



012313

September 2, 1999

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

Dr. Leon Steinberg
Sahara Rancho Enterprises
Sahara Rancho Office Center
2950 South Maryland Parkway
Las Vegas, Nevada 89109-2204

RE: Z-41-99 - REZONING

Dear Dr. Steinberg:

The City Council at a regular meeting held September 1, 1999 HELD IN ABEYANCE the request for a Rezoning on property located on the north side of Sahara Avenue, east of Rancho Drive, From R-3 (Medium Density Residential), P-R (Professional Office and Parking) and C-1 (Limited Commercial) To: C-1 (Limited Commercial), PROPOSED USE: A 357,342 SQUARE FOOT OFFICE COMPLEX, Size: 14.53 Acres, Ward 1 (McDonald), APN's 162-04-401-001 through 004.

This item will be heard during the 1:00 p.m. Planning and Development Discussion portion of the September 15, 1999 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative choose not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script that reads "Beverly K. Bridges".

BEVERLY K. BRIDGES
Chief Deputy City Clerk

/ac

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

Mr. Larry Staples
JMA Architecture Studios
4292 South Maryland Parkway
Las Vegas, Nevada 89119

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September 24, 1999

1999 SEP 29 A 8:30
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Via Fax: 385-7268

Robert Genzer, Supervisor
City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89102

Re: Z-41-99 - Sahara-Rancho Medical Center

Dear Mr. Genzer:

As discussed recently with you and the Deputy City Attorney, Mr. George, we are writing to insure that all records of the City on the above matter reflect the rezoning which occurred was to change existing P-R and R-3 at the project site to "O", but that the existing C-1 remains. The reasons for this statement of the City action are as follows:

1. The original application, although referencing the entire site, indicated that, "three of the four lots need to be rezoned to C-1". Grant of the original application request would have made the entire project uniformly C-1. Any application amendment, which applicants requested in response to City and neighborhood concerns, would be only to the pending application at hand, not a section of property outside the scope of the original application.
2. My statement to the City Council on September 1, 1999 requesting, and agreeing, to an abeyance of this application for two weeks was specifically stated for the purpose of the application to "O" where currently P-R and R-3 designations exist today.

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ATTORNEYS AT LAW

Robert Genzer, Supervisor
September 23, 1999
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Additionally, this was a matter that we discussed several times with the Deputy City Attorney, members of the Planning Staff, and individually with City Council members. No one ever requested, nor did we ever agree to "down zone", the existing C-1.

References by yours truly and Councilman Brown to "down zoning" on September 15th were loose references to changes from designations that might otherwise be permitted under the Master Plan (Service Commercial equivalent to C-1 and C-2). Councilman Brown even referenced that, "I'm not even sure 'downsizing' is the correct reference". This was an accurate statement because the existing C-1 was to remain, and the P-R, and R-3 was not "down zoned", but reclassified to "O".

In any event, we appreciate your department's internal administrative confirmation of this result.

Sincerely yours,

SCHRECK MORRIS



Sean T. McGowan, Esq.

STM/jsp

xc: Stephen L. George, via fax 386-1749
Dr. Neil Carmena, via fax 382-0464

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