 5/31/02

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0046-02

REQUEST BY BONANZA REALTY, INC. FOR A REZONING FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/ INDUSTRIAL) TO: C-1 (LIMITED COMMERCIAL) ON 2.87 ACRES ADJACENT TO THE NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, AND 051), PROPOSED USE: SENIOR APARTMENT COMPLEX, WARD 5 (WEEKLY).

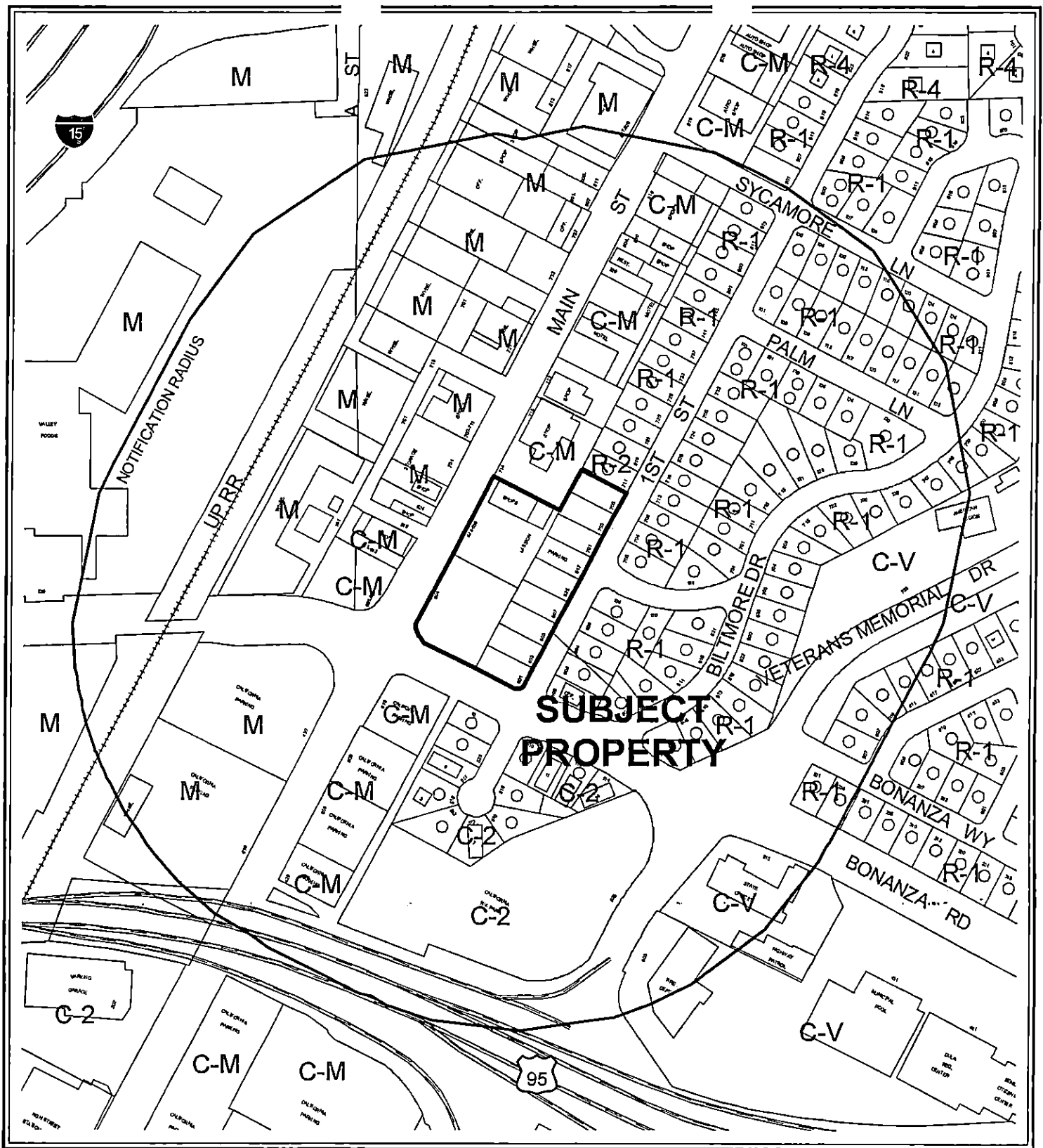
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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 meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0046-02**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND
C-M (COMMERCIAL / INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 12, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0046-02

REQUEST BY BONANZA REALTY, INC. FOR A REZONING FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/ INDUSTRIAL) TO: C-1 (LIMITED COMMERCIAL) ON 2.87 ACRES ADJACENT TO THE NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, AND 051), PROPOSED USE: SENIOR APARTMENT COMPLEX, WARD 5 (WEEKLY).

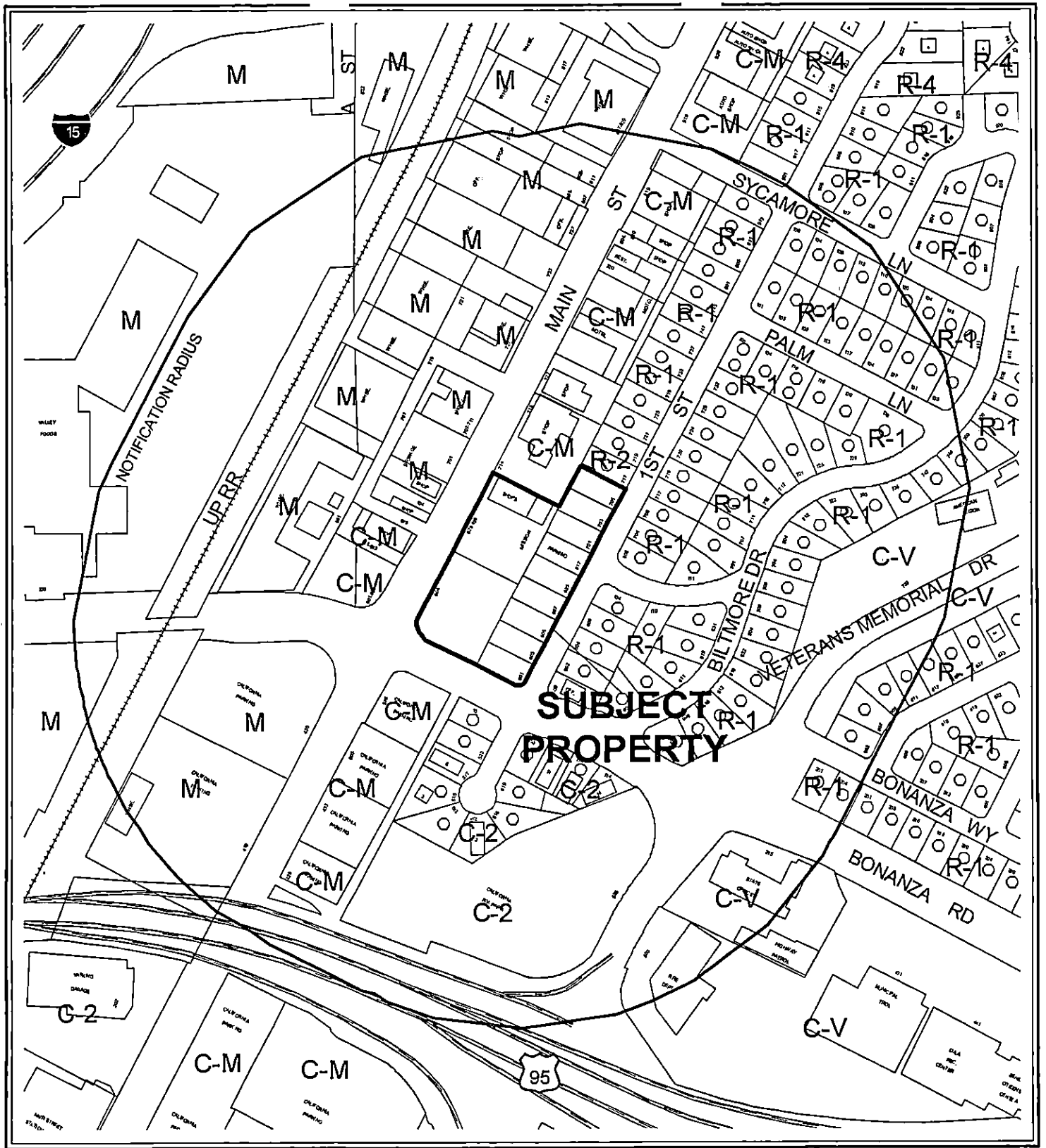
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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 meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



GARY M. LEOBOLD, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



0 200 400 Feet

CASE: **Z-0046-02**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND
C-M (COMMERCIAL / INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



NOTICE OF PUBLIC HEARING

VARIANCE

MEETING: PLANNING COMMISSION
DATE: OCTOBER 24, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

V-0072-02

REQUEST BY BONANZA REALTY, INC. FOR A VARIANCE TO ALLOW LOT COVERAGE IN EXCESS OF 50% FOR A SENIOR APARTMENT COMPLEX ON 2.87 ACRES ADJACENT TO THE NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, AND 139-27-712-046, 047, 048, 049, 050, AND 051), R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/ INDUSTRIAL) ZONE [PROPOSED: C-1 (LIMITED COMMERCIAL)], WARD 5 (WEEKLY).

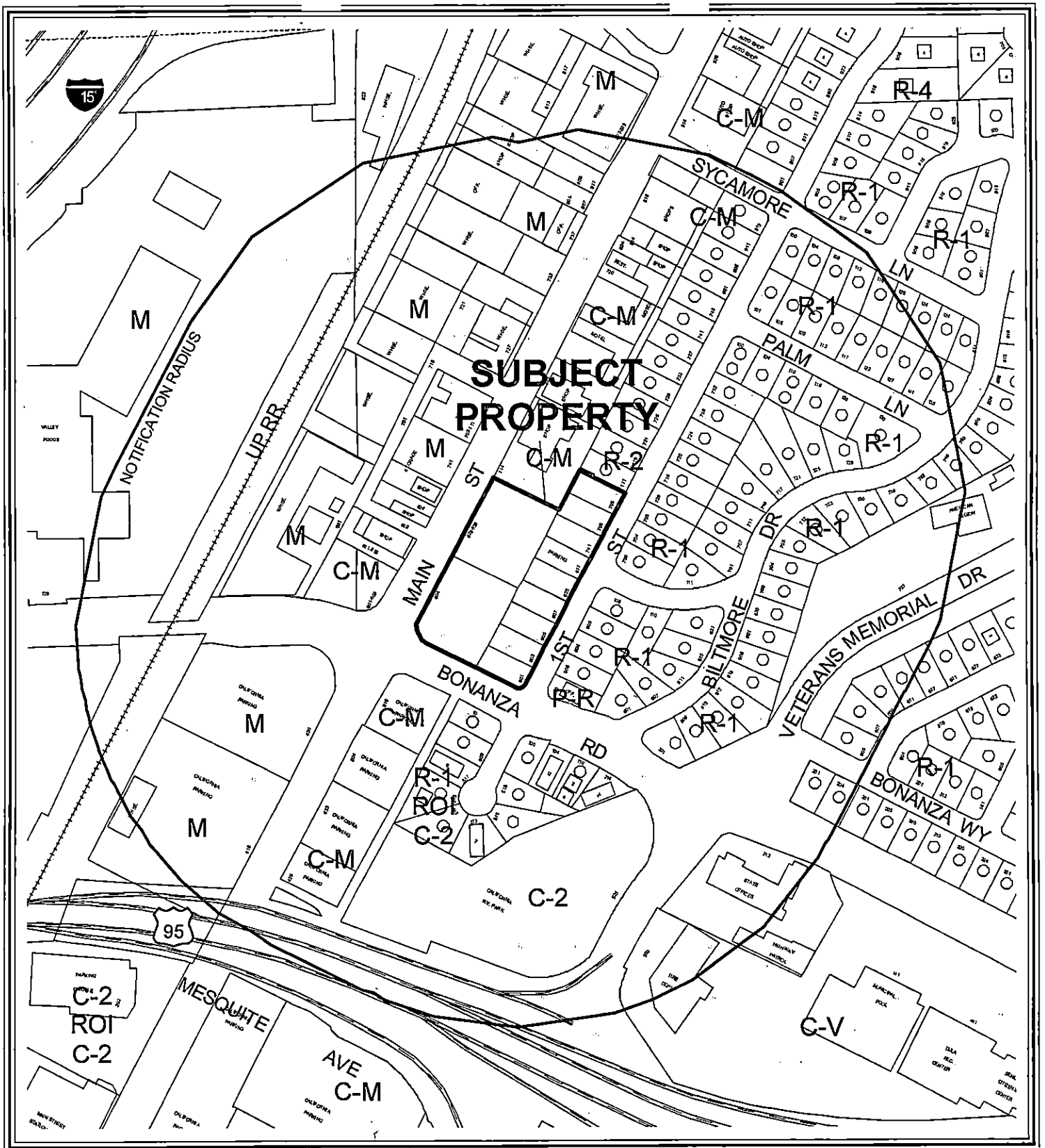
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear before the Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, 731 South Fourth Street, Las Vegas, Nevada 89101. For further information, please call 229-6301 (TDD 386-9108), <http://www.ci.las-vegas.nv.us>.



TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: V-0072-02

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

MEETING: PLANNING COMMISSION
DATE: OCTOBER 24, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

U-0114-02

RENOTIFICATION

REQUEST BY BONANZA REALTY, INC. FOR A SPECIAL USE PERMIT FOR A MULTI-FAMILY SENIOR APARTMENT COMPLEX ON 2.87 ACRES ADJACENT TO THE NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, AND 051), R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/INDUSTRIAL) ZONES [PROPOSED: C-1 (LIMITED COMMERCIAL)], WARD 5 (WEEKLY).

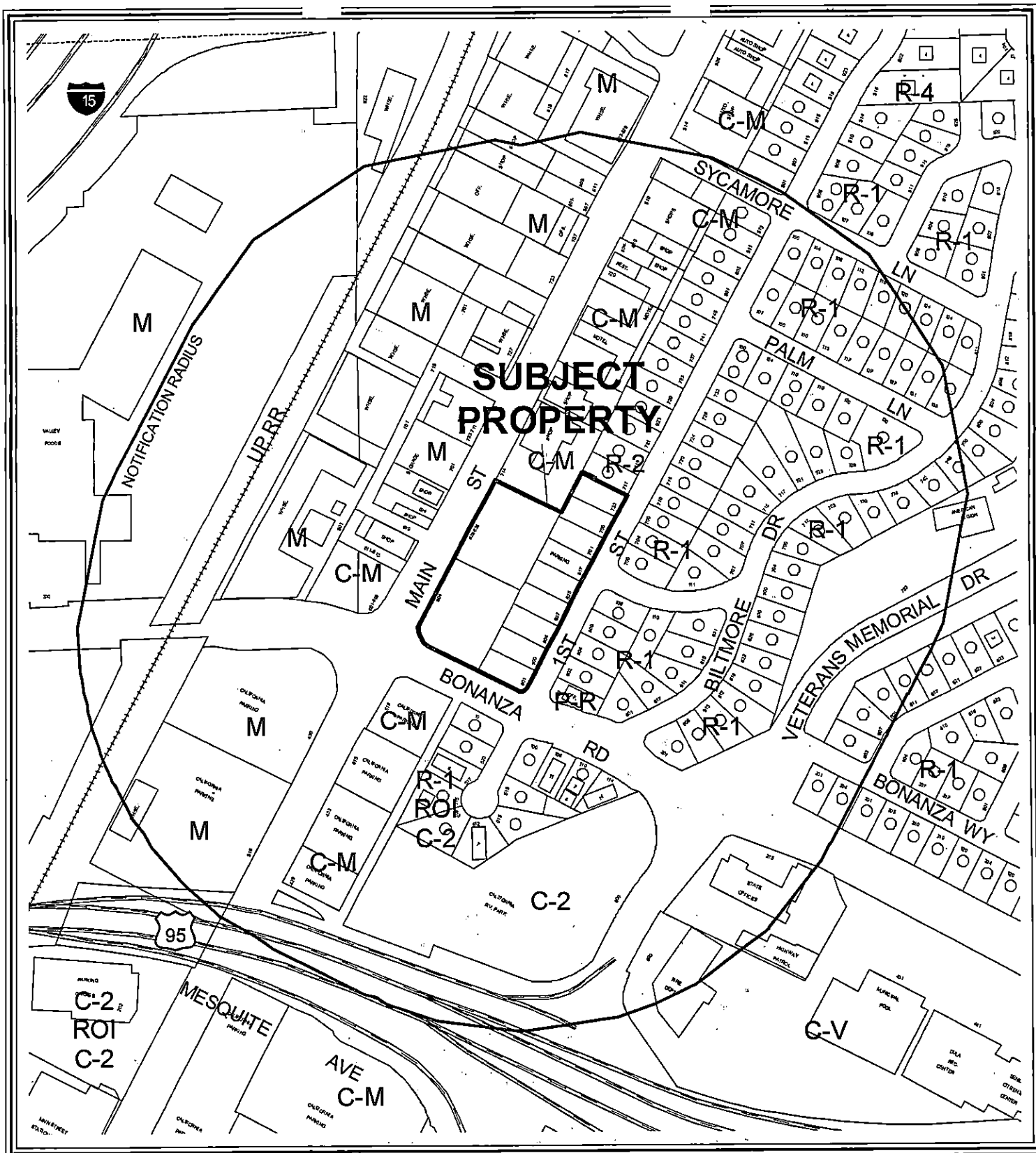
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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 meeting, file written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. This request may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after discussion of the item. You will receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: U-0114-02

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: OCTOBER 24, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0046-02(1)

RENOTIFICATION

REQUEST BY BONANZA REALTY, INC. FOR A SITE DEVELOPMENT PLAN REVIEW AND A REDUCTION OF THE ON-SITE LANDSCAPE REQUIREMENTS FOR A 256-UNIT MULTI-FAMILY SENIOR APARTMENT COMPLEX WITH 20,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT ON 2.87 ACRES ADJACENT TO THE NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050 AND 051), R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/INDUSTRIAL) ZONES, [PROPOSED: C-1 (LIMITED COMMERCIAL)], WARD 5 (WEEKLY).

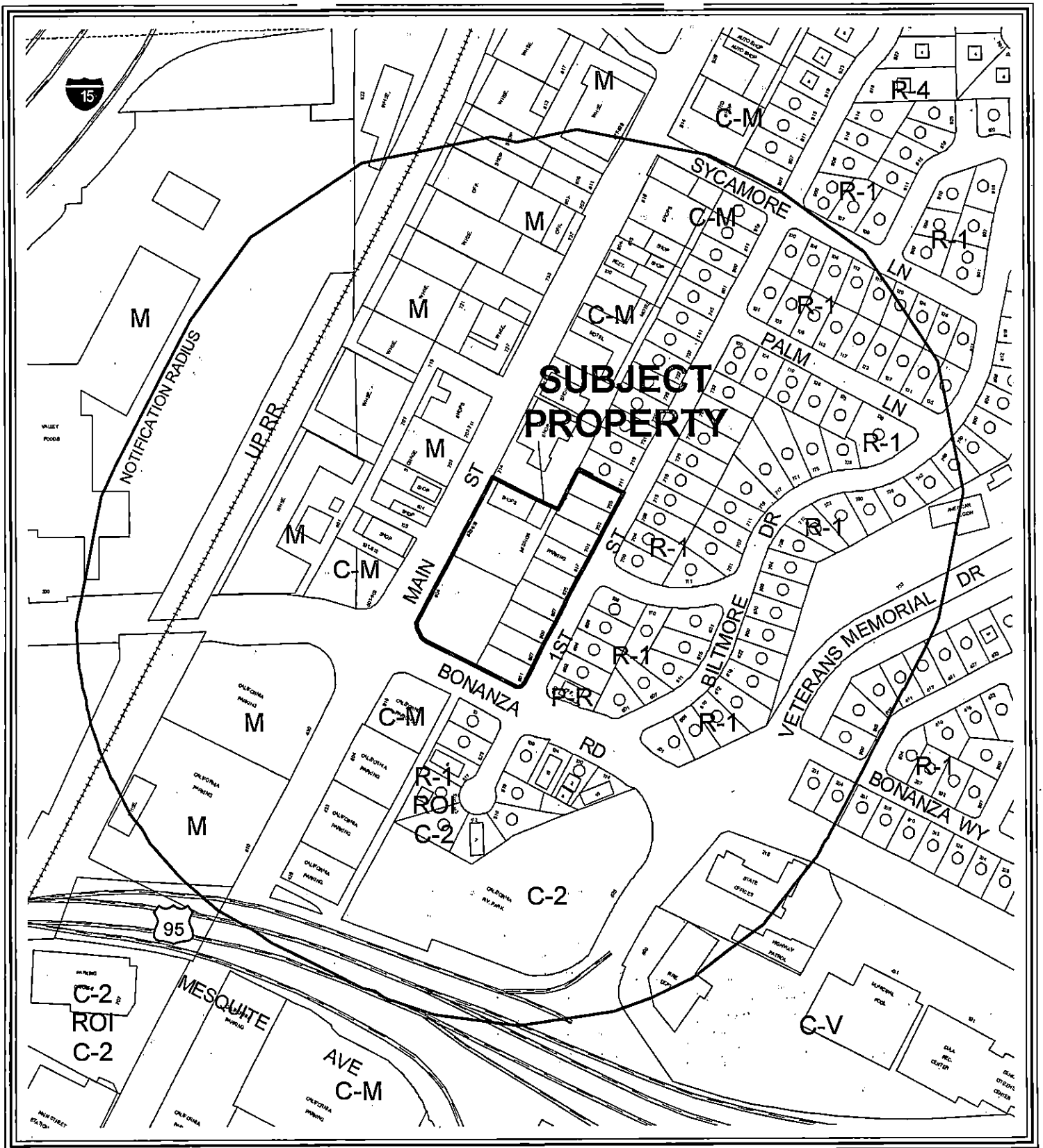
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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TROY S. JESCGHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0046-02(1)

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND
C-M (COMMERCIAL/INDUSTRIAL, PROPOSED: C-1
(LIMITED COMMERCIAL))

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: OCTOBER 24, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0046-02

RENOTIFICATION

REQUEST BY BONANZA REALTY, INC. FOR A REZONING FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/ INDUSTRIAL) TO: C-1 (LIMITED COMMERCIAL) ON 2.87 ACRES ADJACENT TO THE NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, AND 051), PROPOSED USE: MIXED USE SENIOR APARTMENT AND COMMERCIAL DEVELOPMENT, WARD 5 (WEEKLY).

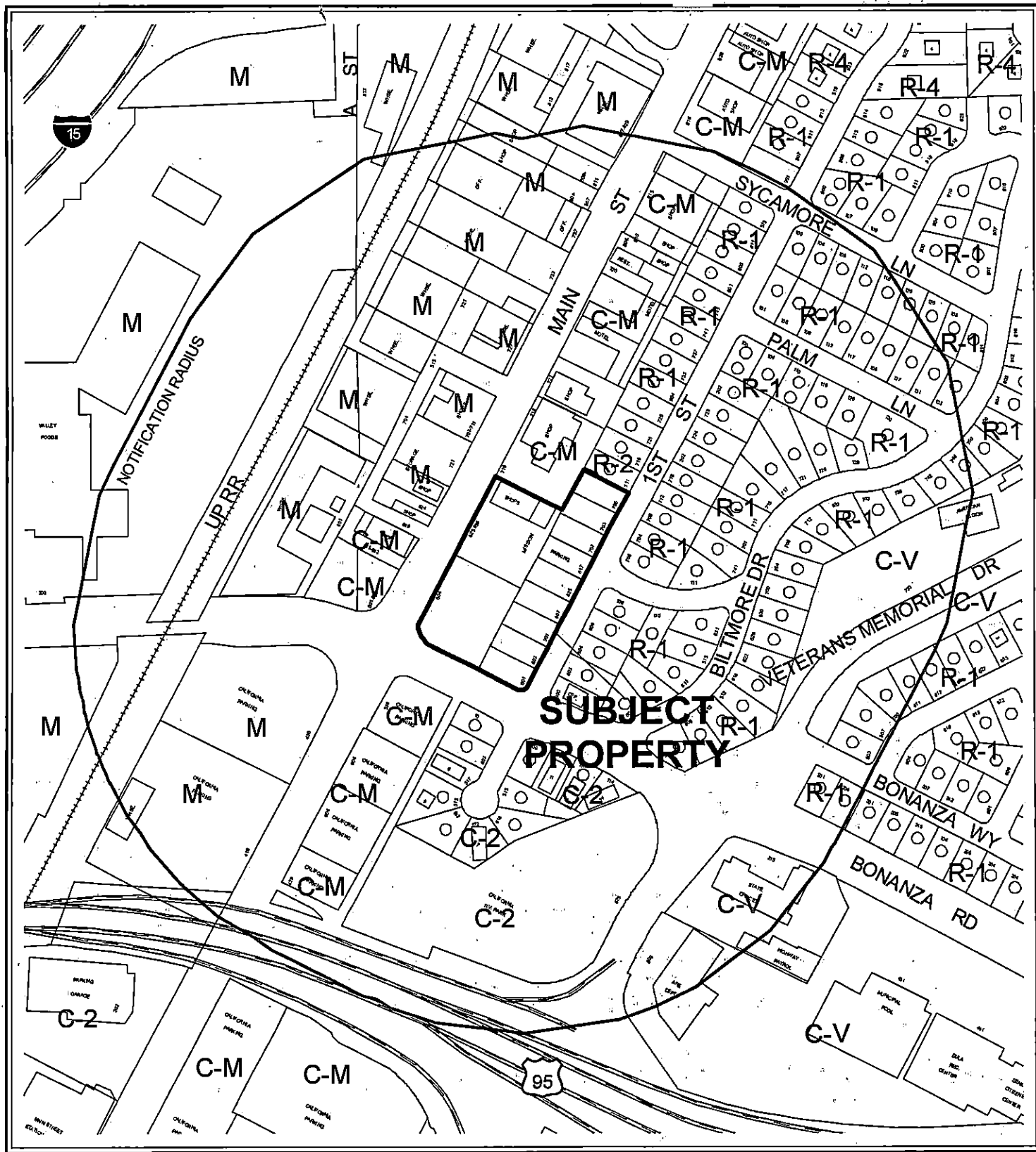
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0046-02

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL / INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



164 Parcels
126 Labels

Report of All Selected Parcels

Case Number: Z-0046-02

Printed On: Thu: June 20, 2002

Owner	Address	Parcel Number
ANGUIANO HUGO	515 N 1ST ST LAS VEGAS NV	13927798001
ANSARI ABDUL R & NASEEMA F	201 BONANZA WY LAS VEGAS NV	13927810033
AREF MAHSHID	P O BOX 96261 LAS VEGAS NV	13927811047
AREF MAHSHID	P O BOX 96261 LAS VEGAS NV	13927810024
AREF MAHSHID	P O BOX 96261 LAS VEGAS NV	13927810026
AREF MAHSHID	P O BOX 96261 LAS VEGAS NV	13927810025
AVILA JOSE M & BLANCA L	P O BOX 96261 LAS VEGAS NV	13927810029
AVILA-RAMIREZ AUSENCION	15755 FOOTHILL BLVD SYLMAR CA	13927712056
BAKER JEAN	111 VERDY LN LAS VEGAS NV	13927712022
BENISANO ELIZABETH & ERROL	108 SYCAMORE LN LAS VEGAS NV	13927711005
BERG ANTHONY IRA ETAL	110 VERDY LN LAS VEGAS NV	13927810015
BONANZA REALTY INC	%FOUR QUEENS HOTEL 202 FREMONT ST LAS VEGAS NV	13927702006
BONANZA REALTY INC	18607 VENTURA BLVD #207 TARZANA CA	13927712048
BONANZA REALTY INC	18607 VENTURA BLVD #207 TARZANA CA	13927707008
BONANZA REALTY INC	18607 VENTURA BLVD #207 TARZANA CA	13927712049
BONANZA REALTY INC	18607 VENTURA BLVD #207 TARZANA CA	13927810002
BONANZA REALTY INC	18607 VENTURA BLVD #207 TARZANA CA	13927712050
BONANZA REALTY INC	18607 VENTURA BLVD #207 TARZANA CA	13927712051
BONANZA REALTY INC	18607 VENTURA BLVD #207 TARZANA CA	13927712047
BONANZA REALTY INC	18607 VENTURA BLVD #207 TARZANA CA	13927712046
BONANZA REALTY INC	18607 VENTURA BLVD #207 TARZANA CA	13927810004
BONANZA REALTY INC	18607 VENTURA BLVD #207 TARZANA CA	13927810003
BONANZA REALTY INC	18607 VENTURA BLVD #207 TARZANA CA	13927810001
BORDERS PROPERTIES L L C	916 N MAIN ST LAS VEGAS NV	13927706003
BUGERT RICHARD L	204 BONANZA WY LAS VEGAS NV	13927811046
BURRIS ROSALIE L	665 JEFFERSON ST WILLOWS CA	13927810027
CALIFORNIA HOTEL & CASINO	%R DARNOLD 2950 S INDUSTRIAL RD LAS VEGAS NV	13927403002
CALIFORNIA HOTEL & CASINO	%R DARNOLD 2950 S INDUSTRIAL RD LAS VEGAS NV	13927404001
CALIFORNIA HOTEL & CASINO	%R DARNOLD 2950 S INDUSTRIAL RD LAS VEGAS NV	13927801001
CALIFORNIA HOTEL & CASINO	%R DARNOLD 2950 S INDUSTRIAL RD LAS VEGAS NV	13927802001
CALIFORNIA HOTEL & CASINO	%R DARNOLD 2950 S INDUSTRIAL RD LAS VEGAS NV	13927403001

Report of All Selected Parcels

Case Number: Z-0046-02

Printed On: Thu: June 20, 2002

Owner	Address	Parcel Number
CALIFORNIA HOTEL & CASINO	%R DARNOLD 2950 S INDUSTRIAL RD LAS VEGAS NV	13927801002
CARMICHAEL HARVEY	610 BILTMORE DR LAS VEGAS NV	13927810021
CASTILLO LUIS	745 N 1ST ST LAS VEGAS NV	13927712061
CASTRO LUIS P & ESTELA	805 N 1ST ST LAS VEGAS NV	13927712063
CAT LOVERS LAS VEGAS INC	108 VERDY LN LAS VEGAS NV	13927810005
CHRISTIANSON LOUIS	737 N 1ST ST LAS VEGAS NV	13927712099
CHRISTIANSON LOUIS D	737 N 1ST ST LAS VEGAS NV	13927712043
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13927708011
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13927803002
CITY PARKWAY IV A INC	%L CODER 400 LAS VEGAS BLVD S LAS VEGAS NV	13927401031
COLLINS PHILIPPE	712 BILTMORE DR LAS VEGAS NV	13927712018
COONS SHANE	109 PALM LN LAS VEGAS NV	13927712003
CORTEZ RUBEN & ROSARIO	135 PALM LN LAS VEGAS NV	13927712009
CROXALL IRENE T	626 BILTMORE DR LAS VEGAS NV	13927810017
CUSTARD DONALD R & ELLEN F	1570 BETTY LN LAS VEGAS NV	13927712060
DOLAN CHARLES A & ANNE T	801 N 1ST ST LAS VEGAS NV	13927712062
DOLAN CHARLES ALBERT & ANNE T	801 N 1ST ST LAS VEGAS NV	13927712041
DUNIGAN COURTNEY & LUCILE M	712 N 1ST ST LAS VEGAS NV	13927712042
ERNST FREDERICK W	606 N 1ST ST LAS VEGAS NV	13927810006
EWING BERTIE	130 PALM LN LAS VEGAS NV	13927712066
EXBER INC	107 N 6TH ST 3RD FLOOR LAS VEGAS NV	13927702010
EXBER INC	107 N 6TH ST 3RD FLOOR LAS VEGAS NV	13927702011
EXBER INC	107 N 6TH ST 3RD FLOOR LAS VEGAS NV	13927702013
EXBER INC	107 N 6TH ST 3RD FLOOR LAS VEGAS NV	13927702012
EXBER INC	%EL CORTEZ ACCT OFFICES 107 N 6TH ST-3RD FLOOR LAS VEGAS NV	13927702009
FERRIS ED & JANE FAMILY TRUST	1137 STRONG DR LAS VEGAS NV	13927712053
FERRIS ED & JANE FAMILY TRUST	1137 STRONG DR LAS VEGAS NV	13927712054
FERRIS EDWARD H & JANE E	718 N MAIN ST LAS VEGAS NV	13927707007
G N L V CORP	P O BOX 610 LAS VEGAS NV	13927702014
G N L V CORP	P O BOX 610 LAS VEGAS NV	13927810083
GALINDO CESAR ANTHONY & SARA	4013 N CHIEFTAIN ST LAS VEGAS NV	13927712055
GOGERT DOROTHY L	603 BELL DR LAS VEGAS NV	13927811001

Report of All Selected Parcels

Printed On: Thu: June 20, 2002

Owner	Case Number:	Z-0046-02	Address	Parcel Number
GOLDEN MELVIN W			100 PALM LN LAS VEGAS NV	13927712036
GOMEZ RAFAEL LOPEZ			742 BILTMORE DR LAS VEGAS NV	13927712014
GONZALEZ ANTHONY & ANA			4724 WOODRIDGE RD LAS VEGAS NV	13927712039
GONZALEZ JOSE CRUZ			124 SYCAMORE LN LAS VEGAS NV	13927710009
GRAGSON 1988 TRUST			9357 ASTON MARTIN DR LAS VEGAS NV	13927707003
GRAGSON 1988 TRUST			9357 ASTON MARTIN DR LAS VEGAS NV	13927707002
GRAGSON 1988 TRUST			9357 ASTON MARTIN DR LAS VEGAS NV	13927707001
GUTIERREZ PEDRO B			711 BILTMORE DR LAS VEGAS NV	13927712025
HAMEL CARMEN & GERALD ETAL			700 BILTMORE DR LAS VEGAS NV	13927810014
HAMEL GERALD & CARMEN			700 BILTMORE DR LAS VEGAS NV	13927712021
HEIDT HORACE JR			14155 MAGNOLIA BLVD SHERMAN OAKS CA	13927712052
HERNANDEZ EUGENIA			729 BILTMORE DR LAS VEGAS NV	13927712064
HIDDEN HAROLD E & MARY L			621 BELL DR LAS VEGAS NV	13927811006
HOLLE ELWYN O & TERESA			2397 SIERRA LADERA ST BISHOP CA	13927711010
HOLLEY VERNICE M			112 SYCAMORE LN LAS VEGAS NV	13927711006
HOLLEY VERNICE M ETAL			737 N 1ST ST LAS VEGAS NV	13927810023
HOLLEY VERNICE M ETAL			737 N 1ST ST LAS VEGAS NV	13927810022
HOLLEY VERNICE M ETAL			737 N 1ST ST LAS VEGAS NV	13927810035
HOLLEY VERNICE M ETAL			112 SYCAMORE LN LAS VEGAS NV	13927810031
HOLLEY VERNICE M ETAL			112 SYCAMORE LN LAS VEGAS NV	13927810034
HOLLOWAY FAMILY TRUST			5204 HAMMILL RD EL MONTE CA	13927712007
HORSESHOE CLUB OPERATING COMPANY			128 E FREMONT ST LAS VEGAS NV	13927710094
HORSESHOE CLUB OPERATING COMPANY			128 E FREMONT ST LAS VEGAS NV	13927310095
HORSESHOE CLUB OPERATING COMPANY			128 E FREMONT ST LAS VEGAS NV	13927705003
HUDSMITH ROBERT H LIVING TRUST			120 SYCAMORE LN LAS VEGAS NV	13927711008
J P FOODSERVICE INC			1685 W CHEYENNE AVE NO LAS VEGAS NV	13927310098
JARCHOW DON & LOUISE			3161 CADBURY DR LAS VEGAS NV	13927705002
KIRCHER FAMILY PARTNERS L P			3161 CADBURY DR LAS VEGAS NV	13927705001
KRAUSE BETTY JANE			152 E LA VERNE AVE #4 POMONA CA	13927702005
KUESTER GREGORY & KATHRYN D			1320 DOVER GLEN DR NO LAS VEGAS NV	13927704002
KUISTO GREGORY & KATHRYN D			100 SYCAMORE LN LAS VEGAS NV	13927711003
LARIOS DOUGLAS T & MINERVA N			704 BILTMORE AVE LAS VEGAS NV	13927712020

Report of All Selected Parcels

Printed On: Thu: June 20, 2002

Case Number: Z-0046-02

Owner	Address	Parcel Number
L ODGE AMERICAN LEGION POST #8	733 VETERANS MEMORIAL DR LAS VEGAS NV	13927708007
LONG MELA LEE	611 E BELL DR LAS VEGAS NV	13927811004
LOUDEN MARILYN K	1863 HALLWOOD DR LAS VEGAS NV	13927712015
LYLES ELBERT & RUTH FAMILY TRUST	5431 SAWYER AVE LAS VEGAS NV	13927810009
M S W INC	%R DARNOLD 2950 S INDUSTRIAL RD LAS VEGAS NV	13927402002
M S W INC	%R DARNOLD 2950 S INDUSTRIAL RD LAS VEGAS NV	13927402003
MANCH LEE M	746 BILTMORE DR LAS VEGAS NV	13927712013
MANN WILLIAM H	722 BILTMORE DR LAS VEGAS NV	13927712017
MARCUS FRED R	622 BILTMORE DR LAS VEGAS NV	13927810018
MEADOW 807 L L C	%VEGA ENTPRS 100 W CAREY AVE NO LAS VEGAS NV	13927702007
MEADOWS 798 L L C	%VEGA ENTPRS 100 W CAREY AVE NO LAS VEGAS NV	13927701001
MILLER BETTY L REVOCABLE LIV TR	123 PALM LN LAS VEGAS NV	13927712006
MITCHELL GLORIA D & HARRY A	750 BILTMORE DR LAS VEGAS NV	13927712012
MOORE OLIVER D & SANDRA L	700 N 1ST ST LAS VEGAS NV	13927712045
MOORE OLIVER D & SANDRA L	733 N 1ST ST LAS VEGAS NV	13927712058
MORTON JENNIE B	104 SYCAMORE LN LAS VEGAS NV	13927711004
MOSAVINEJAD MAJID SEYED	201 BONANZA WY LAS VEGAS NV	13927811005
MURRAH ROYCE G & R LYNNE	611 BILTMORE DR LAS VEGAS NV	13927810012
NICHOLS OBED D	701 BILTMORE DR LAS VEGAS NV	13927712023
OBRIEN GEORGE L	618 BILTMORE DR LAS VEGAS NV	13927810019
OCHOA IGNACIO & RIGOBERTA	120 PALM LN LAS VEGAS NV	13927712032
PERALES CASIMIRO & CAMERINA C	728 N 1ST ST LAS VEGAS NV	13927712038
PEREZ JOSE A	101 PALM LN LAS VEGAS NV	13927712001
PORTER WOODROW P	709 N MAIN ST LAS VEGAS NV	13927704001
PROVONSHA KAREN RAE	607 BILTMORE DR LAS VEGAS NV	13927810011
PUTNAM MARYLOUISE 1995 REV TR	721 BILTMORE DR LAS VEGAS NV	13927712028
REDDING MAGGIE REVOCABLE LIV TR	116 SYCAMORE LN LAS VEGAS NV	13927711007
REED RONALD GARRETT & ANGELA	4674 LINDA AVE LAS VEGAS NV	13927704003
REED RONALD GARRETT & ANGELA	4674 LINDA AVE LAS VEGAS NV	13927704004
REYES EVELYN	630 BILTMORE DR LAS VEGAS NV	13927810016
RIOS FRANCISCO	729 N 1ST ST LAS VEGAS NV	13927712057
RIVERA FRANCISCO R & JUANITA H	609 BELL DR LAS VEGAS NV	13927811003

Report of All Selected Parcels

Case Number: Z-0046-02

Printed On: Thu: June 20, 2002

Owner	Address	Parcel Number
RIVERA NESTOR H SR	607 BELL DR LAS VEGAS NV	13927811002
ROLLO RONALD C & SHARON H	850 S RANCHO DR #2327 LAS VEGAS NV	13927712024
ROMERO NARCISO JACUINDE	717 BILTMORE DR LAS VEGAS NV	13927712027
RONNOW DAN	117 PALM LN LAS VEGAS NV	13927712005
RUBEN SIMONE DIANE	737 N MAIN ST LAS VEGAS NV	13927702008
RUMFORD W RICHARD & JUDITH	720 N 1ST ST LAS VEGAS NV	13927712040
SANCHEZ JULIAN	704 N 1ST ST LAS VEGAS NV	13927712044
SCHNEIDER DEVELOPMENT L P	%S SCHNEIDER 12 QUAIL RUN RD HENDERSON NV	13927711002
SCHNEIDER DEVELOPMENT L P	%S SCHNEIDER 12 QUAIL RUN RD HENDERSON NV	13927711001
SHERMAN GAIL	2570 LINCOLN RD LAS VEGAS NV	13927810020
SORK RAYMOND WILLIAM LIVING TR	P O BOX 507 LAS VEGAS NV	13927810013
SOTO HILARIO	725 BILTMORE DR LAS VEGAS NV	13927712029
STATE OF NEVADA	CARSON CITY NV	13927803001
STATE OF NEVADA TRANS LEASOR	2950 S INDUSTRIAL RD LAS VEGAS NV	13927402004
STENSURD CLAYTON & ELIZABETH	%GRAYSON REALTY %OFFICE-GREEN RM 2230 AMADO EAST PALM SPRINGS CA	13927712035
STEVENSON YULONDA	732 N 1ST ST LAS VEGAS NV	13927712037
TALLARD MAURICE E LIVING TR 2000	P O BOX 20602 LAS VEGAS NV	13927810007
TAMAYO ROLANDO	2200 BRADY LAS VEGAS NV	13927707006
TAPIA AGUSTIN & MARIA G	113 PALM LN LAS VEGAS NV	13927712004
TAYLOR ELANDERS & LUCENA F	801 BILTMORE DR LAS VEGAS NV	13927810010
THOMAS DORIS M	110 PALM LN LAS VEGAS NV	13927712034
TINNEY RICHARD M & CAROL L	513 N 1ST ST LAS VEGAS NV	13927810032
TINNEY RICHARD M & CAROL L	513 N 1ST ST LAS VEGAS NV	13927810028
TINNEY RICHARD M & CAROL L	516 N 1ST ST LAS VEGAS NV	13927810030
TORRES REMBERTO	715 BILTMORE DR LAS VEGAS NV	13927712026
TOTH BARBARA	%REGENCY MOTEL 700 N MAIN ST LAS VEGAS NV	13927707004
TOTH BARBARA	%REGENCY MOTEL 700 N MAIN ST LAS VEGAS NV	13927707005
ULLOA MOISES	730 BILTMORE DR LAS VEGAS NV	13927712016
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX DEPT 1700 FARNAM ST 10TH FLOOR S OMAHA NE	13927401032
VICENTE CLAUDIO D & MARLENE Z	116 PALM LN LAS VEGAS NV	13927712033
VINCENT WILLIAM C & KOREN	2153 BRIDLEWOOD DR LAS VEGAS NV	13927712002
WARE ALAN M	131 PALM LN LAS VEGAS NV	13927712008

Report of All Selected Parcels

Owner

WAREHOUSE INC

WILLIAMS MELVIN E & MARCELLA L

WOODS SUZETTE A

YUAN MIN HUI

Case Number: Z-0046-02

Address

916 N MAIN ST LAS VEGAS NV

4955 N RILEY ST LAS VEGAS NV

10 E BONANZA RD LAS VEGAS NV

14704 E KEESE DR WHITTIER CA

Printed On: Thu: June 20, 2002

Parcel Number

13927711043

13927712019

13927810036

13927810008



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)

MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

November 21, 2002

Mr. Sam Oved
Bonanza Realty Inc.
18607 Ventura Boulevard, Suite #314
Tarzana, California 91356

RE: Z-0046-02 - REZONING
CITY COUNCIL MEETING OF NOVEMBER 20, 2002
Related to U-0114-02, V-0072-02 & Z-0046-02(1)

Dear Mr. Oved:

The City Council at a regular meeting held November 20, 2002 APPROVED the request for a Rezoning FROM: R-2 (Medium-Low Density Residential) and C-M (Commercial/ Industrial) TO: C-1 (Limited Commercial) on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, and 051), PROPOSED USE: MIXED USE SENIOR APARTMENT AND COMMERCIAL DEVELOPMENT. The Notice of Final Action was filed with the Las Vegas City Clerk on November 21, 2002. This approval is subject to:

Planning and Development

1. Resolution of Intent with a two-year time limit.
2. A Site Development Plan review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading and all development activity for the site.

Public Works

3. Dedicate an additional 10 feet of right-of-way adjacent to this site for Bonanza Road, an additional 4 feet for Main Street, an additional 14 feet for a total radius of 54 feet on the northeast corner of Bonanza Road and Main Street, and a 25 foot radius on the northwest corner of Bonanza Road and 1st Street prior to the issuance of any permits. Additional public street dedications may be required if so determined in the approved Traffic Impact Analysis. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.
4. Construct all incomplete half-street improvements on 1st Street, Bonanza Road and Main Street, if any, adjacent to this site concurrent with development of this site. Also, remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A, unless otherwise allowed by City Traffic Engineer. Also, any new driveways or modifications to existing driveways along Main Street and Bonanza Road shall receive approval from the Nevada Department of Transportation.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

Mr. Sam Oved
Page Three – Z-0046-02
November 21, 2002

8. Landscape and maintain all unimproved right-of-way on 1st Street, Bonanza Road and Main Street adjacent to this site.
9. Submit an Encroachment Agreement or obtain an Occupancy Permit, as appropriate, for all private improvements located in the 1st Street, Bonanza Road and Main Street public rights-of-way adjacent to this site prior to occupancy of this site.

Sincerely,

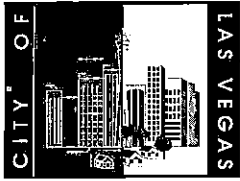


Doreen Araujo
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept
Development Coordination-DPW
Dept. of Fire Services

Mr. Rich Moreno
300 S. Fourth Street, Suite #1500
Las Vegas, Nevada 89101

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

October 11, 2002

Mr. Sam Oved
Bonanza Realty, Inc.
18607 Ventura Boulevard, Suite #314
Tarzana, California 91356

RE: ABEYANCE - RENOTIFICATION - Z-0046-02 - REZONING

Dear Mr. Oved:

Please be advised the City Planning Commission at its regular meeting on **October 24, 2002**, as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

Troy Jeschke, Acting Senior Planner
Planning and Development Department
Current Planning Division

TSJ:clb

Enclosure

cc: Mr. Rich Moreno
300 South Fourth Street, Suite #1500
Las Vegas, Nevada 89101

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Douglas A. Selby



NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: OCTOBER 24, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0046-02

RENOTIFICATION

REQUEST BY BONANZA REALTY, INC. FOR A REZONING FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/ INDUSTRIAL) TO: C-1 (LIMITED COMMERCIAL) ON 2.87 ACRES ADJACENT TO THE NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, AND 051), PROPOSED USE: MIXED USE SENIOR APARTMENT AND COMMERCIAL DEVELOPMENT, WARD 5 (WEEKLY).

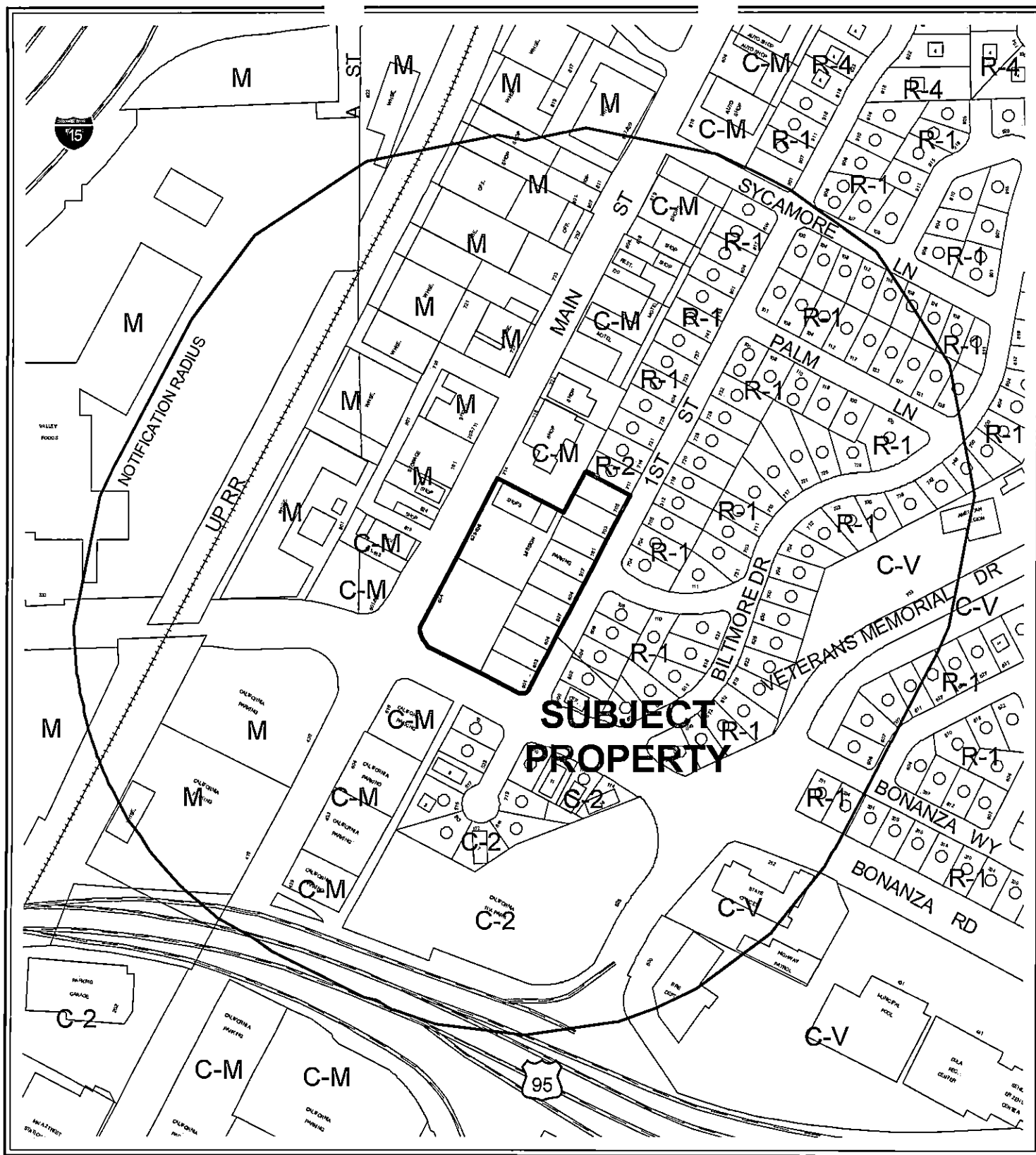
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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 meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



TROY S. JESCHKE, ACTIING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

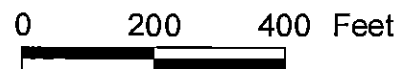


CASE: **Z-0046-02**

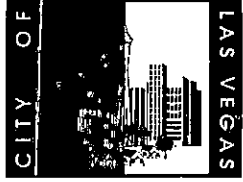
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND
C-M (COMMERCIAL / INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

September 13, 2002

Mr. Sam Oved
Bonanza Realty Inc.
18607 Ventura Boulevard, Suite #314
Tarzana, California 91356

RE: Z-0046-02 - REZONING

Dear Mr. Sam Oved:

Your request for a Rezoning FROM: R-2 (Medium-Low Density Residential) and C-M (Commercial/ Industrial) TO: C-1 (Limited Commercial) on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, and 051), PROPOSED USE: SENIOR APARTMENT COMPLEX, Ward 5 (Weekly), was considered by the Planning Commission on September 12, 2002.

The Planning Commission unanimously voted to hold this item in ABEYANCE to provide the applicant with the opportunity to meet with area residents and redesign certain aspects of the project.

This item is scheduled to be heard again at the *October 24, 2002* Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative choose not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Gary M. Leobold, Senior Planner
Planning and Development Department
Current Planning Division

GML:va

cc: Mr. Rich Moreno
300 South 4th Street, Suite 1500
Las Vegas, Nevada 89101

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Douglas A. Selby





MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

ACTING CITY MANAGER
DOUGLAS A. SELBY

August 30, 2002

Mr. Sam Oved
Bonanza Realty Inc.
18607 Ventura Boulevard, Suite #314
Tarzana, California 91356

RE: Z-0046-02 - REZONING

Dear Mr. Oved:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on **September 12, 2002**. This meeting will be held at 6:00 P. M. **in the Council Chambers of City Hall, 400 Stewart Avenue**, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Gary M. Leobold".

Gary M. Leobold, Senior Planner
Planning and Development Department
Current Planning Division

GML:va

Enclosure

cc: Mr. Rich Moreno
300 South 4th Street, Suite 1500
Las Vegas, Nevada 89101

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 12, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0046-02

REQUEST BY BONANZA REALTY, INC. FOR A REZONING FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/ INDUSTRIAL) TO: C-1 (LIMITED COMMERCIAL) ON 2.87 ACRES ADJACENT TO THE NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, AND 051), PROPOSED USE: SENIOR APARTMENT COMPLEX, WARD 5 (WEEKLY).

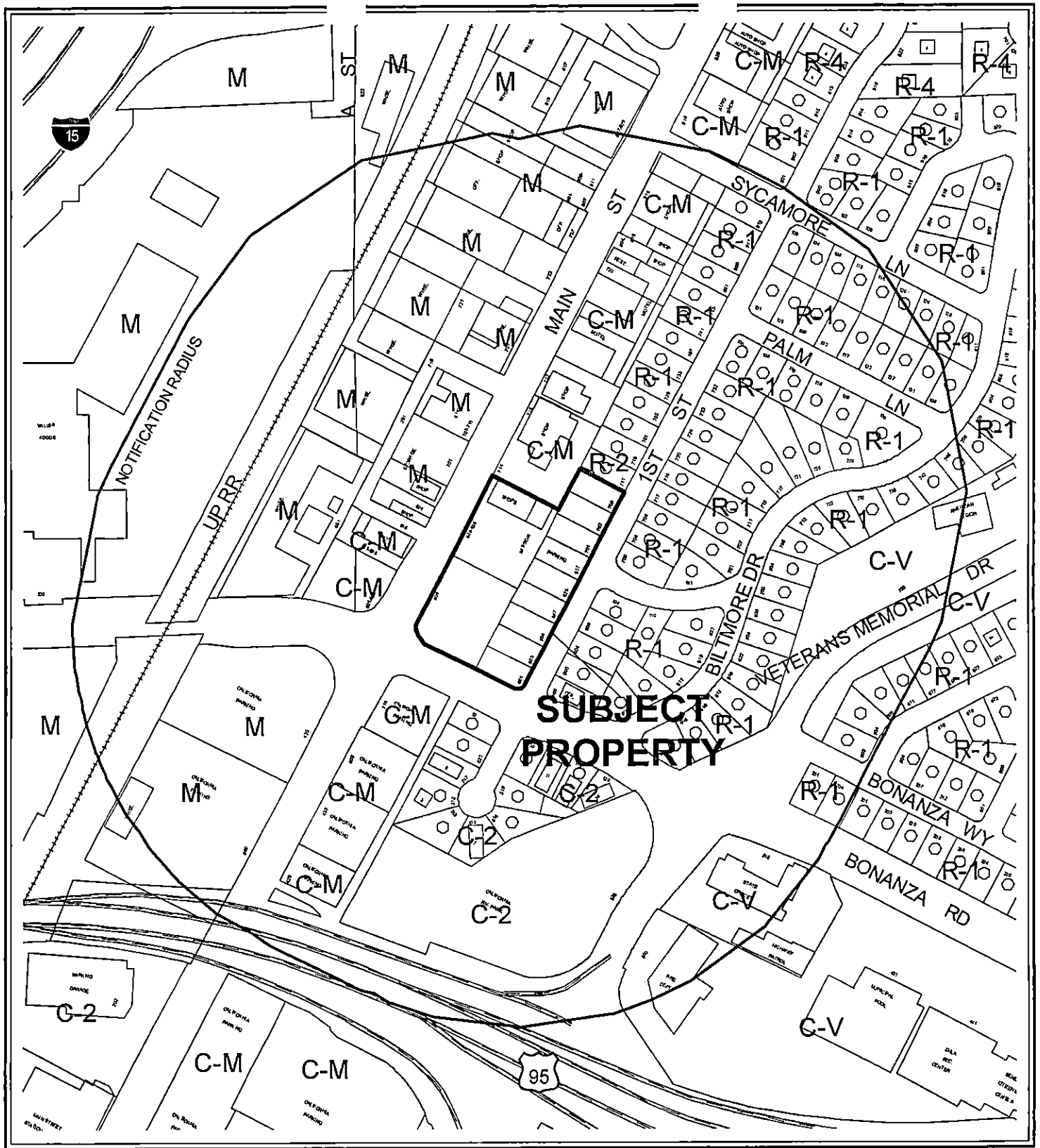
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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 meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



GARY M. LEOBOLD, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

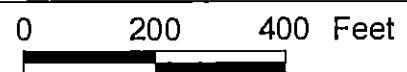


CASE: **Z-0046-02**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND
C-M (COMMERCIAL / INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ZONE CHANGE
Project Address (Location) NE CORNER BONANZA & Main
Project Name Golden Age Leisure Villas Proposed Use _____
Assessor's Parcel #(s) _____ Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 2.87 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Bonanza Realty Inc. Contact SAM OVED
Address 18607 Ventura Blvd. #314 Phone: 818-708-7878 Fax: 818-708-3916
City Tarzana State CA Zip 91356

APPLICANT Bonanza Realty Inc. Contact SAM OVED
Address 18607 Ventura Blvd. #314 Phone: 818-708-7878 Fax: 818-708-3916
City Tarzana State CA Zip 91356

REPRESENTATIVE Rich Moreno / Greg Bergel Contact _____
Address 300 S. 4th STE 1500 Phone: 828-1175 Fax: 828-2489
City Las Vegas State NV Zip 89101

Property Owner Signature [Signature]
Print Name SAM OVED

Subscribed and sworn before me
This 3rd day of August, 20 02

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>2-0046-02</u>
Meeting Date:	
Signs Required:	
Map #	
Total Fee:	
Receipt #	
Date Accepted:	
Accepted By:	

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

July 26, 2002

Mr. David Pratt, Esquire
18607 Ventura Boulevard, Suite #207
Tarzana, California 91356

RE: Z-0046-02 - REZONING

Dear Mr. Pratt:

Your request for a Rezoning FROM: R-2 (Medium-Low Density Residential) and C-M (Commercial/ Industrial) TO: C-1 (Limited Commercial) on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, and 051), PROPOSED USE: SENIOR APARTMENT COMPLEX, Ward 5 (Weekly), was considered by the Planning Commission on July 25, 2002.

The Planning Commission voted to **TABLE** this item in an effort to provide the applicant an opportunity to submit an application for a Site Development Plan Review and for both items to be heard concurrently.

Sincerely,

Laura Martin, Planner II
Planning and Development Department
Current Planning Division

LM:clb

cc: Mr. Rich Moreno
300 South 4th Street, Suite #1500
Las Vegas, Nevada 89101

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0046-02 - BONANZA REALTY, INC. - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential) and C-M (Commercial/ Industrial) TO: C-1 (Limited Commercial) on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, and 051), PROPOSED USE: SENIOR APARTMENT COMPLEX, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN - TABLED - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this request is in conformance with the Downtown Development Plan designation of Tourist Commercial. With proper buffering it is compatible with the surrounding area. Staff recommended approval subject to the conditions.

RICHARD MORENO, Moreno & Associates, 300 South Fourth Street, #1500, appeared on behalf of the applicant. The builder has done a similar project in Southern California in a similar area with a positive result. This is a HUD sponsored project that is designed for the elderly. They will be back before the Planning Commission with a site plan. He concurred with staff's conditions.

PLANNING COMMISSION MEETING OF JULY 25, 2002
Planning and Development Department
Item 51 – Z-0046-02

MINUTES – Continued:

KENNETH WILLIAMS, 130 Palm Lane, appeared in protest. This will affect the boundaries of Main Street, Bonanza Road, and First Street. This is a low crime area. It is a walkable neighborhood. This application for a four-story, 325-unit low-income apartment complex with 20,000 feet of commercial uses is an improvement over a former casino request. He was concerned about the height of the buildings, the number of units, size of the units, and adequacy of the amenities that would be provided. CHAIRMAN GALATI clarified that this request is just for the zoning.

DAVID GUERRA, Public Works, requested Condition 5 be amended after Standard Drawing #222a, *unless otherwise allowed by the Traffic Engineer*.

AL GALLEGU, Citizen of Las Vegas, appeared in protest. He asked if a garage that is currently on this property would be removed. This property needs a lot of help. A senior citizen cannot walk a distance to a grocery store. He thought these parcels would be ideal for a grocery store. By using HUD the applicant must know what they are going to build on these parcels. This should be held until the site plan is submitted.

MR. MORENO said the intent of commercial zoning would be for uses such as a pharmacy, hair/nail salon, that would be helpful to the residents. There is no intent to develop commercial enterprises that will bring in people from the neighborhood. They are applying for private activity bonds.

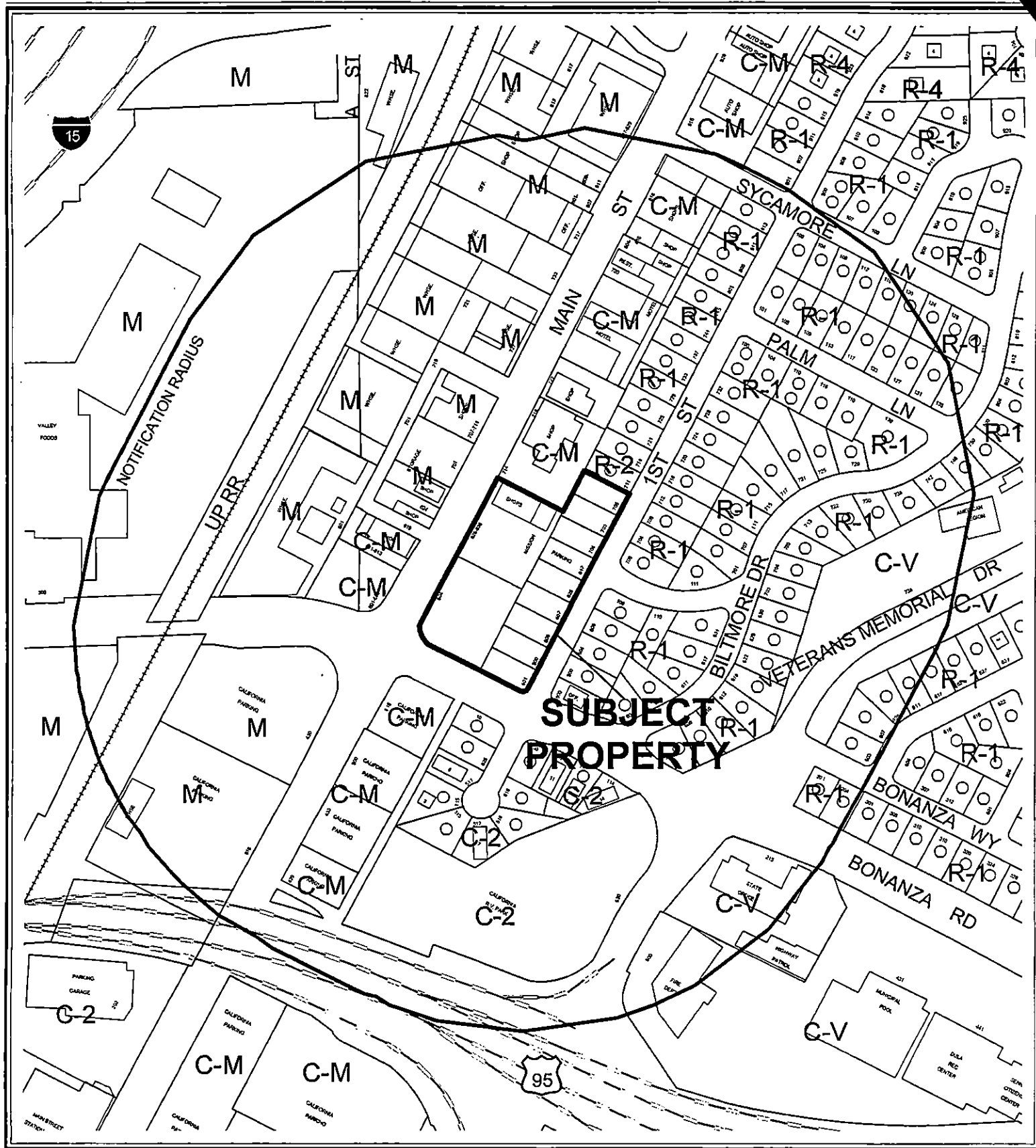
CHAIRMAN GALATI felt it is difficult to determine if these parcels should be rezoned to C-1 (Limited Commercial) without seeing a site plan. He suggested that this application should be held until the site plan is submitted.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:24 – 10:42)

3-2200



CASE: Z-0046-02

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL / INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



**** STAFF REPORT ****

APPLICATION REQUEST

This request is for rezoning from R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial) to C-1 (Limited Commercial) on property located adjacent to the northeast corner of Main Street and Bonanza Road.

BACKGROUND DATA

There is no pertinent zoning history for the subject parcels.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	C-M (Commercial/ Industrial)	Shops
	M (Industrial)	Shops
South	C-2 (General Commercial)	Single Family
	C-M (Commercial/ Industrial)	Parking
East	R-1 (Single Family Residence)	Single Family
West	C-M (Commercial/ Industrial)	Shops
	M (Industrial)	Shops

ANALYSIS & FINDINGS

GENERAL PLAN

The subject properties are designated Tourist Commercial on the City of Las Vegas Downtown Development Plan, this designation would allow the proposed rezoning to C-1 (Limited Commercial).

ZONING

The subject properties are currently zoned R-2 (Medium-Low Density Residential) and C-M (Commercial Industrial), the requested rezoning to C-1 (Limited Commercial) would be appropriate at the given location.

Z-0046-02 - Staff Report Page Two
July 25, 2002 Planning Commission Meeting

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

1. "The proposal conforms to the General Plan."

The requested rezoning to C-1 (Limited Commercial) would be in conformance with the City of Las Vegas Downtown Development Plan designation of Tourist Commercial.

2. "The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."

Staff finds that the uses allowed by the C-1 (Limited Commercial) Zoning District will be compatible with surrounding uses with the proper buffering provided to the residential properties to the north and east of the subject site. In addition, staff finds that the development of these parcels will be of benefit to the city redevelopment efforts in the area.

3. "Growth and development factors in the community indicate the need for or appropriateness of the rezoning."

Staff finds that the City redevelopment efforts in the downtown area will be enhanced with the development of these parcels with a project that could provide needed revitalization to this area of the City.

4. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."

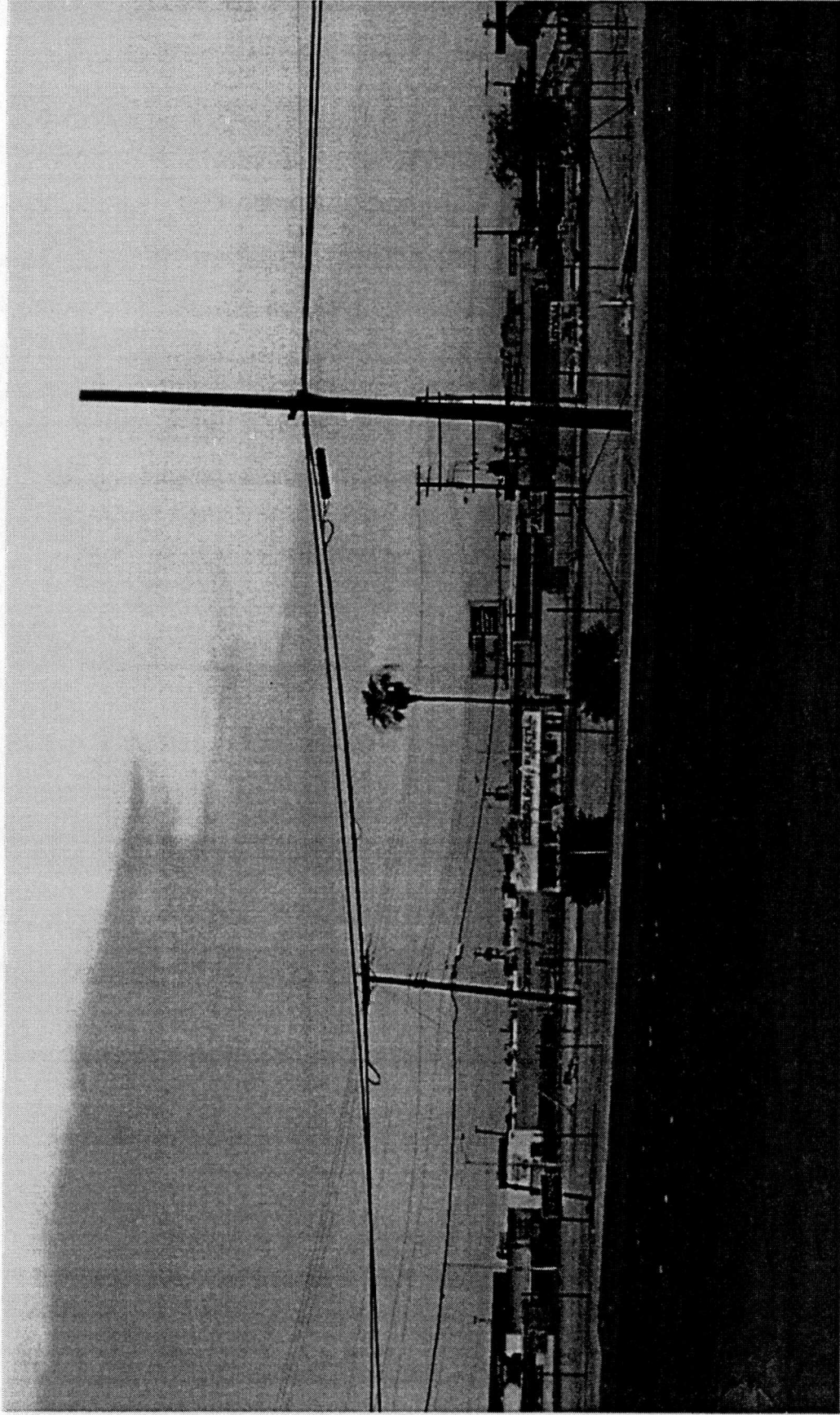
Staff finds that Bonanza Road and Main Street are both designated as Primary Arterial Streets with a minimum right-of-way of 100-feet, which will be adequate in size to meet the needs of the zoning district.

NOTICES MAILED 126

APPROVALS 1

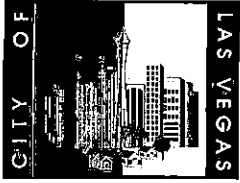
PROTESTS 0

JVM



Z-0046-02 - BONANZA REALTY, INC.
NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD
JULY 25, 2002 PLANNING COMMISSION

PLANNING &
DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp. Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

July 12, 2002

Mr. David Pratt, Esquire
18607 Ventura Boulevard, Suite #207
Tarzana, California 91356

RE: Z-0046-02 - REZONING

Dear Mr. Pratt:

Please be advised the City Planning Commission at its regular meeting on **July 25, 2002**, as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

Joel V. McCulloch, Senior Planner
Planning and Development Department
Current Planning Division

JVM:clb

Enclosure

cc: Mr. Rich Moreno
300 South 4th Street, Suite #1500
Las Vegas, Nevada 89101

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine



Memorandum Planning and Development

To: Joel McCulloch, Senior Planner
From: Don Schmeiser, Senior Planner
Date: June 10, 2002
Re: Z-0046-02 – Bonanza Realty, Inc.

The Comprehensive Planning Division has reviewed the subject application and has the following recommendations to include as conditions of approval:

1. The parking structure shall consist of two levels, one floor below ground and one at ground level.
2. The parking ramp shall be set back a minimum of 15 feet from First Street and from the north property line.
3. Mondel pine trees shall be planted along the entire length of property abutting First Street and along the north side of the parking structure. The trees shall have no less than a three-inch caliper, measured four feet from the ground level, and be placed 15 feet on center. The trees shall be properly irrigated to insure their survival.
4. Commercial uses fronting on Main Street shall consist of service commercial uses as defined in the Redevelopment Plan, i.e., they shall be limited to retail, service, office and other uses that are intended to serve local patrons and that do not include general commercial characteristics.
5. The property shall be fully landscaped as required by Title 19A.

Don Schmeiser

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Richard D. Goecke, Director Department of Public Works
CC: Cheri Edelman, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Rita Lumos, Survey (FM, PM, & A's only)
Date: June 27, 2002
Re: **Z-46-02** Bonanza Realty, Inc. NWC of Main Street and Bonanza Road
Zoning Reclassification From: R-2 To: C-1



CONDITIONS OF APPROVAL:

1. Dedicate an additional 10 feet of right-of-way adjacent to this site for Bonanza Road, an additional 4 feet for Main Street, an additional 14 feet for a total radius of 54 feet on the northeast corner of Bonanza Road and Main Street, and a 25 foot radius on the northwest corner of Bonanza Road and 1st Street prior to the issuance of any permits. Additional public street dedications may be required if so determined in the approved Traffic Impact Analysis. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.
2. Construct all incomplete half-street improvements on 1st Street, Bonanza Road and Main Street, if any, adjacent to this site concurrent with development of this site. Also, remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
3. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Also, any new driveways or modifications to existing driveways along Main Street and Bonanza Road shall receive approval from the Nevada Department of Transportation.
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
6. Landscape and maintain all unimproved right-of-way on 1st Street, Bonanza Road and Main Street adjacent to this site.
7. Submit an Encroachment Agreement or obtain an Occupancy Permit, as appropriate, for all private improvements located in the 1st Street, Bonanza Road and Main Street public rights-of-way adjacent to this site prior to occupancy of this site.

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Planning and Development Department

From: Sharon Segerblom, Director *Sharon Segerblom*
Neighborhood Services Department

CC: Stephen Harsin, Tony Longo, Anthony Willis, Lisa Lopez, Yorgo Kagafas, Patrick Murphy

Date: June 25, 2002

Re: Case Number **Z-0046-02** - BONANZA REALTY INC. - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial) TO: C-1 (Limited Commercial) on 2.87 acres located adjacent to the northeast corner of Main Street and Bonanza Road (APN's: 139-27-707-008, 139-27-810-001, 139-27-712-046 through 051, 139-27-810-002, 003 and 004), PROPOSED USE: SENIOR APARTMENT COMPLEX, Ward 5 (Weekly).

The following neighborhood associations are located within one mile of this item and are mailed a courtesy development notification by Neighborhood Services: **By July 6, 2002.**

Arbor Hill Neighborhood Group
Archie C Grant
Biltmore Bungalows
Boulder Dam Homesite Addition Association
City Center Neighborhood Association
Cultural Corridor Coalition
Downtown Central Development Committee
East Las Vegas Community Outreach Corp
Fremont Street Experience
Greater New Jerusalem Missionary Baptist Church
Halle Hewetson Neighborhood Association
Hilltop Villas Resident Council
Rancho South
WLV Neighborhood Executive Board
WLV-NAA 2
WLV-NAA4
WLVNAA1
West Las Vegas Pride Community Development Corporation
Westside New Pioneers Community Development Corporation

City of Las Vegas - Neighborhood Services Division
DEVELOPMENT NOTIFICATION
PC Meeting - 7/25/2002

The following neighborhood associations are located within approximately one (1) mile of this development application and have been notified of this case by the Neighborhood Planning and Support Division:

Z-0046-02

Arbor Hill Neighborhood Group
Archie C Grant
Biltmore Bungalows
Boulder Dam Homesite Addition Association
City Center Neighborhood Association
Cultural Corridor Coalition
Downtown Central Development Committee
East Las Vegas Community Outreach Corp
Fremont Street Experience
Greater New Jerusalem Missionary Baptist Church
Halle Hewetson Neighborhood Association
Hilltop Villias Resident Council
Rancho South
WLV Neighborhood Executive Board
WLV-NAA 2
WLV-NAA4
WLVNAAI
West Las Vegas Pride Community Development Corporation
Westside New Pioneers Community Development Corporation

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0046-02

REQUEST BY BONANZA REALTY, INC. FOR A REZONING FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/ INDUSTRIAL) TO: C-1 (LIMITED COMMERCIAL) ON 2.87 ACRES ADJACENT TO THE NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, AND 051), PROPOSED USE: SENIOR APARTMENT COMPLEX, WARD 5 (WEEKLY).

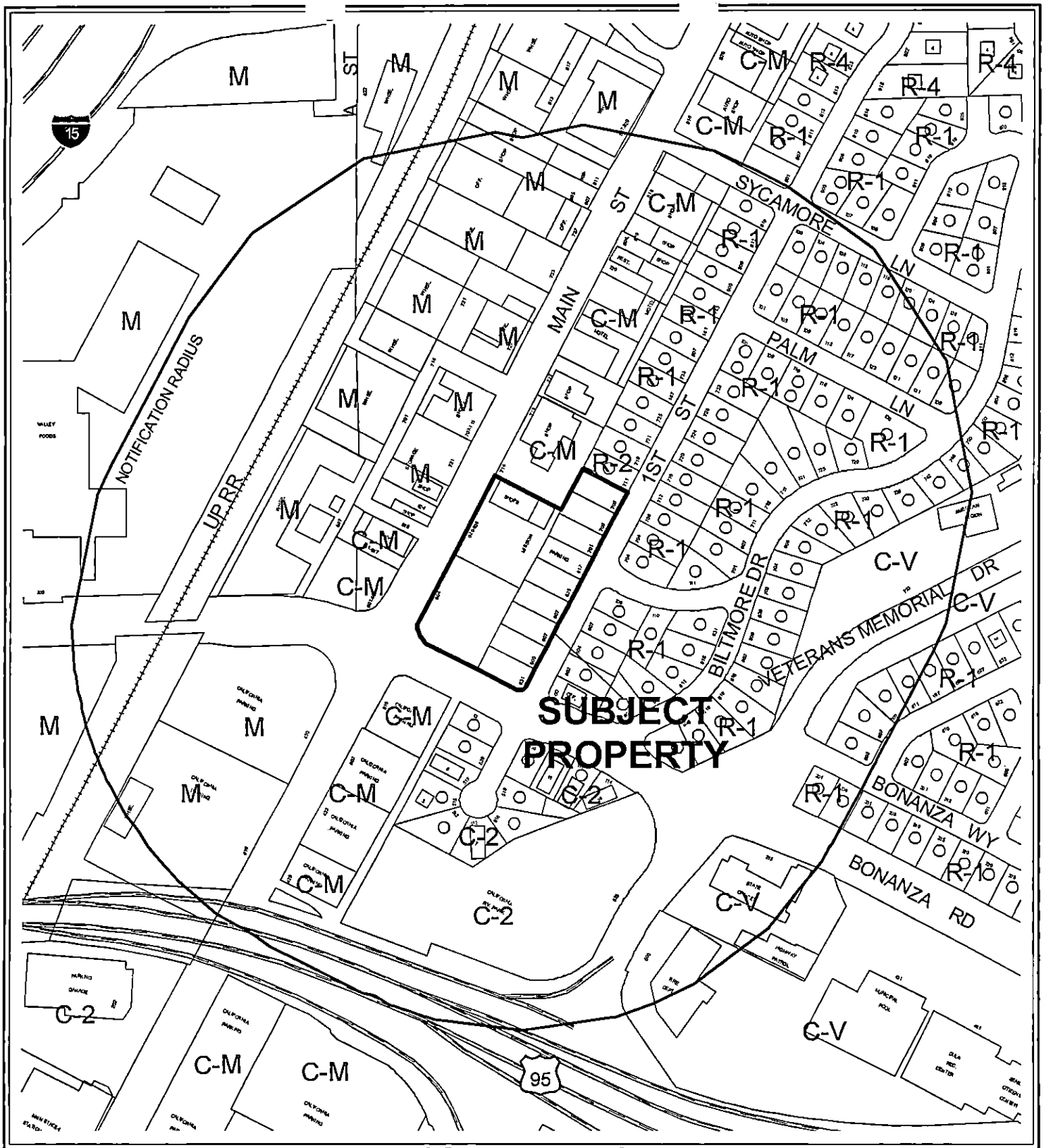
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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 meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0046-02**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND
C-M (COMMERCIAL / INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

Z-0046-02

HAND DELIVERED

COMPREHENSIVE PLANNING	MARGO WHEELER	DSC
*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
*FLOOD CONTROL (DPW)	JOHN BETTENCOURT	DSC
*LAND DEVELOPMENT (DPW)	DENNIS MOYER	DSC
NEIGHBORHOOD SERVICES (PH only)	STEPHEN HARSIN	2 nd FLOOR CITY HALL
PERMITS/ INSPECTIONS	EARL RUSSELL	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	JOHN DAY	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

OFFICE OF BUSINESS DEVELOPMENT	STEVE VAN GORP	5 th STREET SCHOOL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	RITA LUMOS	WEST YARD

SENT VIA COURIER "U.S." MAIL

CLARK COUNTY ZONING (3) (INTERLOCAL ONLY)	SHANE AMMERMAN - CURRENT PLANNING (2) WALTER CAIRNS - COMP PLANNING (1)	500 GRAND CENTRAL PARKWAY
--	--	---------------------------

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. TECH
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

Z-0046-02 - BONANZA REALTY, INC. - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential) and C-M (Commercial/ Industrial) TO: C-1 (Limited Commercial) on 2.87 acres located adjacent to the northeast corner of Main Street and Bonanza Road (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, and 051), PROPOSED USE: SENIOR APARTMENT COMPLEX, Ward 5 (Weekly).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: JULY 25, 2002 CITY COUNCIL: AUGUST 21, 2002

CASE PLANNER: JOEL MCCULLOCH



PUBLIC HEARING

Comments Due: **JUNE 26, 2002**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Carman Burney (cburney@ci.las-vegas.nv.us), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Case Keywords :REZONE C-M/R-1 TO C-1**Accepted :** 6/3/2002**Public Hearing :** Y**Meeting Date :** 7/25/2002**Meeting Type :** P**200 Scale Map :** M-27-8**Size :** 2.87**# Lots :**

Request : Z-0046-02 - BONANZA REALTY INC. - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial) TO: C-1 (Limited Commercial) on 2.87 acres located adjacent to the northeast corner of Main Street and Bonanza Road (APN's: 139-27-707-008, 139-27-810-001, 139-27-712-046 through 051, 139-27-810-002, 003 and 004), PROPOSED USE: SENIOR APARTMENT COMPLEX, Ward 5 (Weekly).

Location : NEC of Main Street and Bonanza Road**Proposed :** Senior Apartment Complex**Notice :****Comments :**

Parcel : 139 27 810 001	PT S2 SE4 27 20 61	BONANZA REALTY INC
Parcel : 139 27 707 008	PT N2 SE4 27 20 61	BONANZA REALTY INC
Parcel : 139 27 810 002	PT S2 SE4 27 20 61	BONANZA REALTY INC
Parcel : 139 27 810 003	PT S2 SE4 27 20 61	BONANZA REALTY INC
Parcel : 139 27 810 004	PT S2 SE4 27 20 61	BONANZA REALTY INC
Parcel : 139 27 712 046	PT N2 SE4 27 20 61	BONANZA REALTY INC
Parcel : 139 27 712 047	PT N2 SE4 27 20 61	BONANZA REALTY INC
Parcel : 139 27 712 048	PT N2 SE4 27 20 61	BONANZA REALTY INC
Parcel : 139 27 712 049	PT N2 SE4 27 20 61	BONANZA REALTY INC
Parcel : 139 27 712 050	PT N2 SE4 27 20 61	BONANZA REALTY INC
Parcel : 139 27 712 051	PT N2 SE4 27 20 61	BONANZA REALTY INC

Owner/Applicant/Contacts**REPRESENTED BY**MORENO AND ASSOCIATES

RICH MORENO

300 S 4TH ST #1500

LAS VEGAS, NV 89101

; 702-228-1175

OWNER

BONANZA REALTY INC

DAVID PRATT

18607 VENTURA BLVD #207

TARZANA, CA 91356-4170; 702-785-0007

Actions/Conditions :

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ZONE CHANGE
 Project Address (Location) NE CORNER BONANZA & MAIN
 Project Name IRVACKERMAN RETIREMENT VILLAGE Proposed Use MULTI-FAMILY APTS
 Assessor's Parcel #(s) SEE ATTACHED Ward # 5
 General Plan: existing _____ proposed _____ Zoning: existing EM proposed C-1
 Commercial Square Footage 20,000 Floor Area Ratio 74.3%
 Gross Acres 2.87 Lots/Units 325 Density 114/ACRE
 Additional Information _____

PROPERTY OWNER Bonanza Realty Inc. Contact David Pratt, Esq.
 Address 18607 Ventura Blvd. S#207 Phone: 702-785-0007 Fax: 702-785-0010
 City Torrance State CA Zip 91356

APPLICANT Bonanza Realty Inc. Contact David Pratt, Esq.
 Address 18607 Ventura Blvd Phone: 818-708-7898 Fax: 818-708-7898
 City Torrance State CA Zip 91356

REPRESENTATIVE RICH MORENO / Greg Borjelle Contact _____
 Address 300 S. 4TH STE 1500 Phone: 228-1175 Fax: 228-2489
 City LAS VEGAS State NV Zip 89101

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

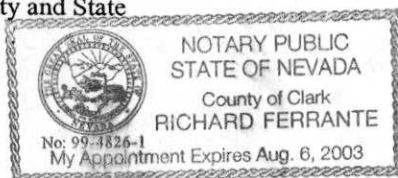
Print Name David Pratt, Esq.

Subscribed and sworn before me

This 30 day of May, 2002.

Richard Ferrante

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>Z-0046-02</u>
Meeting Date:	<u>7/25/2</u>
Signs Required:	<u>—</u>
Map #	<u>M-27-8</u>
Total Fee:	<u>675.00</u>
Receipt #	<u>86459</u>
Date Accepted:	<u>6/3/2</u>
Accepted By:	<u>[Signature]</u>



Darrell Wood Associates
2722 Highland, Suite 111
Las Vegas, Nevada 89109
702.785.0100 phone
702.785-0501 fax
www.dwa-design.com

5/31/2002

City of Las Vegas
Planning Dept.
731 S. 4th St.
Las Vegas, NV 89101

Job Name/Number: Irv Ackerman Retirement Village/1070

To whom it may concern,

The following is a justification letter for the requested zone change for 11 parcels located between Main Street and First Street, adjacent to and North of Bonanza Road. We propose to construct a 325 unit low income senior apartment complex. The project consists of a two story concrete parking structure and a 4 story apartment building above. At the street level and facing Main Street and Bonanza Road will be 20,000 square feet of commercial development. This footage is necessary to accommodate common use areas for the residents, manager's offices etc., as well as retail spaces to support the tenants, hair salon, cleaners, pharmacy etc.

This project falls in the city's redevelopment area and has been preliminarily accepted by the Mayor. Previous meetings with Margo Wheeler have lead me to believe that this project would be an acceptable use for the area, and would certainly be an improvement, not only to the property but to the neighborhood.

In closing let me state that we are in the process of filing a reversionary map to consolidate all 11 parcels.

If you have any questions, feel free to call me at 785-0100.

Regards,

A handwritten signature in black ink, appearing to read 'Darrell Wood', written in a cursive style.

Darrell Wood

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Z-0046-02

Case Number: _____ APN: _____

Name of Property Owner: Bonanza Realty Inc.

Name of Applicant: Bonanza Realty Inc.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

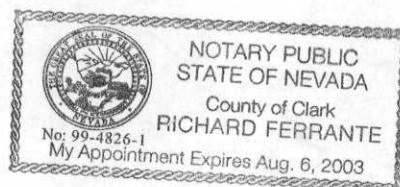
APN: _____

Signature of Property Owner/Authorized Agent: [Signature]

Print Name: David Pratt

Subscribed and sworn before me

This 30 day of MAY, 2002
Richard Ferrante
Notary Public in and for said County and State



Name

Street
AddressCity &
StateWHEN RECORDED MAIL TO
Tax Statements

Bonanza Realty, Inc.

6327 W. 6th Street

Los Angeles, CA 90048

CL COUNTY, NEVADA
JUDITH NDEVER, RECORDER
RECORDED AT REQUEST OF:
OLD REPUBLIC TITLE COMPANY OF NE
08-13-2001 08:34 STX 4
BOOK: 20010813 INST 00474
FEE: 10.00 RPTT 2,250.00
DEED
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Bonanza Main Investment Company, a Nevada General Partnership

hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to
Bonanza Realty, Inc., a Nevada Corporation

that property in CLARK
described as:

County, Nevada,

* * * See "Exhibit A" attached hereto and made a part hereof. * * *

Dated June 28, 2001

Bonanza Main Investment Company

By: Irving Ackerman
Irving Ackerman

By: Frank Rosen
Frank Rosen

STATE OF NEVADA

COUNTY OF Nevada

On July 12, 2001 before me, the
undersigned, a Notary Public in and for said State, personally appeared

Irving Ackerman and
Frank Rosen

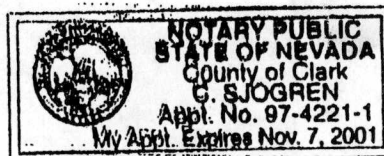
personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Name

C. Sjogren
C. SJOGREN
(typed or printed)



(This area for official notarial seal)

EXHIBIT "A"

OLD REPUBLIC TITLE COMPANY of Nevada
ORDER NO. 20-29-5075-EW
AMENDED 2ND UPDATE

The land referred to in this Report is situated in the County of Clark, City of Las Vegas,
State of Nevada, and is described as follows:

PARCEL I:

Block "A" of BILTMORE ADDITION TO THE CITY OF LAS VEGAS, according to plat thereof on file in Book 2 of Plats, Page 33, Clark County, Nevada Records.

EXCEPTING from Block "A" above described, that portion thereof conveyed by NEVADA BILTMORE HOTEL CORPORATION to the CITY OF LAS VEGAS by Deed dated July 2, 1947 and recorded August 25, 1947 as Document No. 263331, Clark County, Nevada Records, described as follows:

BEGINNING at a point on the Northwestern boundary line of Block "A" of the BILTMORE ADDITION, said point of beginning further described as bearing North 27°53'06" East a distance of 40.00 feet from the Southwest corner of said Block "A" and further described as bearing 43.00 feet right of and at right angles to Highway Engineer's Station "P" 111+93.73 P.O.T.;
THENCE from a tangent which bears South 27°53'06" West curving to the left with a radius of 40.00 feet through an angle of 90°, a distance of 62.83 feet to a point on the Southerly boundary line of said Block "A";
THENCE North 62°06'54" West along said boundary line a distance of 40.00 feet to the Southwest corner of said Block "A";
THENCE North 27°53'06" East along the Northwestern boundary line of said Block "A", a distance of 40.00 feet to the POINT OF BEGINNING.

PARCEL II:

That portion of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 27, Township 20 South, Range 61 East, M.D.M., described as follows:

BEGINNING at a point on the Easterly line of North Main Street, as said street now exists, 80 feet in width, from which point the point of intersection of said Easterly line of North Main Street with the North line of the Southeast Quarter (SE 1/4) of said Section 27 (said point of intersection being marked by a concrete monument) bears North 27°45'00" East a distance of 1203.7 feet, the TRUE POINT OF BEGINNING;
THENCE South 62°15'00" East a distance of 160 feet to a point on the West line of Block 4 of BILTMORE ADDITION TO THE CITY OF LAS VEGAS, according to plat thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada;
THENCE South 27°45'00" West along the Westerly line of said Block 4 of Biltmore Addition to the Northwest corner of said Lot 6 in said Block 4 of Biltmore Addition;
THENCE Southwesterly in a direct line to a point on the Easterly line of said North Main Street, distant thereon South 27°45'00" West 136 feet from the True Point of Beginning;
THENCE North 27°45'00" East along the Easterly line of said North Main Street, a distance of 136 feet to the TRUE POINT OF BEGINNING.

PARCEL III:

OLD REPUBLIC TITLE COMPANY of Nevada

ORDER NO. 20-29-5075-EW
AMENDED 2ND UPDATE

That portion of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 27, Township 20 South, Range 61 East, M.D.M., described as follows:

BEGINNING at a point on the Easterly line of North Main Street, as said street now exists, 80 feet in width, from which point of intersection of said Easterly line of North Main Street with the North line of the Southeast Quarter (SE 1/4) of said Section 27 (said point of intersection being marked by a concrete monument) bears North 27°45'00" East 1,393.7 feet, the TRUE POINT OF BEGINNING; THENCE Northeasterly in a direct line to the Southwest corner of Lot 6 in Block 4 of BILTMORE ADDITION TO THE CITY OF LAS VEGAS, according to plat thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada;
THENCE North 27°45'00" East along the West line of said Lot 6 to the Northwest corner of said Lot 6 in Block 4;
THENCE Southwesterly in a direct line to a point on the Easterly line of said North Main Street, distant thereon North 27°45'00" East 54 feet, the TRUE POINT OF BEGINNING;
THENCE South 27°45'00" West along the Easterly line of said North Main Street, a distance of 54 feet to the TRUE POINT OF BEGINNING.

PARCEL IV:

That portion of the South Half (S 1/2) of Section 27, Township 20 South, Range 61 East, M.D.M., described as follows:

BEGINNING at a point on the Easterly line of North Main Street, as said street now exists, 80 feet wide, from which point the point of intersection of said Easterly line of Main Street with the North line of the Southeast Quarter (SE 1/4) of said Section 27 (said point of intersection being marked by a concrete monument) bears North 27°45'00" East 1,393.7 feet, the TRUE POINT OF BEGINNING; THENCE South 62°15'00" East a distance of 160 feet to a point on the West line of Lot 4 in Block 4 of BILTMORE ADDITION TO THE CITY OF LAS VEGAS, according to plat thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada;
THENCE North 27°45'00" East along the Westerly line of Lots 4 and 5 in said Block 4 to the Northwest corner of said Lot 5;
THENCE Westerly in a direct line to the TRUE POINT OF BEGINNING.

PARCEL V:

Lots One through Nine (1-9) in Block Four (4) of BILTMORE ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada.

Exhibit "B."

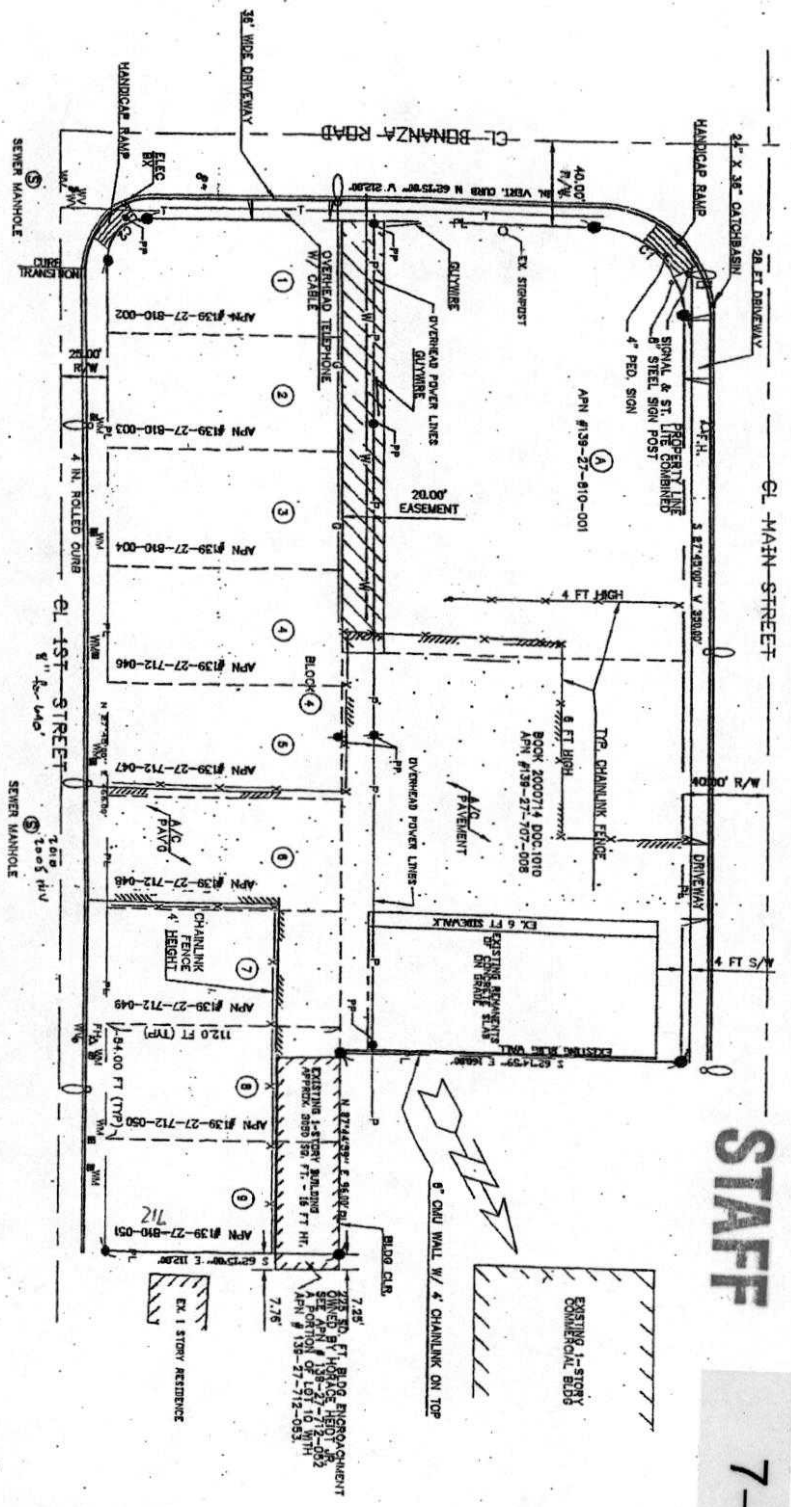
THIS ATTACHMENT IS THE LIST OF ASSESSOR PARCEL NUMBERS :

- 1) 139-27-707-008
- 2) 139-27-810-001
- 3) 139-27-712-046
- 4) 139-27-712-047
- 5) 139-27-712-048
- 6) 139-27-712-049
- 7) 139-27-712-050
- 8) 139-27-712-051
- 9) 139-27-810-002
- 10) 139-27-810-003
- 11) AND 139-27-810-004

Z-0046-02

7-25-02 PC

STAFF



SYMBOLS

- OPEN LINE (DASHED)
- WATER LINE
- TELEPHONE LINE
- GAS LINE
- LIGHT LINE
- FIRE ALARM (F.A.)
- LIGHT SIGNALS
- WATER MAIN
- W/ 200
- (REMOVED PROPERTY PARCELS ASSIGNED)

LEGEND

- NO - SPECIAL CONCRETE
- 1 - CONCRETE
- 2 - BRICK
- 3 - FIRE ALARM
- 4 - FIRE ALARM
- 5 - FIRE ALARM
- 6 - FIRE ALARM
- 7 - FIRE ALARM
- 8 - FIRE ALARM
- 9 - FIRE ALARM
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- 99 - FIRE ALARM
- 100 - FIRE ALARM

GENERAL NOTES:
TOTAL ACRES = 2.67
PARCEL "A" ZONED (C-M)
LOTS 1-9 ZONED RESIDENTIAL

REFERENCE DOCUMENTS PER
TITLE REPORT ORDER NO. 20-29-5075 EW
PREPARED BY OLD REPUBLIC TITLE COMPANY
OF NEVADA, DATED MAY 16, 2001

PROPERTY SURVEYED
LOTS 1-9 AND PARCEL "A" OF
BLUMORE ADDITION RECORDED
IN BOOK 2 OF PLATS PAGE 33
AND BOOK 20000714, DOC. 10110
CLARK COUNTY, RECORDS

BONANZA MAIN INVESTMENT COMPANY

PRINT DATE: 8/15/01

Alta Survey
BONANZA MAIN
SUBDIVISION
SITuated IN CLARK COUNTY, NEVADA
PREPARED FOR: BONANZA MAIN INVESTMENT CO.
CLARK POST, SURVEYOR
1331 DUSTY CREEK STREET
LAS VEGAS, NEVADA 89128
SCALE: AS SHOWN 2 OF 2 801-ALM



SCALE: 1" = 30'

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

MAP LEGEND

- AVERAGE DA VALUE 38
- PARCEL BOUNDARY
- SUBD BOUNDARY
- ROAD EASEMENT
- PM/LD BOUNDARY
- NON-PARCEL LOT LINE
- MATCH LINE
- ROAD ID NUMBER
- PARCEL NUMBER 001
- ACREAGE 1.00
- PARCEL SUB/SEO NUMBER 202
- PLAT RECORDING NUMBER PG 20-46
- BLOCK NUMBER 5
- LOT NUMBER 5
- GOV. LOT NUMBER GL5

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

T20S R61E

27

N 2 SE 4

139-27-7

REDE	R61E	R62E
125	124	123
138	139	140
163	162	161

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



Scale: 1"=200'

Rev: 10/11/99



REVISED 2-0046-02
10-24-02 PC
TAX DIST 203
STAFF

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL



MAP LEGEND

AVERAGE OA VALUE 35	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor
PARCEL BOUNDARY	001 PARCEL NUMBER
SUBD BOUNDARY	1.00 ACREAGE
ROAD EASEMENT	202 PARCEL SUB/SEC NUMBER
PM/LD BOUNDARY	PM 25-46 PLAT RECORDING NUMBER
NON-PARCEL LOT LINE	5 BLOCK NUMBER
MATCH LINE / LEADER LINE	5 LOT NUMBER
ROAD ID NUMBER	CL5 GOV. LOT NUMBER

T20S R61E

27

S 2 SE 4

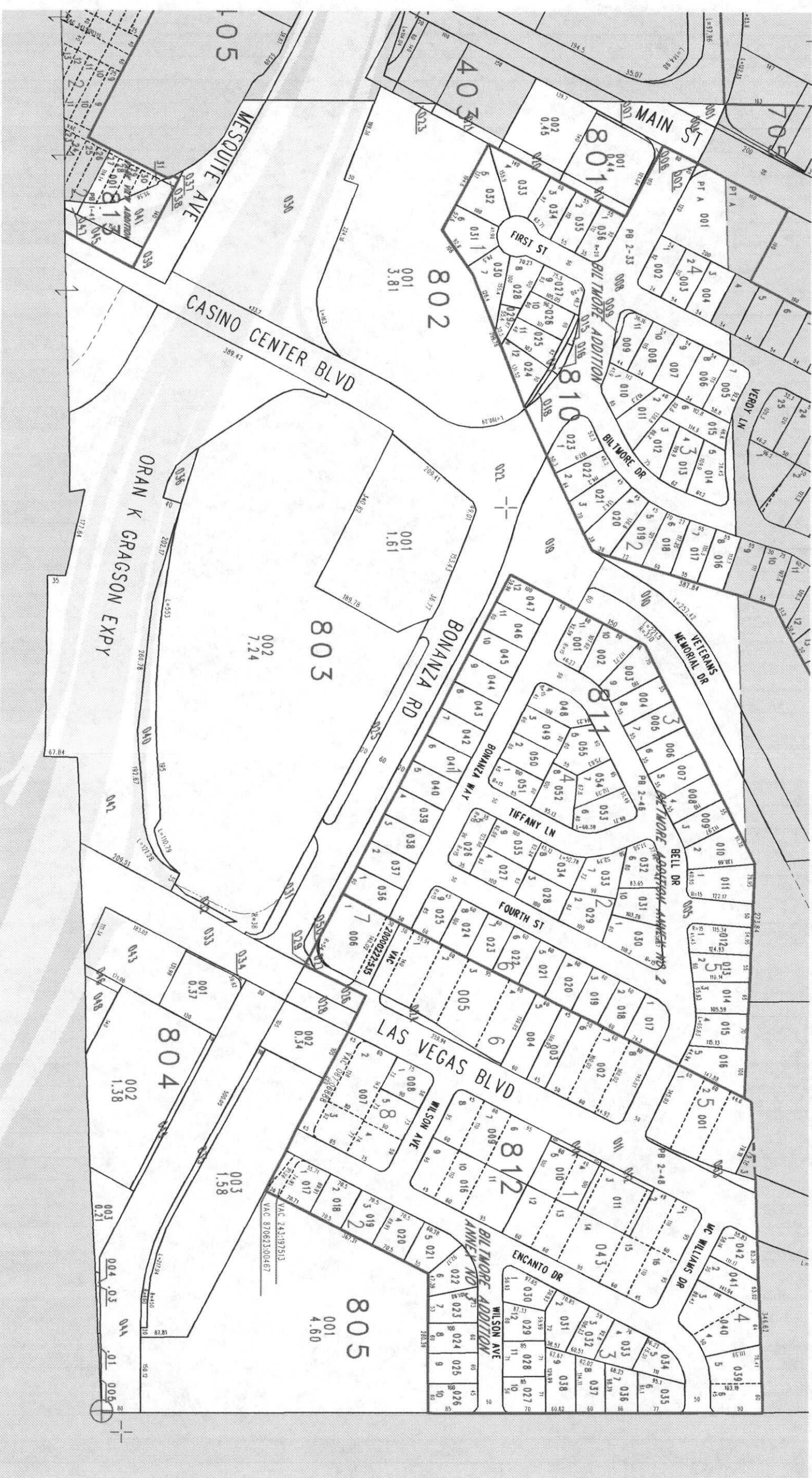
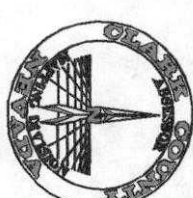
139-27-8

BOOK	120S	R61E	SEC
R60E	125	124	123
R61E	138	139	140
R62E	163	162	161

MAP	5	2	SE	4
6	5	4	3	2
7	8	9	10	11
12	13	14	15	16
17	18	19	20	21
22	23	24	25	26
27	28	29	30	31
32	33	34	35	36

Scale: 1"=200'

Rev: 11/05/01



REVISED 20096-02 TAX DIST 203
STAFF 10-24-02 PC



PC ADMIN. CC

CASE: 2004-02

JUL 25 2002

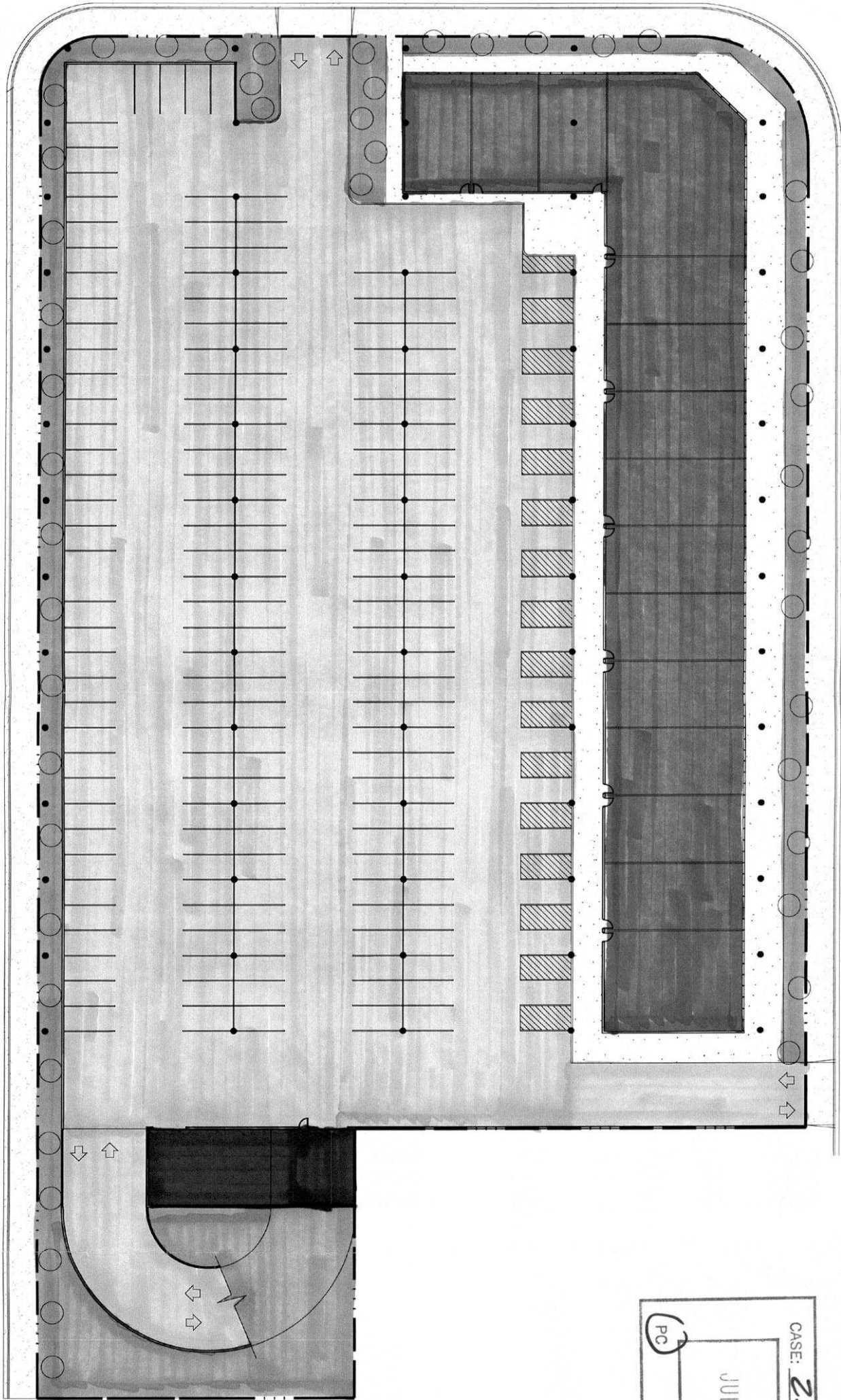
1' = 20'-0"

MAIN STREET

STAFF

CASE: 2-0046-02
JUL 25 2002
PC ADMIN. CC

BONANZA ROAD



1ST STREET

DWA
design studio
2000 W. 10th Ave., Suite 200
Portland, OR 97209
Phone: 503.222.1111
Fax: 503.222.1112



SITE PLAN

1"=20'-0"

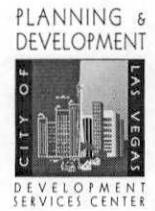
IRV ACKERMAN RETIREMENT VILLAGE

A 1

THESE DRAWINGS, IDEAS, SPECIFICATIONS, AND SUGGESTIONS OF DESIGN AND/OR ORGANIZATION ARE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF DANIELL WOOD ARCHITECT. THESE TERMS ARE INCORPORATED BY REFERENCE INTO ANY CONTRACT FOR THE DESIGN OF THESE PROJECTS. DANIELL WOOD ARCHITECT, INC. SHALL BE RESPONSIBLE FOR THE DESIGN OF THESE PROJECTS. DANIELL WOOD ARCHITECT, INC. SHALL BE RESPONSIBLE FOR THE DESIGN OF THESE PROJECTS. DANIELL WOOD ARCHITECT, INC. SHALL BE RESPONSIBLE FOR THE DESIGN OF THESE PROJECTS.



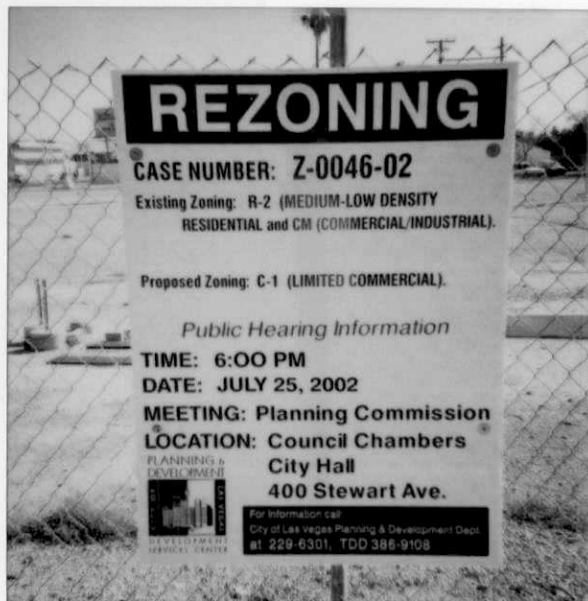
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: Z-0046-02

MEETING DATE: July 25, 2002

Sign Pro does hereby certify that a notice as required by Chapter 19A.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



Signature

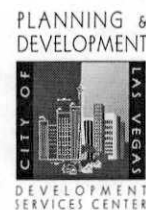
Date

7-9-2

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

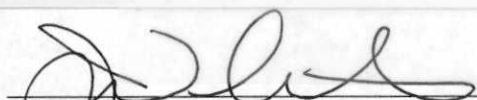


CASE NUMBER: Z-0046-02

MEETING DATE: 09-12-02 PC

Sign Pro does hereby certify that a notice as required by Chapter 19A.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.




Signature

8-30-02
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.

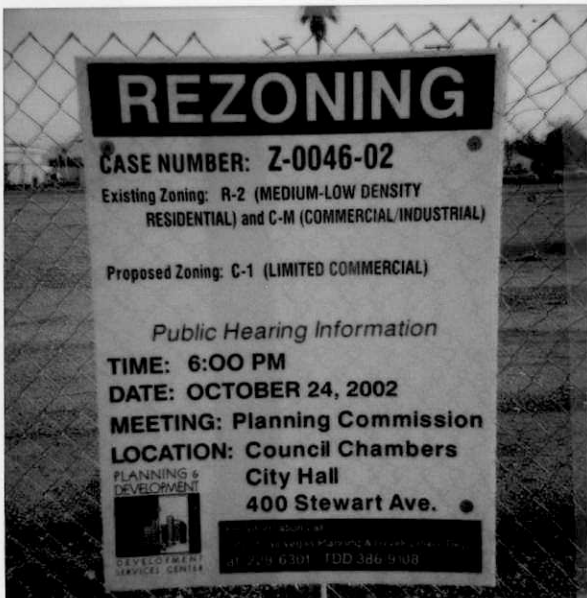


CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

CASE NUMBER: Z-0046-02

MEETING DATE: October 24, 2002

Sign Pro does hereby certify that a notice as required by Chapter 19A.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



Signature

Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.

