

Planning & Development Department
Scanning Cover Sheet

Case No PM-15-73

APN ?

Location SIRUS AVENUE

Applicant S&P COMPANY

Subject

PARCEL MAP



8. PM-15-73

APPROVED

held in ABEYANCE pending action on the zoning application by the City Commission. The motion carried by unanimous vote.

Submitted by S & P COMPANY concerning property generally located at Arville and Sirius Avenue.

Mr. Foster indicated the property is zoned industrial. The parcel map shows two lots proposed. They have an existing office building and they are proposing to sell the remaining portion or divide it into a parcel for additional development. He indicated it would be some mini-warehouses on the north portion and probably another office building on the south. Staff recommended approval subject to indication of the lot numbers of parcel numbers on each, conformance to state statutes, and conformance to requirements of City departments.

MR. BOB CHAPMAN appeared and indicated S & P Company sold the property to them. He indicated this was a simple lot split.

Mr. Foster indicated under the state statutes it is considered a parcel map which consists of a subdivision of land less than four lots.

Mr. Tiberti moved PM-15-73 be APPROVED subject to the following conditions:

1. The lot numbers or parcel numbers be indicated on the map.
2. Conformance to code requirements and design standards of City departments.
3. Satisfaction of State Statutes relative to parcel maps.

The motion carried by unanimous vote.

9. A-2-73

ABEYANCE

Annexation petition submitted by CARLISLE J. SANFORD, WEST CHARLESTON BAPTIST CHURCH concerning property generally located on the south side of West Charleston Boulevard between Rainbow Boulevard and Torrey Pines Boulevard, approximately 900 feet east of Rainbow Boulevard.

Mr. Foster indicated this general area was divided into one acre parcels. There are five acre parcels to the east and the state and federal government owns some parcels in the area. He indicated it would be very difficult to work out an annexation that would include some of the properties to the east. It appears if this property was to be annexed to the City, it would more or less have to go on this parcel only. He stated the City limits are relatively irregular at the present time and this would add to it. From a planning standpoint, staff doesn't feel that staff would be in a position to recommend that the City annex this property at this time. It is proposed to build a church on the property. He indicated they would connect to the City sewer system, but they can remain in the County and request permission from the City Commission.

Mr. Tiberti asked if the only reason they wanted to come into the City was because they need the sewer.

Mr. Foster indicated they felt in the future this would more than likely be in the City. They would pay higher sewer rates in the County.

Mrs. Coleman asked if the City would have more control as to how the development looked if they annexed it to the City.

INTER-OFFICE MEMORANDUM

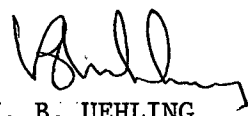
Jan. 3, 1974

TO: COMMUNITY DEVELOPMENT	FROM: DEPUTY DIRECTOR OF PUBLIC WORKS
SUBJECT: PM-15-73, S & P Company	COPIES TO: Right of Way Traffic Eng. Art Veeder

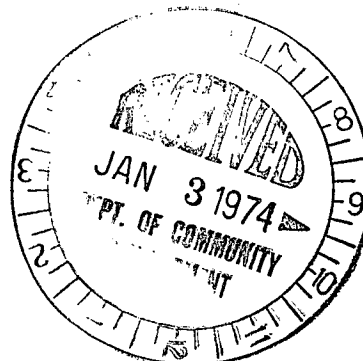
Your memorandum of November 29, 1973 requested comments from the Engineering Department on the submittal of a lot division map for the S & P Company. It is regretted that this memo was misplaced and now answered previously.

The proposed location of a north-south street within this tract can serve the parcels not now on a dedicated right of way. It will require the dedication of half street width with radius corner at Sirius. The interior parcel could also be served by an east and west street extended from Rigel whereby a half street dedication would be necessary within the tract boundaries.

Existing improvements on Sirius Avenue consist of AC road mix surfacing. Water and sewer are available on the Sirius Avenue frontage.


V. B. UEHLING

VBU/lm



December 14, 1973

ENGINEERING DEPARTMENT

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

By: Harold P. Foster, Deputy Director

PM-15-73 S. & P. COMPANY

The above referred to parcel map for property generally located at Arville and Sirius Avenue was considered by the City Planning Commission on December 13, 1973. The Commission APPROVED this item subject to the following conditions:

1. The lot numbers or parcel numbers be indicated on the map.
2. Conformance to code requirements and design standards of City departments.
3. Satisfaction of State Statutes' requirements relative to parcel maps.

HPF:bjw
Att.

Org map delivered to Neale 21 Dec 73

INTER-OFFICE MEMORANDUM

December 5, 1973

TO:

Foster

FROM:

Stormson

SUBJECT:

PM-15-73
S & P Company Parcel Map

COPIES TO:

See revised map

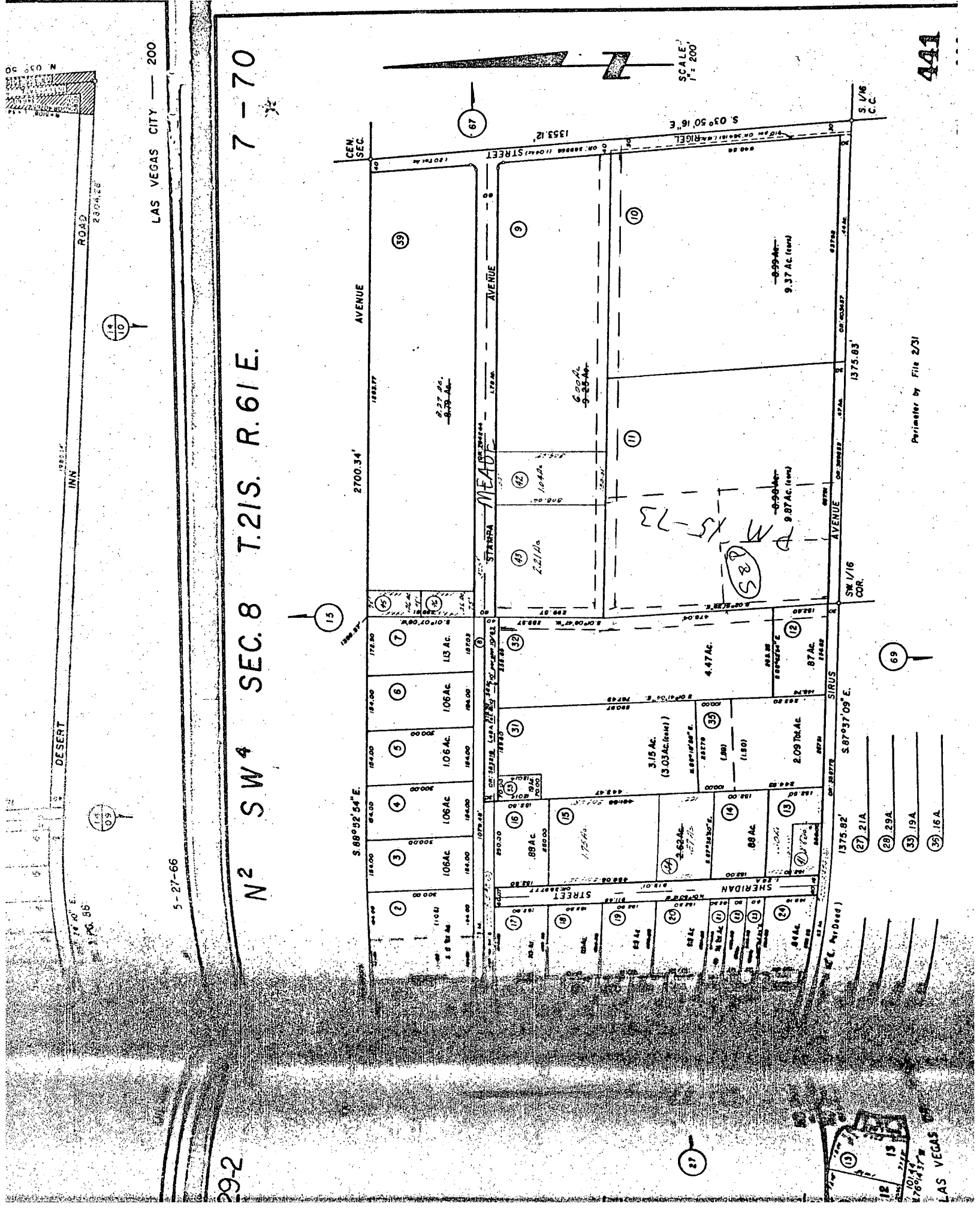
The proposed Parcel Map shows two lots having frontage on Sirius Avenue a 60-ft. collector street and one lot having no frontage, served only by a 24-ft. private drive. The City Code does not permit the establishment of an M zoned lot that is not a condominium to be served by private drives, it must have a public street frontage. A group of mini-warehouses have been constructed on the land locked parcel and there is an office building of DASCO Corporation on the east lot fronting on Sirius Avenue.

The only two parcels that meet the City Ordinance would be the two lots fronting on Sirius Avenue, one of them may be incorporating the large rear parcel. The parcel being divided is 634-ft. deep backing onto 303-ft. deep lots, therefore, it would be advisable to have a public street or an alley along the rear line of these deep lots running from Rigel to the west line of this parcel map and the second public street or alley to run between Mead Avenue and Sirius Avenue to provide access to the rear of all these industrial lots.

approval, with alley connection along the rear.
Staff recommends ~~DENIAL~~ as submitted.

GPS:pdm

10 Dec. A revised map was submitted with two lots only - frontages on Sirius Ave.



Perimeter by File 2/31

CITY OF LAS VEGAS ** PLANNING DEPARTMENT

TRANSMITTAL

LOT DIVISION MAPS

DATE November 29, 1973

TO: Engineering Department
Las Vegas Valley Water District
Nevada Power Company
Fire Department
Central Telephone Company

Re: PM-15-73

Submitted by: S & P Company

May we have your comments, recommendations, and suggestions no later than

December 3, 1973. It is important that a reply be received at
this office, even though you may not have an easement affecting this map.

Presentation to the Planning Commission: December 13, 1973

DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

DJS:bjw
Attachment

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DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

DJS:bjw
Attachment

S & P COMPANY
3300 Sirius Avenue
Las Vegas, Nevada
89102

876-3900

November 9, 1973

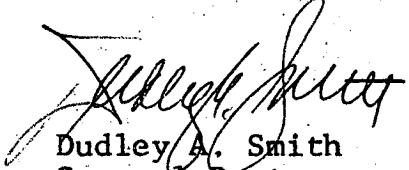
City of Las Vegas
Planning Commission
City Hall
400 Stewart Avenue
Las Vegas, Nevada

Gentlemen:

Transmitted herewith are six (6) prints of Parcel Map of our property on Sirius Avenue, for which we request your approval. Parcel development(s) will be for commercial purposes. Both the Clark County Sanitation District and the Las Vegas Valley Water District have existing mains fronting this property in Sirius Avenue right-of-way.

Sincerely,

S & P COMPANY


Dudley A. Smith
General Partner

DAS/ce

876-4711

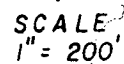
Dasco 876 4711

INTER-DEPARTMENT DISTRIBUTION LIST

	Date Sent	Date Returned	Comments
ENGINEERING DEPARTMENT	11-29-73		
FIRE DEPARTMENT	//		
POLICE DEPARTMENT			
CITY ATTORNEY			
POWER COMPANY	11-29-73		
TELEPHONE COMPANY	//		
GAS COMPANY			
WATER DISTRICT	//		
F.H.A.			
SCHOOL DISTRICT			
CITY MANAGER			

DJS/ml

7-70



LAS VEGAS CITY - 200