

Planning & Development Department
Scanning Cover Sheet

Case No Z-0053-60 (3)

APN 138-36-701-018

Location 560 S Decatur Blvd

Applicant E.A. Becker Enterprises

Subject

Review of Condition.



FILE HISTORY

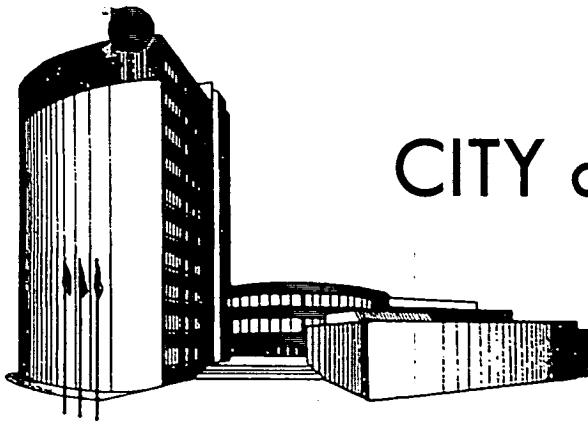
FILE NO.: Z-53-60(3)

[illegible]

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

February 15, 1994

E. A. Becker Enterprises
50 S. Jones Boulevard, #100
Las Vegas, Nevada 89107

RE: REVIEW OF CONDITION - Z-53-60(3)

Gentlemen:

Your request for a Review of Condition regarding required landscaping along the west property line and to revise the parking lot layout on property located at 560 South Decatur Boulevard, C-1 Zone, was considered by the Planning Commission on February 10, 1994.

The Planning Commission unanimously voted to APPROVE your request, subject to the following:

1. Condition No. 2 of Plot Plan and Building Elevation Review Z-53-60(2) shall be amended to read: Install 24 inch box pine trees 20 feet on center in minimum 5' X 5' tree wells along the west property line as required by the Department of Community Planning and Development.
2. Conformance to the revised plot plan for the parking lot layout.
3. Conformance to all other applicable original Conditions of Approval of Zoning Application Z-60-53, related Aesthetic Review AR-4-86(8) and Plot Plan and Building Elevation Review Application Z-53-60(2).

The action by the Planning Commission is final.

Sincerely,

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

ROBERT S. GENZER, PRINCIPAL PLANNER
CURRENT PLANNING DIVISION

RSG:erh



PLANNING COMMISSION

MEETING OF

FEBRUARY 10, 1994

City of Las Vegas

Page 35

AGENDA & MINUTES

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C. NON-PUBLIC HEARING ITEMS:

C-1. Z-53-60(3) - E. A. Becker Enterprises

Request for a Review of Condition regarding required landscaping along the west property line and to revise the parking lot layout on property located at 560 South Decatur Boulevard, C-1 Zone.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Condition No. 2 of Plot Plan and Building Elevation Review Z-53-60(2) shall be amended to read: Install 24 inch box pine trees 20 feet on center along the west property line as required by the Department of Community Planning and Development.
2. Conformance to the revised plot plan for the parking lot layout.
3. Conformance to all other applicable original Conditions of Approval of Zoning Application Z-60-53, related Aesthetic Review AR-4-86(8) and Plot Plan and Building Elevation Review Application Z-53-60(2).

PROTESTS: N/A

Jordan -

APPROVED subject to staff's conditions and amend Condition No. 2 to read "install 24-inch box pine trees 20 feet on center in minimum 5' by 5' tree wells".

Unanimous.

(Segebloom excused)

MR. GENZER stated this request is for a Review of Condition imposed on the Plot Plan and Building Elevation Review which required installation of a minimum 10 foot wide landscape planter along the west property line, adjacent to the residential properties, and the installation of 24 inch box trees 20 feet on center with shrubs 3 feet on center. In lieu of the required landscape planter the applicant is proposing to install pine trees 20 feet on center along the west property line. The parking lot has been redesigned to shift the spaces from the approved location adjacent to the rear of the proposed building addition to along the west property line. Staff has no objections to either request as the installation of the trees will provide a substantive buffer for the residences to the west of the parking lot and amending this condition would not have any adverse impacts on the surrounding area. Staff recommended approval subject to the conditions.

BARRY BECKER, 50 S. Jones, appeared and represented the application. He stated the Charleston Heights Shopping Center has been in existence since 1963. The site has always been a parking lot. The reason for the Plot Plan Review was they were relocating Pistol Pete's and adding a small portion to the back of the buildings. Employees are parking there and they would like to continue using the project the way it always has been used and do not see the need for landscaping. The trees will give some visual break in the horizon for those who live to the east.

PLANNING COMMISSION

MEETING OF

FEBRUARY 10, 1994

City of Las Vegas

Page 35A

AGENDA & MINUTES

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C.1 NON-PUBLIC HEARING ITEMS:

C.1 Z-53-60(3) - E. A. Becker
Enterprises - Continued

COMMISSIONER MORAN asked what is along the block wall and MR. BECKER replied there is paving and parking.

CHAIRMAN SOLOMON stated this was part of a larger request.

MR. BECKER stated they came in for a Plot Plan Review when they added one-half of the L-shape to the back of a building. That was a standard condition. Unfortunately, the applicant thought it was the landscaping along Alta; but when they received the conditions they noticed it was along the west wall which is part of their parking.

COMMISSIONER MORAN asked why they landscaped that small area.

MR. GENZER said that he just noticed that staff's proposed modification of the original Condition No. 2 should read "install 24-inch box pine trees 20 feet on center in minimum 5' by 5' tree wells" and hopefully Mr. Becker has no problem with that. MR. BECKER suggested 3' by 5' but MR. GENZER advised him staff's landscape architects do not feel that 3' by 5' will allow a 24 inch box pine to grow productively and maintain its life. MR. BECKER had no problem with it.

This is final action.

(8:25-8:29)

- C-1. Z-53-60(3) - E. A. Becker Enterprises - Request for a Review of Condition regarding required landscaping along the west property line and to revise the parking lot layout on property located at 560 South Decatur Boulevard, C-1 Zone, Parcel No.: 13836-701-007

Not A Public Hearing

P.C.: Final Action

APPLICATION REQUEST:

This request is for a Review of Condition imposed on the Plot Plan and Building Elevation Review of December 16, 1993 which required the installation of a minimum 10 foot wide landscape planter along the west property line, adjacent to the residential properties, and the installation of 24 inch box trees 20 feet on center with shrubs 3 feet on center. In lieu of the required landscape planter the applicant is proposing to install pine trees 20 feet on center along the west property line.

The parking lot has been redesigned to shift the spaces from the approved location adjacent to the rear of the proposed building addition to along the west property line.

BACKGROUND DATA:

- | | |
|----------|--|
| 4/12/62 | The City Council approved C-1 (Limited Commercial) zoning on the property as part of a larger request (Z-53-60). |
| 10/24/83 | The City Council approved a Plot Plan Review for a proposed parking lot to serve a communication switching station. |
| 5/19/93 | The City Council approved an Architectural Review for a proposed casino and hotel expansion to an existing facility (AR-4-86). |
| 12/16/93 | The Planning Commission approved a Plot Plan and Building Elevation Review for a 22,000 square foot addition to an existing shopping center. |

FINDINGS:

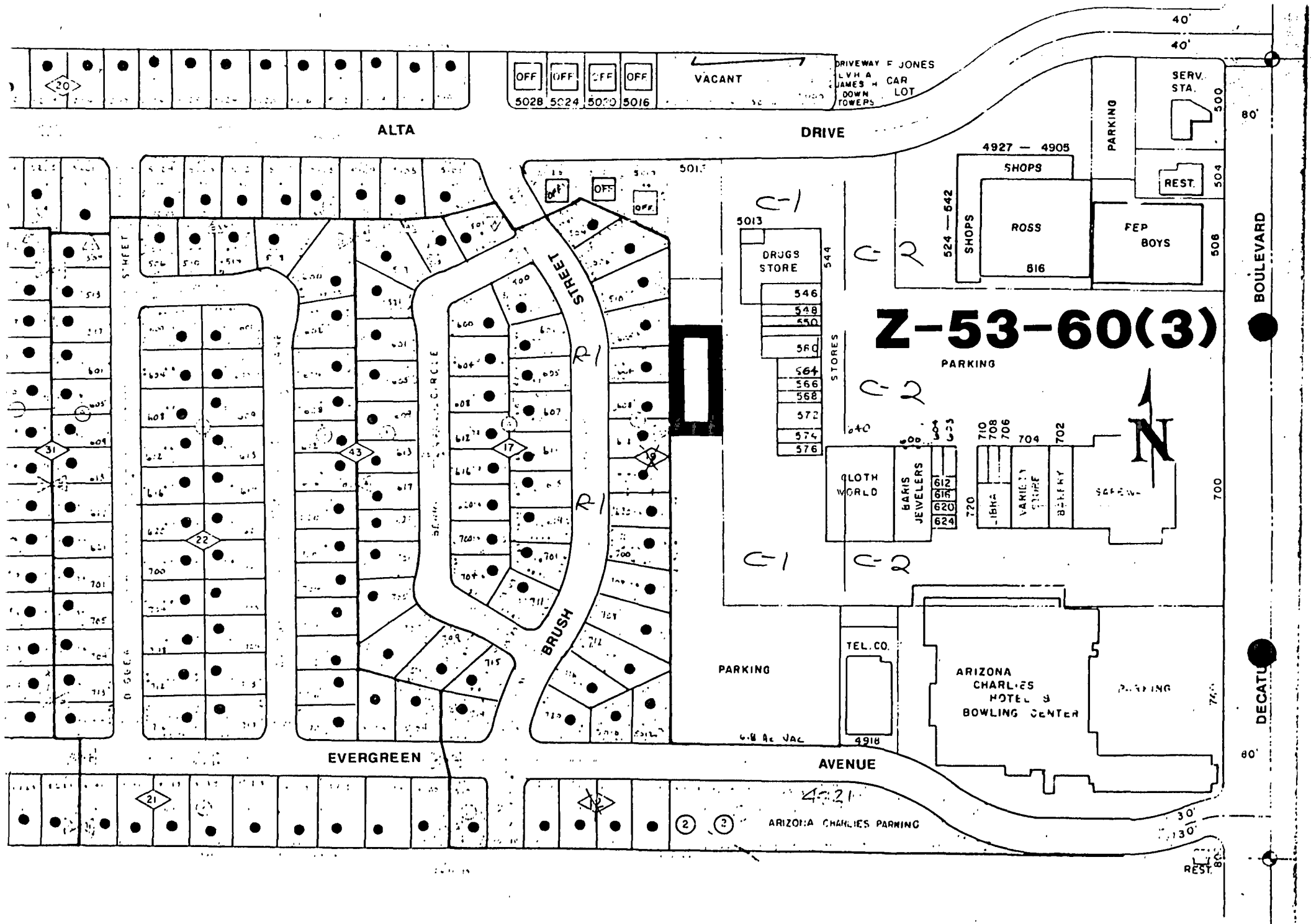
Staff has no specific objections to either request. The installation of pine trees will provide a substantive buffer for the residences to the west of the parking lot. Amending this condition should not have any adverse impacts on the surrounding area. In addition, the difference in grade between the residential properties and the proposed parking lot should not make relocating the parking spaces a problem.

C-1. Z-53-60(3) - Continued

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Condition No. 2 of Plot Plan and Building Elevation Review Z-53-60(2) shall be amended to read: Install 24 inch box pine trees 20 feet on center along the west property line as required by the Department of Community Planning and Development.
2. Conformance to the revised plot plan for the parking lot layout.
3. Conformance to all other applicable original Conditions of Approval of Zoning Application Z-60-53, related Architectural Review AR-4-86(8) and Plot Plan and Building Elevation Review Application Z-53-60(2).

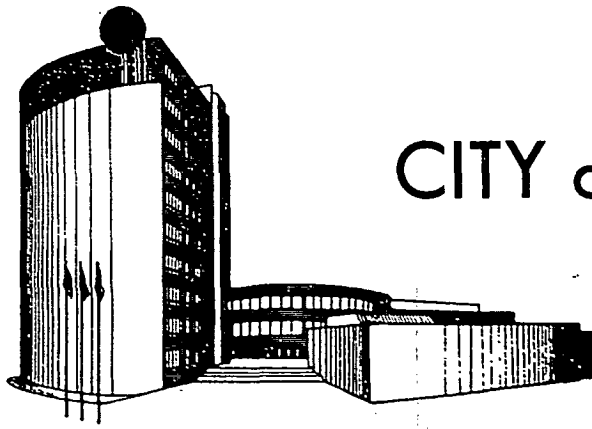
PROTESTS: N/A



MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

February 3, 1994

E. A. Becker Enterprises
50 S. Jones Boulevard, #100
Las Vegas, Nevada 89107

RE: REVIEW OF CONDITION - Z-53-60(3)

Dear Applicant:

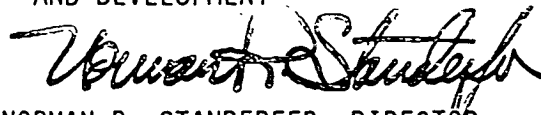
Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on February 10, 1994. This meeting will be held at 7:00 P. M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained one week prior to the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by calling 229-6301.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure



**CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM**

DATE

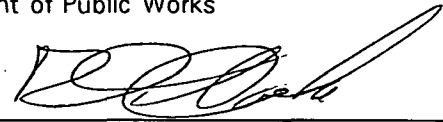
February 7, 1994

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Review of Condition
Z-53-60(3)
E.A.Becker Enterprises

COPIES TO:

John McNellis, Engineering Planning
Ed Byrge, Right-of-Way
Chuck Turk, Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering (TIA's only)

1. We have no comment on the Review of Condition request concerning landscaping requirements along the north property line as long as all other previous conditions of approval for Z-53-60 and all related subsequent actions are ultimately complied with.

PLANNING AND
DEVELOPMENT

FEB 8 8 55 AM '94

RECEIVED

MEMO

DATE 1/31/94

TO: **COMMUNITY PLANNING AND DEVELOPMENT**

FROM: **FIRE PREVENTION DIVISION**

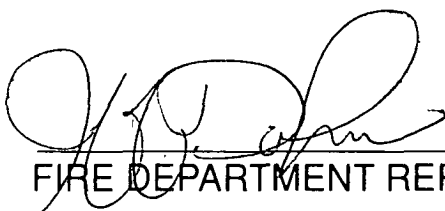
SUBJECT: Z-53-60(3) E.A. BECKER ENTERPRISES

1. ☒ NO OBJECTIONS.
2. ☐ SUBJECT TO CONDITIONS LISTED.
3. ☐ MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. ☐ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
6. ADDITIONAL CONDITIONS/COMMENTS: _____

RECEIVED

FEB 2 8 02 AM '94

PLANNING AND
DEVELOPMENT



FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

**CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM:	DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE:	JANUARY 26, 1994
TO:	BUILDING & SAFETY - GEORGE GARDNER FIRE SERVICES - RICK LAZENBY		
SUBJECT:	REVIEW OF CONDITION		
APPLICANT:	E. A. BECKER ENTERPRISES		
FILE NUMBER:	Z-53-60(3)		

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

560 SOUTH DECATUR BOULEVARD

PARCEL NO.: 13836-701-007

ZONE: C-1 (LIMITED COMMERCIAL)

REQUEST: REVISE REQUIRED LANDSCAPING ALONG THE NORTH PROPERTY LINE

PLEASE RETURN BY: FEBRUARY 2, 1994

CITY PLANNING COMMISSION MEETING: FEBRUARY 10, 1994

ATTACHMENT: PLOT PLAN

**DEPARTMENT OF
BUILDING & SAFETY
BY**

JAN 31 1994

☒ **NO COMMENT**
☐ **CONDITIONS AS NOTED**

RECEIVED
**PLANNING AND
DEVELOPMENT**
JAN 31 4 06 PM '94

**CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM:	DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE:	JANUARY 26, 1994
TO:	BUILDING & SAFETY - GEORGE GARDNER FIRE SERVICES - RICK LAZENBY		
SUBJECT:	REVIEW OF CONDITION		
APPLICANT:	E. A. BECKER ENTERPRISES		
FILE NUMBER:	Z-53-60(3)		

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

560 SOUTH DECATUR BOULEVARD

PARCEL NO.: 13836-701-007

ZONE: C-1 (LIMITED COMMERCIAL)

REQUEST: REVISE REQUIRED LANDSCAPING ALONG THE NORTH PROPERTY LINE

PLEASE RETURN BY: FEBRUARY 2, 1994

CITY PLANNING COMMISSION MEETING: FEBRUARY 10, 1994

ATTACHMENT: PLOT PLAN

**CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT		DATE: JANUARY 25, 1994
TO:		
DEVELOPMENT COORDINATION -		JOHN McNELLIS
ELECTRICAL SERVICES -		MIKE GOODMAN
FLOOD CONTROL -		TOM CHIATOVICH
LAND DEVELOPMENT -		CHUCK TURK
RIGHT-OF-WAY -		ED BYRGE
SANITARY SEWERS -		MARK OWENS
SURVEY -		RITA LUMOS
TRAFFIC ENGINEERING -		GLENN GRAYSON
SUBJECT: REVIEW OF CONDITION		
APPLICANT: E. A. BECKER ENTERPRISES		
FILE NUMBER: Z-53-60(3)		

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

560 SOUTH DECATUR BOULEVARD**PARCEL NO.: 13836-701-007**

ZONE: C-1 (LIMITED COMMERCIAL)

REQUEST: REVISE REQUIRED LANDSCAPING ALONG THE NORTH PROPERTY LINE

PLEASE RETURN TO JOHN McNELLIS BY: FEBRUARY 2, 1994

CITY PLANNING COMMISSION MEETING: FEBRUARY 10, 1994

ATTACHMENT: PLOT PLAN

01/07/94

13:26:08:96

Z O N I N G A C T I O N S (1 O F 3)

CASE Z 53 60 - 3 BZA-CC-PCOMM (BCP) P MEETING DATE 02/10/94

ITEM # ACCEPTED 01/06/94 PUBLIC HEARING BY AR

EXISTING ZONES C-1 ROI->

ROI->

NEW ZONE

A P P L I C A T I O N R E Q U E S T

REVIEW OF CONDITION THAT REQUIRED LANDSCAPING ALONG THE NORTH PROPERTY
LINE.

A P P L I C A N T

E. A. BECKER ENTPRS

50 S. JONES BL. #100

L.V., NV. 89107

PARCEL# 13836 701 007 MORE? ~~Y~~ N

CHARLESTON HGTS SHOPPING CTR

XE A BECKER ENTPRS

50 S JONES BLVD #100

LAS VEGAS NV 89107

P R O P O S E D U S E

BUILDING ADDITION

PARCEL MAP FILE 38 PAGE 67

PT LOT 3

ADD

CHANGE

DELETE

PRINT

ZACT3

ZACT2

BACK

01/07/94

13:26:23:78

Z O N I N G A C T I O N S (2 OF 3)

CASE Z 53 60 - 3 BZA-CC-PCOMM (BCP) P MEETING DATE 02/10/94

ITEM # ACCEPTED 01/06/94 PUBLIC HEARING

A P P L I C A T I O N R E Q U E S T

REVIEW OF CONDITION THAT REQUIRED LANDSCAPING ALONG THE NORTH PROPERTY
LINE.

P R O P E R T Y L O C A T I O N

560 SOUTH DECATUR BOULEVARD.

200 SCALE MAP# L-36-6 SIZE .00 ACRES #LOTS 0

MAP NAME

CC:

SUBD:

NOTICE:

COMMENTS:

UPDATE

PRINT

ZACT3

ZACT1

BACK

01/07/94

13:26:31:46

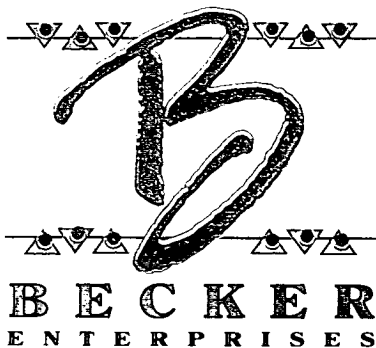
P A R C E L F I L E

544 S DECATUR BL CHARLESTON HGTS SHOPPING CTR
PARCEL 138 36 701 007 THROUGH *E A BECKER ENTPRS
LAST UPDATE 11/18/93 ZIP 89107 50 S JONES BLVD #100
GEOGRAPHIC PT NE4 SE4 36 20 60 LAS VEGAS NV 89107
DOCUMENT # 05950478626-6-F 12/29/64 PARCEL MAP FILE 38 PAGE 67
200 SCALE MAP NO L-36-6 PT LOT 3
WARD 1

SETBACKS: FRONT REAR SIDE 00 CORNER
ZONING C-2 C-1 BMG 11/16/93
ROI ZONING FILE none EXPIRATION
ROI ZONING none
ZONING FILE Z-53-60 1014
USE PERMIT FL
VARIANCE FILE
Z-53-60(2) PPR/ER, 12/16/93 P.C.

LAND USE CODE 3-55-0-0-0 CAPACITY 0 CONST YEAR 64 SIZE: 0.00 ACRES
COMMERCIAL NEIGHBORHOOD SHOPPING CENTERS

UPDATE PRINT DELETE ASSESSOR'S LOG P.C. LOG BACK



January 3, 1994

Bob Ginzer
City of Las Vegas
Department of Community Planning & Development
400 East Stewart Avenue
Las Vegas, Nevada 89101

RE: Plot Plan and Building
Elevation Review
Z-53-60(2)

Dear Bob:

Please place the above plot plan and elevation review on the next agenda. Enclosed are 21 site plans showing pine trees planted 20' on center along the existing block wall and showing the parking perpendicular to the block wall.

We would appreciate it if you could make this change to your Condition 2 of your letter of December 21, 1993.

Thank you for your cooperation. If you have any questions, please do not hesitate to call.

Yours truly,

ALEXANDER TENAYA PARTNERSHIP

Ernest A. Becker, Jr.
Agent

aa

Z-53-60(3)
GTR#209052
2/10/94 PC