

Planning & Development Department
Scanning Cover Sheet

Case No Z-0144-77

APN 163-01-104-001

Location E & W of Jones btw Del Rey & Charleston

Applicant Herbert Barsky & Marvin Starker

Subject

Reclassification of property legally described as Government Lot 13, Section 1, Township 21 South, Range 60 East, MDB&M, excpeting therefrom any portions lying within any and all roads as shown by final Order of Condemnation recorded June 7, 1976, as Document No. 587722 in Book 628 in the office of the County Recorder of Clark County, Nevada.



1 2 3 4 5 6

PROPERTY OWNERS

PROTESTS

APPROVALS

1. HENRY SOBEL - (see letter) _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

FILE NO. _____

Z-144-77

To Planning Commission:

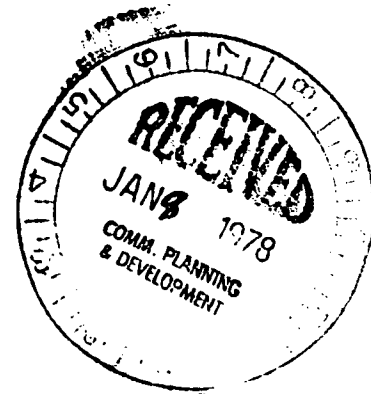
1-9-78

I, Henry Sobel, in regard to the upcoming rezoning of the property of Herbert Barsky and Marvin Starker from R-E to C-1, wish to approve the reclassification of property with the condition that the land owned by me east of the proposed rezoning be automatically rezoned to C-1.

Henry Sobel

HENRY SOBEL

in that this can't be done I don't assume this is a protest



NOTICE OF PUBLIC HEARING

JANUARY 12, 1978

Notice is hereby given that on January 12, 1978, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-144-77 HERBERT BARSKY AND MARVIN STARKER FOR RECLASSIFICATION
OF PROPERTY LOCATED ON BOTH SIDES OF JONES BOULEVARD
BETWEEN DEL REY AVENUE AND CHARLESTON BOULEVARD.

FROM: R-E (RESIDENCE ESTATES)


TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: OFFICE BUILDING

THE ABOVE PROPERTY LEGALLY DESCRIBED AS GOVERNMENT LOT
13, SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, MDB&M,
EXCEPTING THEREFROM ANY PORTIONS LYING WITHIN ANY AND
ALL ROADS AS SHOWN BY FINAL ORDER OF CONDEMNATION RE-
CORDED JUNE 7, 1976, AS DOCUMENT NO. 587722 IN BOOK 628
IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY,
NEVADA.

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

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT



DON J. SAYLOR, APP, DIRECTOR

DJS:kt

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

CLARK COUNTY TAX ROLL
INFORMATION REQUEST

Rev. 3/1/73

Date _____

Page _____ of _____

REQUESTED BY: Organization <u>CITY OF LAS VEGAS</u> Name <u>JOHN B. HERBERT</u> <i>J. Herbert</i> Dept. <u>COMMUNITY DEVELOPMENT</u> Phone <u>386-6301</u> Ext. _____	Date to be Completed _____ ID Code <u>E-144-77</u> Format: Roll List <input type="checkbox"/> Extraction <input checked="" type="checkbox"/> Remarks _____
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Fill in items 1, 2, 3, or 4; fill in item 5:

1. Selection by Book Number. List Books needed:

Book	Book	Book	Book	Book	Book	Book	Book	Book	Book	Book	Book

2. Selection by District. List Districts needed:

Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.

3. Selection by Book Pages. List Book and Page:

Book	Page	Book	Page	Book	Page	Book	Page	Book	Page	Book	Page

4. Selection by Parcel. List Parcels needed:

Book	Page	Block & No.	Book	Page	Block & No.	Book	Page	Block & No.	Book	Page	Block & No.
03A	230	003)									
		006)									
		009)									
		011)									
		016									
	440	001									
		002									
310	500	001									
		002									
		028									
	END										

5. Information needed:

a. Listing to contain: Descriptions Valuations

b. Listing to be: One-Part Two-Part Three-Part

c. Labels needed: None One Set Two Sets

d. Label Sequence to be: Same as List Alpha on Name

05-008

Assessor Approval: _____

Billing No. _____

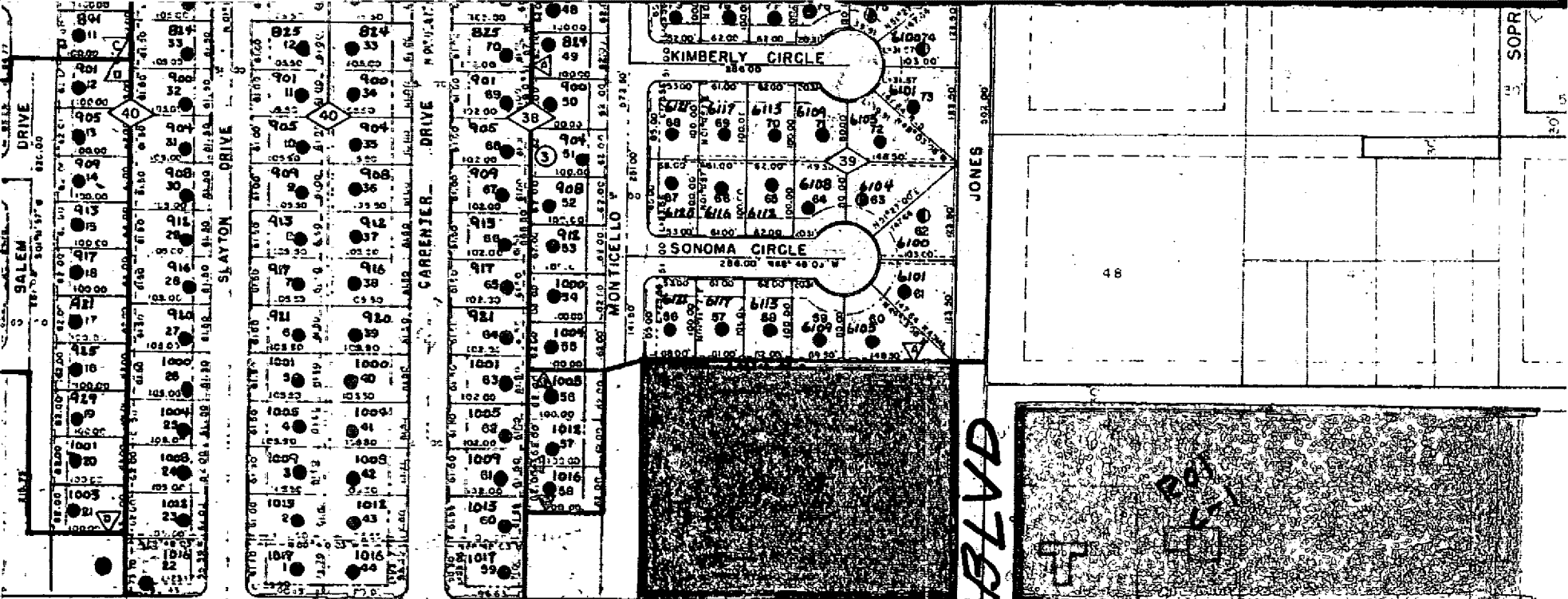
K.V.

TAX YEAR 1978-79
AS OF 12/22/77

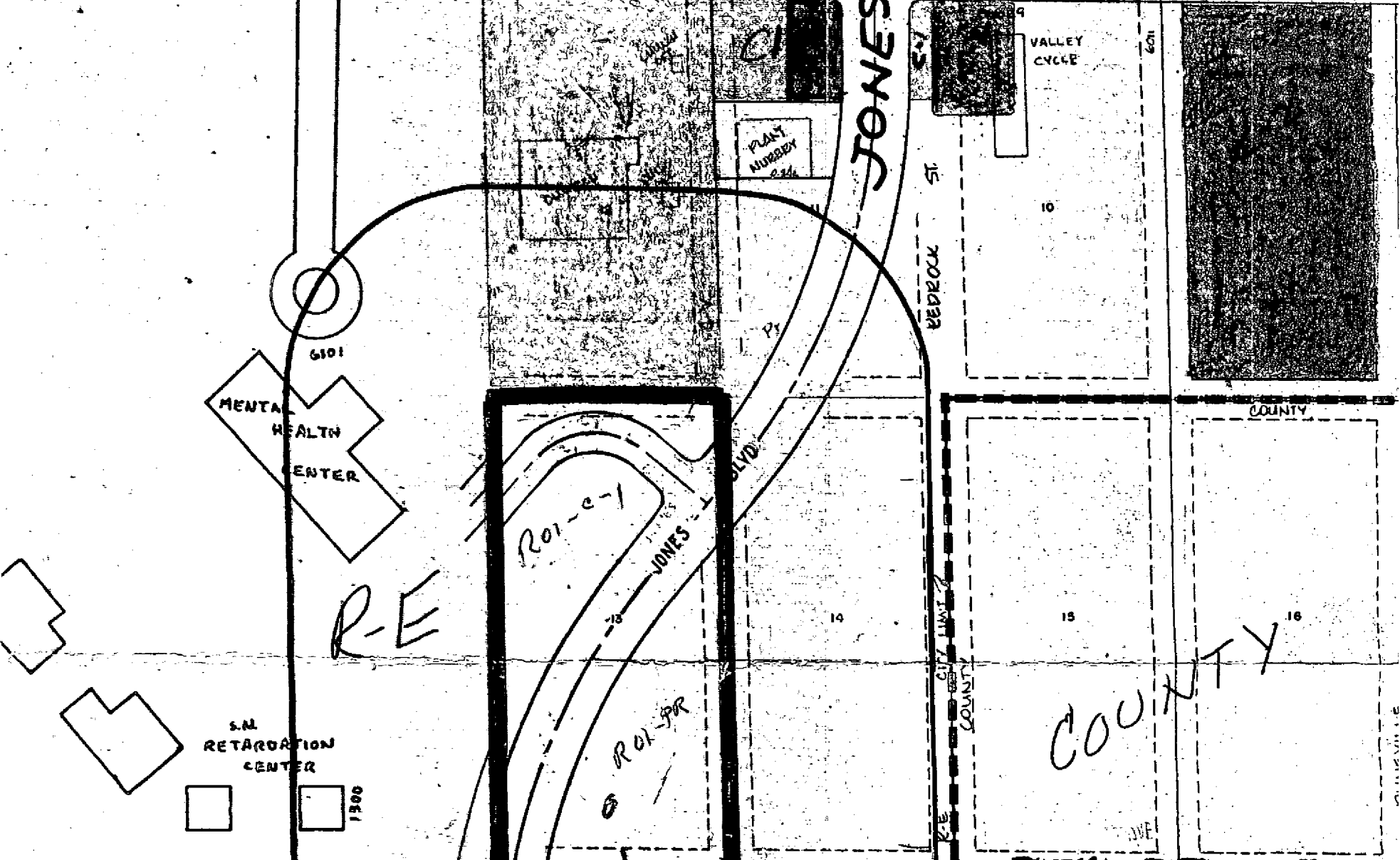
CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION FOR: COMMUNITY DEVELOPMENT

BATCH # A-023-033-79
PAGE 16

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
03A-230-010 200	SOBEL HENRY %FLAMINGO CAPRI HOTEL 3535 LAS VEGAS BLVD S LAS VEGAS NV	PT LOT 14 PT NW4 SEC 1-21-60 LEGAL ACRES: 2.62	5445				
Z-144-77	89109		GROSS TOTAL	5445	NET TOTAL		5445
03A-230-011 200	PEDERSON ERROL J & WANDA L BOX 43726 LAS VEGAS NV	PT LOT 14 SEC 01 21 60 LEGAL ACRES: 1.01	2440				
Z-144-77	89104		GROSS TOTAL	2440	NET TOTAL		2440
03A-230-016 200	KEAN CLAUDIA A 5576 SHEILA AVE LAS VEGAS NV	PT LOT 11 PT NW4 SEC 1-21-60 LEGAL ACRES: .49	1495	1130			
Z-144-77	89108		GROSS TOTAL	2625	NET TOTAL		2625
03A-440-001 200	STATE OF NEVADA HEALTH REHAB % DIVISIONS OF STATE LANDS CARSON CITY NV	PT E2 NE4 SEC 2 21 60 LEGAL ACRES: 72.07	81700	496650		578350	
Z-144-77	89701		GROSS TOTAL	578350	NET TOTAL		
03A-440-002 200	CLARK CO ASSN RETARDED CHILDREN 927 S MAIN ST LAS VEGAS NV	PT E2 NE4 SEC 2 21 60 LEGAL ACRES: 2.52	6615			6615	
Z-144-77	89101		GROSS TOTAL	6615	NET TOTAL		
310-500-001 360	ADAM DOROTHY 4306 SWANDALE LAS VEGAS NV	PT LOT 28 PT NW4 SEC 1-21-60 LEGAL ACRES: 1.70	3855				
Z-144-77	89109		GROSS TOTAL	3855	NET TOTAL		3855
310-500-002 360	WORTHEN FRED L & ANNA 4200 EVERGREEN LAS VEGAS NEVADA	PT LOT 27 PT NW4 SEC 1-21-60 LEGAL ACRES: 4.32	8435				
Z-144-77	89107		GROSS TOTAL	8435	NET TOTAL		8435
310-500-028 360	REIDHEAD BOYD A & CLAUDIA D 1506 JONES BLVD LAS VEGAS NEVADA	PT LOT 28 PT NW4 SEC 1-21-60 LEGAL ACRES: .85	2105	7990	500		
Z-144-77	89108		GROSS TOTAL	10595	NET TOTAL		10595

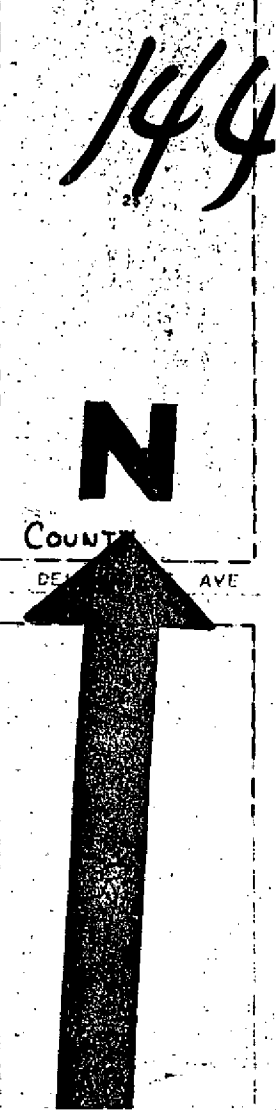


CHARLESTON BLVD



DEL REY AVE

Z-144-77



144

6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan as amended to reflect the above conditions.
8. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Vice Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN JONES announced this item would be heard by the City Commission on March 21, 1979 at 2:00 P.M.

Request of M.L. ENTERPRISES, INC. for an Extension of Time on property generally located on Jones Boulevard, south of Charleston Boulevard, R-E zone (under ROI to C-1 & P-R).

MR. BROWN presented the staff report and stated the applicant could explain to the Commission the reason for this request.

CHARLEY JOHNSON stated the developers have bought the property, the building has been designed, but they have been unable to get the financing. He asked for a one year extension of time.

MRS. COLEMAN made a Motion for APPROVAL of the Request for an Extension of Time under Z-144-77, subject to the following conditions:

1. This extension shall be limited to a one year time period.
2. Conformance to any ordinance requirements enacted subsequent to the original approval.
3. Conformance to the plot plan.

Voting was as follows:

"AYES" Vice Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN JONES announced this item would be heard by the City Commission on March 21, 1979 at 2:00 P.M.

Files

16. Z-144-77

EXTENSION OF TIME

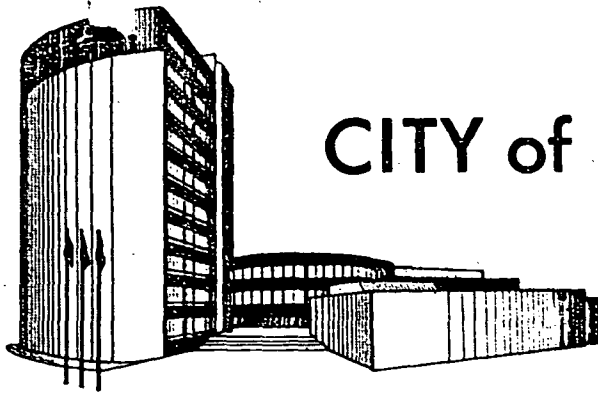
APPROVED

MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
AL LEVY
ROY WOOFER

CITY ATTORNEY
RICHARD C. MAURER

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 6, 1979

Mr. Carlos L. Deal, President
M. L. Enterprises, Inc.
7025 West Charleston Boulevard
Las Vegas, Nevada 89102

Re: Z-144-77
EXTENSION OF TIME

The Board of City Commissioners, at a regular meeting held March 21, 1979, APPROVED your request for an extension of time on property generally located on Jones Boulevard, south of Charleston Boulevard, R-E zone (under ROI to C-1 and P-R), subject to the following conditions:

1. This extension shall be limited to a one-year time period.
2. Conformance to any ordinance requirements enacted subsequent to the original approval.
3. Conformance to the plot plan.

EDWINA M. COLE, CMC
CITY CLERK

EMC:dh

cc: Dept. of Community Planning & Development ✓
Dept. of Public Services
Dept. of Fire Services
Division of Building & Safety

APR 3 1979
PLANNING AND
DEVELOPMENT

L. PLOT PLAN REVIEW - Z-57-78 - B.J.A. DEVELOPMENT CORP. OF NEVADA

Request to allow a change in the approved site plan for the condominium development on property located at the southwest corner of Rancho Drive and Mesquite Avenue, R-1 zone (under resolution of intent to R-PD4).

The request is in the Rancho Bel Air subdivision and involves a setback on one home that is presently under construction and located approximately 18 feet from the front property line. This planned development was approved with the front setbacks shown at 20 feet. The Planning Commission recommended approval because it was a minor adjustment.

M. USE REVIEW - Z-49-77 - NEW HORIZONS

Property located at 1401 South Arville, C-1 zone.
Proposed Use: School

This involves an additional use on the property where the Brower Printing operation is located. The zoning action was approved subject to it being the only use allowed on the property. The school use has been in operation since September, 1978, in an existing building on the property. The school is for normal children who have learning disabilities and who need one-on-one instruction. The Planning Commission recommended denial because it felt the school use was not compatible with the surrounding R-E area. There were protests from R-E residents who indicated the children were causing a nuisance to their area.

N. EXTENSION OF TIME - Z-144-77 - M. L. ENTERPRISES, INC.

Property generally located on Jones Boulevard, south of Charleston Boulevard, R-E zone (under ROI to C-1 and P-R).

The applicant has indicated he has not been able to obtain the financing for this project and he is requesting a one year extension. The Planning Commission recommended approval.

O. PETITION OF ANNEXATION - A-1-79 - MAURY ABRAMS

Annexation of property generally located on the southwest corner of Lake Mead Boulevard and Decatur Boulevard, containing approximately ten acres of land.

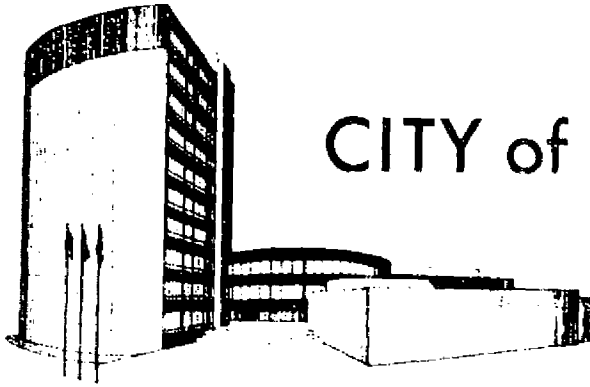
The request involves approximately ten acres of land that is contiguous along Decatur Boulevard. Commercial zoning was obtained recently from the County for a shopping center. The Planning Commission recommended denial because it was felt the depth of the commercial (600 feet) was excessive along Decatur. The Public Services Department has indicated sewer is available for this project because shopping centers do not generate much sewage.

MAYOR BILL BRISKE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
MYRON E. LEAVITT
ROY WOOTER

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

March 1, 1979

Mr. Carlos L. Deal, President
M. L. Enterprises, Inc.
7025 West Charleston Boulevard
Las Vegas, Nevada 89102

✓ Re: 2-144-77
Extension of Time

Dear Mr. Deal:

Your request for an extension of time on property generally located on Jones Boulevard, south of Charleston Boulevard, R-E zone (under resolution of intent to C-1 and P-R) was considered by the City Planning Commission on February 27, 1979.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of APPROVAL, subject to the following conditions:

1. This extension shall be limited to a one year time period.
2. Conformance to any ordinance requirements enacted subsequent to the original approval.
3. Conformance to the plot plan.

This item will be considered by the Board of City Commissioners on March 21, 1979, at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

D. W. Brown
Supervisor of Zoning

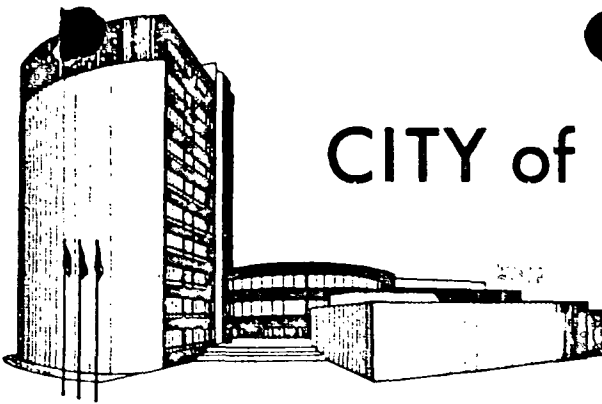
DWB:bjl
cc: City Clerk

MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
MYRON E. LEAVITT
ROY WOOFER

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

February 20, 1979

Mr. Carlos L. Deal, President
M. L. Enterprises, Inc.
7025 West Charleston Boulevard
Las Vegas, Nevada 89102

Re: Z-144-77
Extension of Time

Dear Applicant:

This is to advise that your request as referred to above will be considered by the City Planning Commission at their regular meeting on February 27, 1979.

This meeting will be held at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

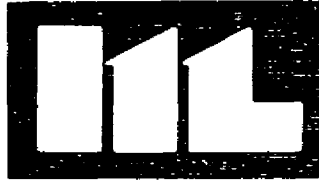
The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,
COMMUNITY PLANNING AND DEVELOPMENT

Harold P. Foster, Director

HPF:bjl
attachment

DW



M. L. ENTERPRISES, Incorporated

January 9, 1979

Mr. Harold Foster
Director of Planning
City of Las Vegas
400 Stewart
Las Vegas, Nevada 89101

RECEIVED
JAN 11 1979
PLANNING AND
DEVELOPMENT

Dear Mr. Foster:

In compliance with your instructions I am hereby requesting an extension of zoning on our proposed Wildwood office building which is to be located on Jones just South of Charleston.

Enclosed is our check in the amount of \$25.00 pursuant to your instructions.

If you require any additional information please do not hesitate to contact us.

Sincerely,

M. L. ENTERPRISES, INC.

Carlos L. Deal
President

CLD:gs
Encl.

354038

2-144-77

2-144-77

Z-144-77
HERBERT
BARSKY
AND
MARVIN STARKER
Approved
subject
to
Conditions
with an
amendment
to allow
PR on the
East side
of Jones.

Mr. Saylor: The Planning Commissions recommendation is an amendment to the application. This is Charleston (Referring to the map), and this is Jones. We have allowed frontage on Charleston to be zoned commercial. This however, extends in to the interior of the R-E area. Jones is a major street bi-secting the property. The mental health facilities are immediately to the West. The area to the East is in the County, but zoned R-E. The request was for commercial on all of it. We have recommended P-R on all of it, but the applicant indicated that he was in agreement, but at the Planning Commission he said, "no he wanted commercial." The property owner immediately to the East took the position that he would protest unless his property was automatically zoned commercial. A member of my staff said that he would go along with it if he could get R-3 zoning on his property, which is this one.

Mayor Briare: I am sure that Mr. Saylor told you that that is impossible to do.

Mr. Ray: I am withdrawing my objection, I am for P-R.

Mr. Saylor: Well the Planning Commission recommended that the application be amended so only the property West of Jones be commercial, and at this date is R-E. I think they are before you to request that the remainder of it be zoned P-R, instead of R-E.

Mayor Briare: It would be C-1 and instead of making it R-E it would be P-R. Do you have any comments to make on your application?

Mr. Topper McKay: I am representing the developers. We originally came in with C-1 zoning in both the East and the West side of Jones, and we presented a proposal for an office building, and the recommendation of the Planning Commission was for P-R on both sides because there was an office building. We pointed out that we would like to go to C-1 because the office zoning is a little restrictive on the set backs. They went along with the C-1 zoning on the West side of Jones which we are very much in favor of. We would like to go ahead the R-E on the East side to P-R on the East side of Jones. This is based on the fact that we have a proposed design for some office buildings on the other side, and it would not conflict with the objections of the land over to the East of us. So we would like to amend to C-1 on the West side and P-R on the East side. There wouldn't be any objections to this.

Mr. Saylor: It would just eliminate the R-E and it would be P-R. We have not however received any plans on this.

Mr. McKay: We are in the planning stages right now. At the time we were developing the property we were going to use a small shopping center over on the East side, but now we feel that the office spaces might be the best use of the property. We are making up plans to change the shopping center.

CITY COMMISSION - REGULAR MEETING - MINUTES - FEBRUARY 1, 1978 - Page 87

Z-144-77
Continued

We feel that professional offices would be the best use for the building.

Commissioner Lurie: You are not planning to come in for C-1, and a use permit for R-4?

Mr. McKay: No.

Commissioner Woofter: If Mr. Saylor doesn't have any objections, then I would make the motion to approve, amending Condition #2 to allow P-R zoning on the East side of Jones.

Mayor Briare: Cast your votes. Motion is approved.

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

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, Ordinance No. 1014 provides for an intention of rezoning in the public interest; and

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

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

NOW, THEREFORE, be it resolved by the Board of Commissioners of the City of Las Vegas, Nevada at a regular meeting thereof held on the 1st day of February, 1978 that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached thereto.

Z-144-77

From R-E to C-1 and P-R

Legally described as Government Lot 13, Section 1, Township 21 South, Range 60 East, MDB&M, excepting therefrom any portions lying within any and all roads as shown by final order of condemnation recorded June 7, 1976, as Document No. 587722 in Book 628 in the Office of the County Recorder of Clark County, Nevada.

SUBJECT TO:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Only the west side of Jones to be zoned C-1 and the remainder of the property to be zoned P-R.
3. Construction of curb and gutter, street paving to match existing, concrete sidewalk and street lighting on frontage street as required by the Department of Public Services.
4. Provide for existing drainage at the west property line as required by the Department of Public Services.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

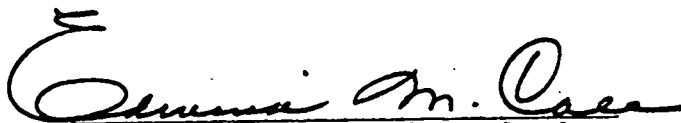
RECEIVED
MAY 8 1978
PLANNING AND
DEVELOPMENT

- Z-144-77 (cont.)
8. Conformance to the amended plot plan to reflect the above conditions.
 9. Conformance to code requirements and design standards of all City departments.

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


WILLIAM H. BRIARE, Mayor

ATTEST:


EDWINA M. COLE, City Clerk

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REAL PROPERTY

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

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6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

- Z-144-77 (cont.)
8. Conformance to the amended plot plan to reflect the above conditions.
 9. Conformance to code requirements and design standards of all City departments.

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


WILLIAM H. BRIARE, Mayor

ATTEST:


EDWINA M. COLE, City Clerk

INTER-OFFICE MEMORANDUM

February 14, 1978

TO:

CITY ATTORNEY

FROM:

RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

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

COPIES TO:

Z-144-77
CITY MANAGER REQ. FOR ROI CHRONO
ASSESSOR DON J. BROWN & J. HERBERT

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

Z-144-77

From R-E to C-1 and P-R

Legally described as Government Lot 13, Section 1, Township 21 South, Range 60 East, MDB&M, excepting therefrom any portions lying within any and all roads as shown by final order of condemnation recorded June 7, 1976, as Document No. 587722 in Book 628 in the Office of the County Recorder of Clark County, Nevada.

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7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

continued

TO: CITY ATTORNEY
RE: REQUEST FOR RESOLUTION OF INTENT

FEBRUARY 14, 1978
PAGE 2

- Z-144-77 (cont.)
8. Conformance to the amended plot plan to reflect the above conditions.
 9. Conformance to code requirements and design standards of all City departments.

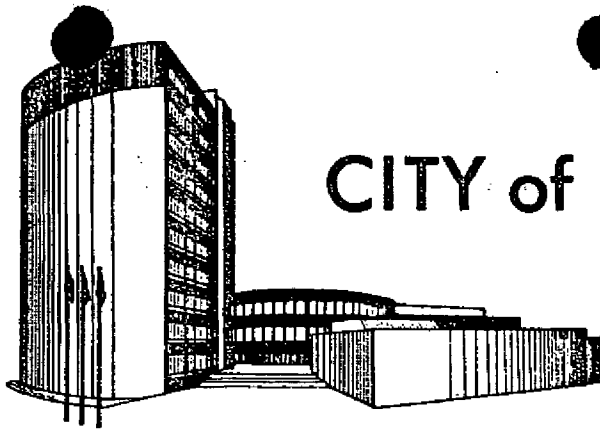
RLW:rw

MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
MYRON E. LEAVITT
ROY WOOFER

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

February 8, 1978

Mr. Herbert Barsky
Mr. Marvin Starker
517 East Fremont Street
Las Vegas, Nevada 89101

Re: Z-144-77
Rezoning of Property

At a regular meeting held on February 1, 1978, the Board of City Commissioners APPROVED your request for reclassification of property located on both sides of Jones Boulevard between Del Rey Avenue and Charleston Boulevard from R-E to C-1 and P-R to allow an office building, as had been recommended by the Planning Commission, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Only the west side of Jones to be zoned C-1 and the remainder of the property to be zoned P-R.
3. Construction of curb and gutter, street paving to match existing, concrete sidewalk and street lighting on frontage street as required by the Department of Public Services.
4. Provide for existing drainage at the west property line as required by the Department of Public Services.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy.

Mr. Herbert Barsky
Mr. Marvin Starker
February 8, 1978
Page 2.

Re: Z-144-77

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



EDWINA M. COLE, CMC
CITY CLERK

/dmk

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

AGENDA

City of Las Vegas

February 1, 1973

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

ITEM	Commission Action	Department Action
<p>XI COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT CONTINUED</p>		
<p>E. ZONE CHANGE - Z-143-77 - JUSTIN J. & LAUREL D. JULIAN</p>	<p>Approved subject to conditions Lurie - Unanimous Commissioner Christensen temporarily absent</p>	<p>Staff authorized to proceed Clerk to notify</p>
<p>Property located at 1325 Maryland Parkway. From: R-1 (Single Family Residence) To: P-R (Professional Offices & Parking) Proposed Use: Office</p> <p>Planning Commission unanimously recommends APPROVAL subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Resolution of Intent to be restricted to a twelve (12) month time limit. 2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license. 3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy. 4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. 5. Conformance to the plot plan to reflect the above conditions. 6. Conformance to code requirements and design standards of all City departments. <p style="text-align: center;">PROTESTS: 0</p>		
<p>F. ZONE CHANGE - Z-144-77 - HERBERT BARSKY AND MARVIN STARKER</p>	<p>Approved subject to conditions, with an amendment to the conditions to allow PR on the East side of Jones Woolfer - Unanimous Comm Christensen temporarily absent</p>	<p>Same as above</p>
<p>Property located on both sides of Jones Boulevard between Del Rey Avenue and Charleston Boulevard. From: R-E (Residence Estates) To: C-1 (Limited Commercial) Proposed Use: Office Building.</p>		

AGENDA

City of Las Vegas

February 1, 1978

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BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

7: COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT
CONTINUED

Item "F" continued . . .

See Page 33

See Page 33

Planning Commission recommends APPROVAL
(6-yes, 1-no votes) subject to the following
conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Only the west side of Jones to be zoned C-1 and the remainder of the property to retain R-E zoning and be excluded from the plot plan.
3. Construction of curb and gutter, street paving to match existing, concrete sidewalk and street lighting on frontage street as required by the Department of Public Services.
4. Provide for existing drainage at the west property line as required by the Department of Public Services.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Conformance to the amended plot plan to reflect the above conditions.
9. Conformance to code requirements and design standards of all City departments.

PROTESTS: 1

Item "C" continued . . .

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

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

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

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

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

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

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

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

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

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

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Conformance to the plot plan to reflect the above conditions.
6. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel
 "NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 1, 1978 at 2:00 P.M.

8. Z-144-77

APPROVED AS
 AMENDED

Application of HERBERT BARSKY and MARVIN STARKER for reclassification of property legally described as Government Lot 13, Section 1. Township 21 South, Range 60 East, MDB&M, excepting therefrom any portions lying within any and all roads as shown by Final Order of Condemnation recorded June 7, 1976, as Document No. 587722 in Book 628 in the Office of the County Recorder of Clark County, Nevada and located on both sides of Jones Boulevard between Del Rey Avenue and Charleston Boulevard, from R-E (Residence Estates) to C-1 (Limited Commercial).

Proposed Use: Office Building

MR. BROWN presented the staff report and stated that adjacent to the south is R-E and a church is to the north. The plot plan, as submitted, is locating the office building in the middle. Staff has talked with the applicant with regard to an office building in C-1 which allows many uses and the applicant has agreed to P-R instead of the C-1. With that amendment, staff would recommend approval. There is one letter of protest on file.

CHAIRMAN PARKER declared the public hearing open.

CHARLEY R. JOHNSON, VTN-Nevada, stated that in going along with the request, there were a few points that should be brought out. He said their reasoning for the C-1 was to build an office building with adequate parking. Setbacks and hours of operation are also a concern. P-R would limit these. They will accept P-R if they don't have to follow these restrictions.

MRS. COLEMAN asked if the building as shown on the plot plan was the only one to be built.

MR. JOHNSON replied that it was.

MRS. COLEMAN said that the piece on the east side of Jones was the one which was closest and would affect the people who live in the area and why should the entire piece be rezoned.

MR. JOHNSON replied that perhaps they would like to build a small retail shopping center in the future.

MR. MILLER asked what is the County zoning around the property in question.

MR. JOHNSON replied that all around was R-E.

MR. MILLER said that even though there would be restrictions on this parcel, the people across the street or next to the property would want C-1 also.

BOB RIGGS, M.L. Enterprises, said the only reasons for the C-1 is the setbacks as well as the lighting in the parking lot.

MR. JOHNSON said he thought the applicant would accept a split on the property rezoning.

MR. SAYLOR stated that one of staff's concerns is a letter from the property owner immediately to the east. He has indicated he is in favor of the rezoning if he is rezoned commercial also. That describes staff's apprehension of commercial in that area.

HENRY SOBEL stated he was not objecting to the rezoning but he was in favor if he could be rezoned also because he would be affected. He said if this was rezoned, he would eventually ask for commercial zoning for tennis courts.

PETE PETERSON, 3560 Calvert Court, stated he lived next to Mr. Sobel. He said they had planned to build a residence and did not care for commercial.

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

MR. MILLER made a Motion for APPROVAL of the area to the west of Jones to be zoned C-1 and the remainder remain R-E.

CHUCK ENGELENNER, Nevada Realty, stated the purchase agreement was contingent upon the rezoning. He said the zoning as suggested by Mr. Miller was not within the confines of the purchase offer.

MR. JONES said the Commission was not present to determine whether or not a real estate deal went through, that their concern was with the proper zoning of the City.

TOM MCKINNEY said the original staff proposal of P-R would be acceptable.

MR. MILLER reiterated his Motion for APPROVAL of Z-144-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) months time limit.
2. Only the west side of Jones to be zoned C-1 and the remainder of the property to retain R-E zoning and be excluded from the plot plan.
3. Construction of curb and gutter, street paving to match existing, concrete sidewalk and street lighting on frontage street as required by the Department of Public Services.
4. Provide for existing drainage at the west property line as required by the Department of Public Services.
5. Landscaping and an underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.

Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel

"NOES" Mr. Tiberti

Motion for APPROVAL carried by a majority vote.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 1, 1978 at 2:00 P.M.

9. Z-145-77

APPROVED

Application of PARK SAHARA ASSOCIATES for reclassification of property legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 2, Township 21 South, Range 61 East, MDB&M and located at the northwest corner of Sahara Avenue and Burnham Avenue, from R-1 (Single Family Residence), R-2 (Two-Family Residence) (Under Resolution of Intent, Southern Portion Only to C-1 - Limited Commercial) to C-1 (Limited Commercial).

Proposed Use: Office Building

MR. BROWN presented the staff report and stated the request was for the entire parcel to be rezoned to C-1. Everything is in order, the plot plan has been reviewed and meets all requirements and staff would recommend approval.

CHAIRMAN PARKER declared the public hearing open.

JOHN HAMPSHIRE, partner, stated they had recently acquired this property. He added he did not entirely understand the history, but apparently it had had a monetary problem at one time as well as legal difficulties due to two ownerships. He said the encroachments have been deeded and they will reconstruct the remaining five buildings.

MRS. COLEMAN asked if they were accepting the conditions of the original zoning.

MR. HAMPSHIRE replied that they were.

MR. MILLER asked if these conditions are a matter of record.

MR. BROWN replied that they are, and that there are no protests on record.

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

MRS. COLEMAN made a Motion for APPROVAL of Z-145-77, subject to the following conditions:

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

INTER-OFFICE MEMORANDUM

January 4, 1978

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

Z-144-77
Herbert Barsky & Marvin Starker
Jones between Del Rey & Charleston

COPIES TO:

Your memorandum of December 20, 1977 requested comments from the Public Services Department on the application for Reclassification of property located on both sides of Jones Blvd. between Del Rey and Charleston Blvd.

At the time of building permit application, applicant will be required to:

- 1) construct curb & gutter, street paving to match existing, concrete sidewalk and street lighting on frontage streets. An approved engineering drawing of these offsite improvements will be required.
- 2) provide for existing drainage at the west property line. Engineering drawings for improvements will be required.

It should be noted that existing sewer and water lines run north-south along said west property line and may need protection if this area is developed as a drainage channel as required in #2 above.


ROBERT D. WEBER, P.E.

RDW/JSH/s



January 17, 1978

Mr. Herbert Barsky
Mr. Marvin Starker
517 E. Fremont Street
Las Vegas, Nevada 89101

Re: Z-144-77

Dear Applicants:

Your request for reclassification of property located on both sides of Jones Boulevard between Del Rey Avenue and Charleston Boulevard from R-E to C-1 to allow an office building was considered by the City Planning Commission on January 12, 1978.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of APPROVAL subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Only the west side of Jones to be zoned C-1 and the remainder of the property to retain R-E zoning and be excluded from the plot plan.
3. Construction of curb and gutter, street paving to match existing, concrete sidewalk and street lighting on frontage street as required by the Department of Public Services.
4. Provide for existing drainage at the west property line as required by the Department of Public Services.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Conformance to the amended plot plan to reflect the above conditions.
9. Conformance to code requirements and design standards of all City departments.

January 17, 1978
Re: Z-144-77

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

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:kt:ld

cc: City Clerk

January 4, 1978

Community Development

Field Operations Engineer

Z-144-77

Herbert Barsky & Marvin Starker
Jones between Del Rey & Charleston

Your memorandum of December 20, 1977 requested comments from the Public Services Department on the application for Reclassification of property located on both sides of Jones Blvd. between Del Rey and Charleston Blvd.

At the time of building permit application, applicant will be required to:

- 1) construct curb & gutter, street paving to match existing, concrete sidewalk and street lighting on frontage streets. An approved engineering drawing of these offsite improvements will be required.
- 2) provide for existing drainage at the west property line. Engineering drawings for improvements will be required.

It should be noted that existing sewer and water lines run north-south along said west property line and may need protection if this area is developed as a drainage channel as required in #2 above.

ROBERT D. WEBER, P.E.

RDW/JSH/s

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

January 10, 1978

TO:

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

FROM:

George Judd
GEORGE JUDD, FIRE MARSHAL
DEPARTMENT OF FIRE SERVICES

SUBJECT:

Z-144-77
HERBERT BARSKY & MARVIN STARKER
BOTH SIDES OF JONES BETWEEN DEL REY and
CHARLESTON.
C-1 (OFFICE BUILDING)

COPIES TO:

1. All construction to conform to Building and Fire Codes.
2. Provide approved fire hydrant and water main. Fire flow and locations to be approved by Fire Department, two sets of approved plans will be required for district mapping and I.S.O.

GJ/nc



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

12-20-77

Date

TO: PUBLIC SERVICES, ADMIN. DIVISION DEPT. OF FIRE SERVICES	FROM: DON J. SAYLOR, AIP, DIRECTOR COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: ZONING - Z-144-77 HERBERT BARSKY & HARVIN STARKER	COPIES TO:

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

Property located on both sides of Jones Boulevard between Del Rey Avenue and Charleston Blvd.

From: R-E To: C-1

Proposed Use: Office building.

CITY PLANNING COMMISSION MEETING: January 12, 1978

Your remarks regarding this application prior to January 6, 1978 will be greatly appreciated.

Plot Plan Attached: Yes

No

DJS:kt

cc: Traffic Engineer (copy of plot plan on file in Public Services)

NOTICE OF PUBLIC HEARING

JANUARY 12, 1978

Notice is hereby given that on January 12, 1978, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-144-77 HERBERT BARSKY AND MARVIN STARKER FOR RECLASSIFICATION
OF PROPERTY LOCATED ON BOTH SIDES OF JONES BOULEVARD
BETWEEN DEL REY AVENUE AND CHARLESTON BOULEVARD.

FROM: R-E (RESIDENCE ESTATES)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: OFFICE BUILDING

THE ABOVE PROPERTY LEGALLY DESCRIBED AS GOVERNMENT LOT
13, SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, MDB&M,
EXCEPTING THEREFROM ANY PORTIONS LYING WITHIN ANY AND
ALL ROADS AS SHOWN BY FINAL ORDER OF CONDEMNATION RE-
CORDED JUNE 7, 1976, AS DOCUMENT NO. 587722 IN BOOK 628
IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY,
NEVADA.

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

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT



DON J. SAYLOR, APP, DIRECTOR

DJS:kt

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

NOTICE OF PUBLIC HEARING

1-12-78

Notice is hereby given that on 1-12-78 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-144-77 HERBERT BARSKY AND MARVIN STARKER FOR RECLASSIFICATION OF PROPERTY LOCATED ON BOTH SIDES OF JONES BOULEVARD BETWEEN DEL REY AVENUE AND CHARLESTON BOULEVARD
 FROM: R-E (RESIDENCE ESTATES)
 TO: C-1 (LIMITED COMMERCIAL)
 PROPOSED USE: OFFICE BUILDING

THE ABOVE PROPERTY LEGALLY DESCRIBED AS GOVERNMENT LOT 13, SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, ^{MDBIM}~~133~~, EXCEPTING THEREFROM ANY PORTIONS LYING WITHIN ANY AND ALL ROADS AS SHOWN BY FINAL ORDER OF CONDEMNATION RECORDED JUNE 7, 1976, AS DOCUMENT NO. 587722 IN BOOK 628 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

CHECKED:

D. J. BROWN db 12-15-77
 R. C. CLEMMER RC 12/15/77
 D. W. BROWN DW 12/19/77
 SAYLOR

THIS FILE MUST BE RETURNED TO TIGHE BY 12-20-77.

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

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 25, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property herein-after described, hereby presents his application requesting that certain property be reclassified from the RE Use District to a Cl Use District, as established by Section 4, Chapter 1, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 200.00.

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

Government Lot 13, Section 1, T. 21 S., R. 60 E., M.D.M.

Excepting therefrom any portions lying within any and all roads as shown by final order of condemnation recorded June 7, 1976 as Document No. 587722

in Book 628 in the Office of the County Recorder of Clark County, Nevada.

BOTH SIDES OF JONES BLVD BETWEEN OF DEL REY AVE & CHARLESTON BLVD.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

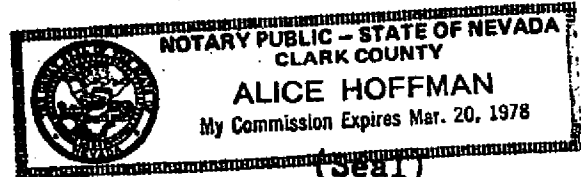
COUNTY OF CLARK)

(XX We) Herbert Barsky and Marvin Starker being duly sworn, depose and say that (~~XXXX~~, we are) the owner(s) of record of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (~~my~~, our) knowledge and belief. (SIGN IN INK)

SIGNATURE OF OWNER(S) OF RECORD:	MAILING ADDRESS:	ZIP CODE:	PHONE NO.
<u>Herbert Barsky</u> Herbert Barsky	<u>517 Fremont St</u>	<u>89101</u>	<u>384-7545</u>
<u>Marvin Starker</u> Marvin Starker	<u>SAME</u>		

Subscribed and sworn to before me this 6th day of December, 1977.

Alice Hoffman
Notary Public in and for said County and State



SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIREMENTS INCLUDING THE ENVIRONMENTAL INFORMATION STATEMENT.

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Section 25, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee	<u>\$200.00</u>	Received by:	<u>[Signature]</u>
Receipt No.:	<u>704489</u>	Date:	<u>12/14/77</u>
Case No.	<u>2-144-77</u>		

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. ⁵ ~~Three (3)~~ copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION OF PROPERTY:

1. Five (5) copies.
2. Minimum size - 18 X 24 inches
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

VISUAL ENVIRONMENTAL STATEMENT:

I, as owner(s), representative(s), developer(s), feel that this proposed development will improve , have an adverse effect on , not alter , the visual environment of the City of Las Vegas.

Bob D. Regg

NOTE: all off premise signs and signs projecting into the right-of-way must be shown on a plot plan and subsequently approved.