

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0053-88 (6)

APN 139-29-802-001

Location 2135 W BONANZA RD

Applicant DEWEY ANIMAL CARE CENTER INC

Subject

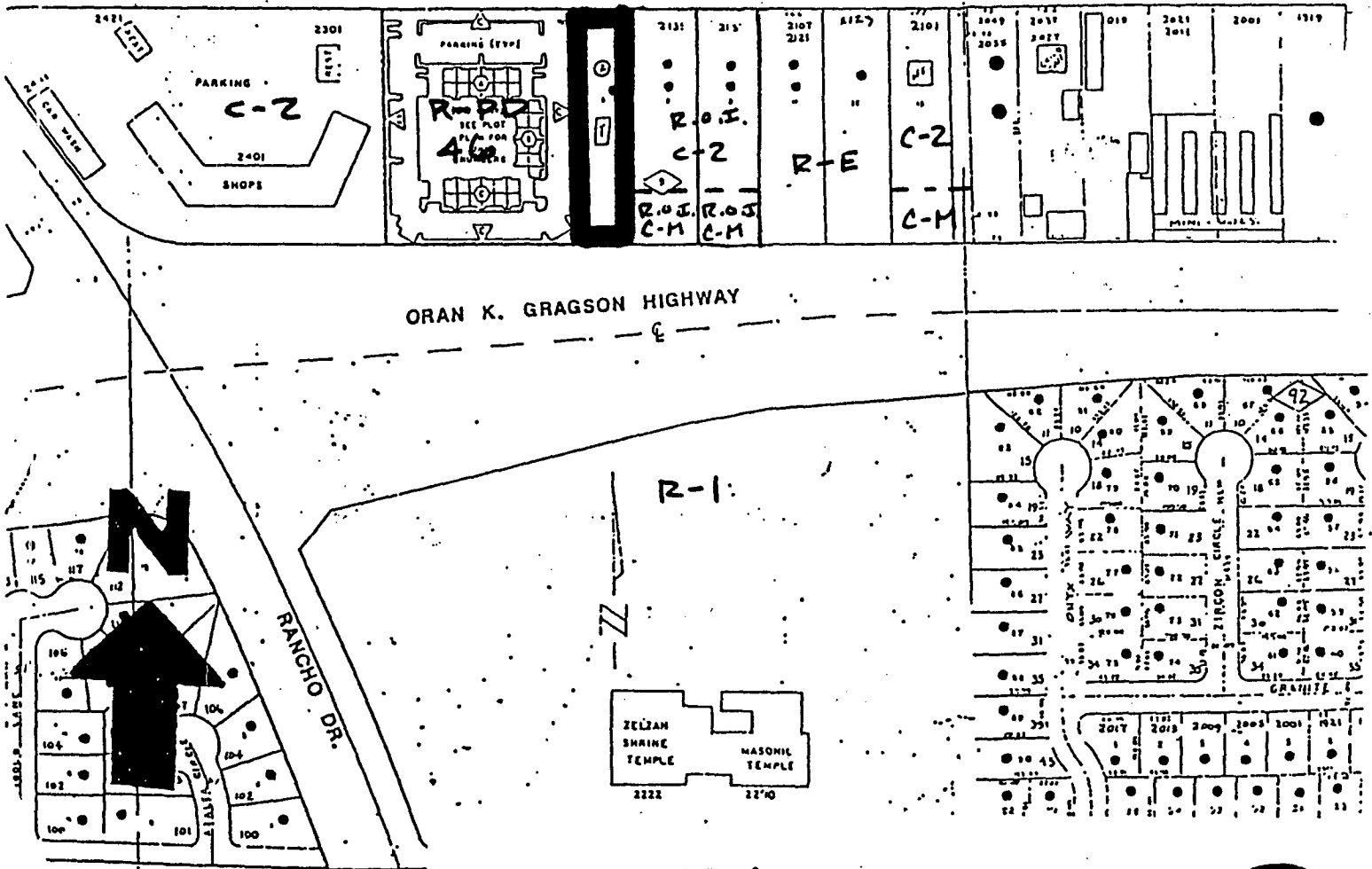
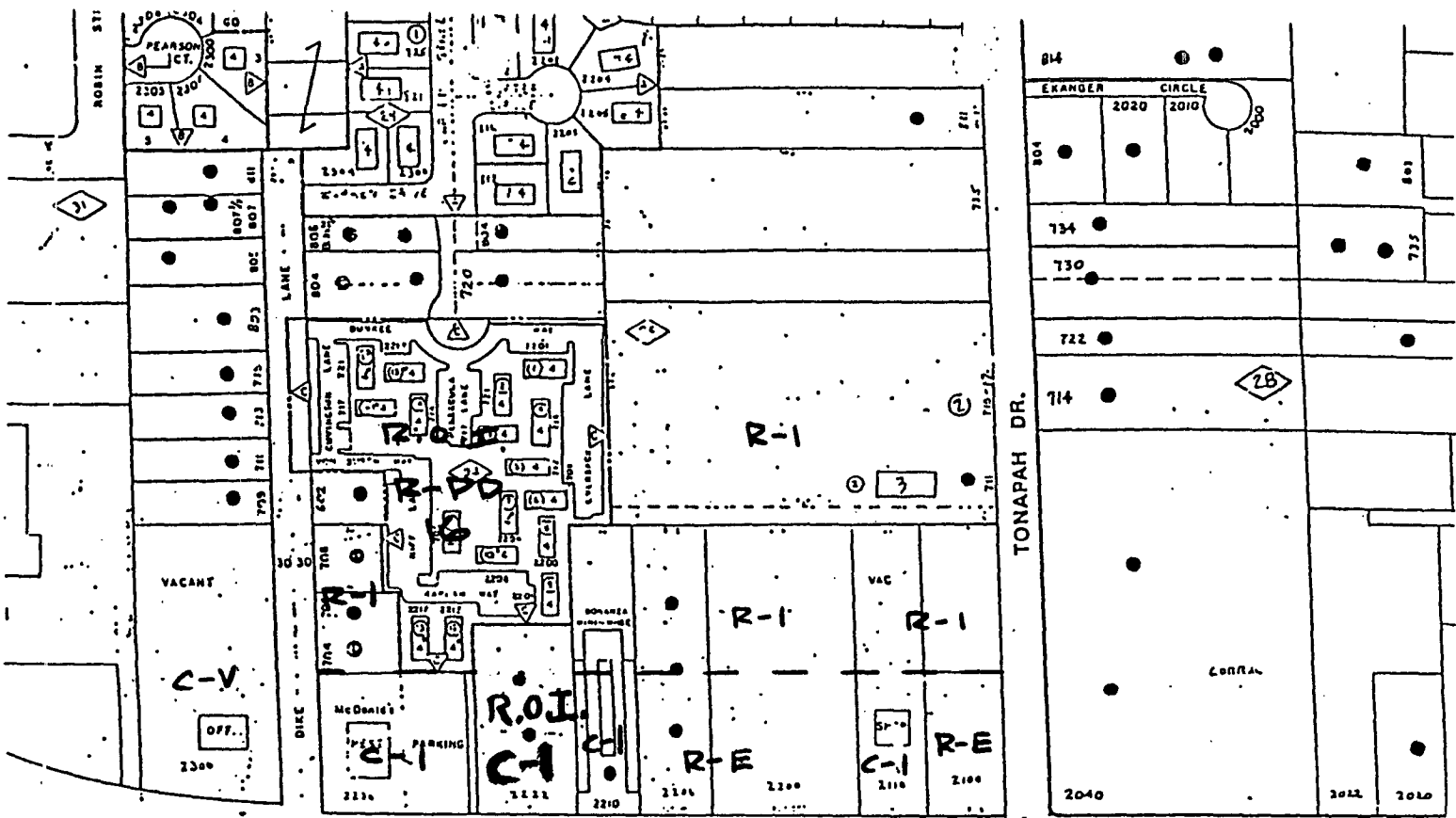
RECLASSIFICATION OF PROPERTY LOCATED ON THE
OF PROPERTY LOCATED AT 2135 WEST BONANZA RD FROM
R-E TO C-2 & C-M FOR AN ANIMAL SHELTER/
VETERINARY HOSPITAL



FILE HISTORY

FILE NO.: Z-53-88(6)

[illegible]

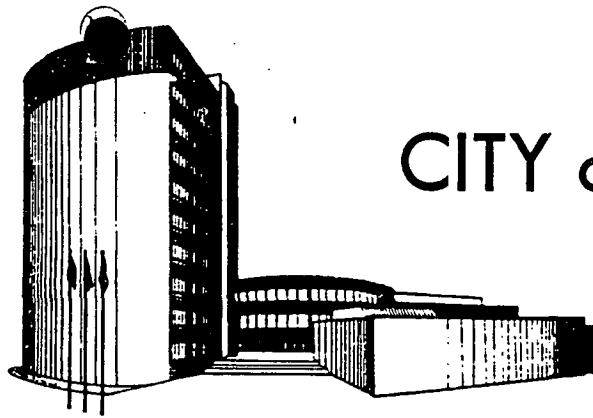


Z-53-88

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

October 21, 1994

Messrs. Joseph Freer and Eugene Kirshbaum
Dewey Animal Care Center, Inc.
4800 Dewey Avenue
Las Vegas, Nevada 89118

RE: Z-10-88(6), Z-27-88(6) and Z-53-88(6) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Messrs. Freer and Kirshbaum:

The City Council at a regular meeting held October 5, 1994 APPROVED the request for a Plot Plan and Building Elevation Review of a proposed animal shelter/veterinary hospital on property located at 2135 West Bonanza Road, R-E Zone (under Resolution of Intent to C-2 and C-M), subject to:

1. Provide minimum 10 foot wide landscape planters along Bonanza Road and install 24 inch box evergreen trees 30 feet on center with shrubs, boulders and ground cover in the planters as required by the Department of Community Planning and Development.
2. Provide an 8 foot high block wall along the east and west property lines as required by the Department of Community Planning and Development.
3. Install 24 inch box Arizona Cypress trees 25 feet on center along the freeway frontage at the rear of the site as required by the Department of Community Planning and Development.
4. Dedicate an additional 15 feet of right-of-way adjacent to all parcels comprising this site for a total half-street width of 50 feet on Bonanza Road as required by the Department of Public Works.
5. Landscape and maintain all unimproved right-of-way on Bonanza Road adjacent to this site as required by the Department of Public Works.
6. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Bonanza Road public right-of-way adjacent to this site as required by the Department of Public Works.



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

Messrs. Joseph Freer and Eugene Kirshbaum
Dewey Animal Care Center, Inc.

October 21, 1994

RE: Z-10-88(6), Z-27-88(6) and Z-53-88(6) - PLOT PLAN AND BUILDING ELEVATION
REVIEW

Page 2.

7. Construct all incomplete half-street improvements on Bonanza Road, if any, adjacent to this site as required by the Department of Public Works.
8. All driveways shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
9. Site development to also comply with all applicable Conditions of Approval for Z-10-88, Z-27-88 and Z-53-88 as required by the Department of Public Works.
10. Conformance to the plot plan as amended by the above conditions.
11. Conformance to the building elevations.
12. 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.
13. 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, whichever occurs first.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
15. Satisfaction of City Code requirements and design standards of all City departments.
16. Approval of the parking and driveway plans by the Traffic Engineer.
17. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
18. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.

Messrs. Joseph Freer and Eugene Kirshbaum
Dewey Animal Care Center, Inc.
October 21, 1994

RE: Z-10-88(6), Z-27-88(6) and Z-53-88(6) - PLOT PLAN AND BUILDING ELEVATION
REVIEW

Page 3.

20. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures.
21. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

Sincerely,


KATHLEEN M. TIGHE
City Clerk

/cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

CITY COUNCIL

MEETING OF

OCTOBER 5, 1994

City of Las Vegas

AGENDA & MINUTES

Page 61

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**Item
Number**

DISCUSSION/ACTION ITEMS

COMMUNITY PLANNING AND DEVELOPMENT

PLOT PLAN AND BUILDING ELEVATION REVIEW

93

Z-10-88(6), Z-27-88(6) AND Z-53-88(6) - Dewey Animal Care Center, Inc.

Request for a Plot Plan and Building Elevation Review of a proposed animal shelter/veterinary hospital on property located at 2135 West Bonanza Road, R-E Zone (under Resolution of Intent to C-2 and C-M).

Staff Recommendation: APPROVAL

Ward 1 (Hawkins)

Planning Commission unanimously (6-0 vote) recommended APPROVAL, subject to:

1. Provide minimum 10 foot wide landscape planters along Bonanza Road and install 24 inch box evergreen trees 30 feet on center with shrubs, boulders and ground cover in the planters as required by the Department of Community Planning and Development.
2. Provide an 8 foot high block wall along the east and west property lines as required by the Department of Community Planning and Development.
3. Install 24 inch box Arizona Cypress trees 25 feet on center along the freeway frontage at the rear of the site as required by the Department of Community Planning and Development.
4. Dedicate an additional 15 feet of right-of-way adjacent to all parcels comprising this site for a total half-street width of 50 feet on Bonanza Road as required by the Department of Public Works.
5. Landscape and maintain all unimproved right-of-way on Bonanza Road adjacent to this site as required by the Department of Public Works.

HAWKINS - APPROVED as recommended subject to the conditions

UNANIMOUS

DR. KIRSHBAUM, representing the Dewey Animal Center, stated he concurred with staff's recommendations.

COUNCILMAN HAWKINS asked when they intend to break ground and DR. KIRSCHBAUM said they will be out to bid next week and into Planning. They hope to break ground in six to eight weeks. COUNCILMAN ADAMSEN asked Dr. Kirschbaum to invite the City Council for the ceremonial groundbreaking.

There was no further discussion.

(2:34 - 2:35)

CITY COUNCIL

MEETING OF

OCTOBER 5, 1994

*City of Las Vegas***AGENDA & MINUTES**Page **62**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**Item
Number****DISCUSSION/ACTION ITEMS****COMMUNITY PLANNING AND DEVELOPMENT**Z-10-88(6), Z-27-88(6) AND Z-53-88(6) - Dewey Animal
Care Center, Inc. (continued)

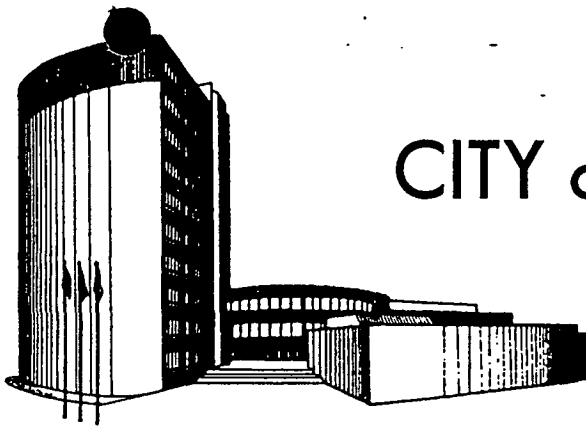
6. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Bonanza Road public right-of-way adjacent to this site as required by the Department of Public Works.
7. Construct all incomplete half-street improvements on Bonanza Road, if any, adjacent to this site as required by the Department of Public Works.
8. All driveways shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
9. Site development to also comply with all applicable Conditions of Approval for Z-10-88, Z-27-88 and Z-53-88 as required by the Department of Public Works.
10. Conformance to the plot plan as amended by the above conditions.
11. Conformance to the building elevations.
12. Standard condition Nos. 3-12.

APPROVED -- See Page 61.

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

September 13, 1994

Messrs Joseph Freer and Eugene Kirkshbaum
Dewey Animal Care Center, Inc.
4800 Dewey Avenue
Las Vegas, Nevada 89118

RE: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-10-88(6), Z-27-88(6) AND
Z-53-88(6)

Dear Messrs Freer and Kirkshbaum:

Your request for a Plot Plan and Building Elevation Review of a proposed animal shelter/veterinary hospital on property located at 2135 West Bonanza Road, R-E Zone (under Resolution of Intent to C-2 and C-M), was considered by the Planning Commission on September 8, 1994.

The Planning Commission unanimously voted to recommend APPROVAL, subject to the following:

1. Provide minimum 10 foot wide landscape planters along Bonanza Road and install 24 inch box evergreen trees 30 feet on center with shrubs, boulders and ground cover in the planters as required by the Department of Community Planning and Development.
2. Provide an 8 foot high block wall along the east and west property lines as required by the Department of Community Planning and Development.
3. Install 24 inch box Arizona Cypress trees 25 feet on center along the freeway frontage at the rear of the site as required by the Department of Community Planning and Development.
4. Dedicate an additional 15 feet of right-of-way adjacent to all parcels comprising this site for a total half-street width of 50 feet on Bonanza Road as required by the Department of Public Works.
5. Landscape and maintain all unimproved right-of-way on Bonanza Road adjacent to this site as required by the Department of Public Works.
6. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Bonanza Road public right-of-way adjacent to this site as required by the Department of Public Works.
7. Construct all incomplete half-street improvements on Bonanza Road, if any, adjacent to this site as required by the Department of Public Works.

- Continued -

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)



TO: Messrs Joseph Freer and Eugene Kirkshbaum
RE: Z-10-88(6), Z-27-88(6) and Z-53-88(6)

September 13, 1994
Page Two

8. All driveways shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
9. Site development to also comply with all applicable Conditions of Approval for Z-10-88, Z-27-88 and Z-53-88 as required by the Department of Public Works.
10. Conformance to the plot plan as amended by the above conditions.
11. Conformance to the building elevations.
12. 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.
13. 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, whichever occurs first.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
15. Satisfaction of City Code requirements and design standards of all City departments.
16. Approval of the parking and driveway plans by the Traffic Engineer.
17. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
18. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
20. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures.
21. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

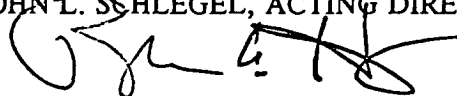
TO: Messrs Joseph Freer and Eugene Kirkshbaum
RE: Z-10-88(6), Z-27-88(6) and Z-53-88(6)

September 13, 1994
Page Three

This item will be considered by the City Council on October 5, 1994, at 2:00 P.M. in Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative to be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
JOHN L. SCHLEGEL, ACTING DIRECTOR



PHYLLIS A. HARGROVE, SENIOR PLANNER
CURRENT PLANNING DIVISION

PAH:erh

PLANNING COMMISSION

MEETING OF

SEPTEMBER 8, 1994

City of Las Vegas

AGENDA & MINUTES

Page 51

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-4. Z-10-88(6), Z-27-88(6) AND Z-53-88(6) - Dewey Animal Care Center, Inc.

Request for a Plot Plan and Building Elevation Review of a proposed animal shelter/veterinary hospital on property located at 2135 West Bonanza Road, R-E Zone (under Resolution of Intent to C-2 and C-M).

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Provide minimum 10 foot wide landscape planters along Bonanza Road and install 24 inch box evergreen trees 30 feet on center with shrubs, boulders and ground cover in the planters as required by the Department of Community Planning and Development.
2. Provide an 8 foot high block wall along the east and west property lines as required by the Department of Community Planning and Development.
3. Install 24 inch box Arizona Cypress trees 25 feet on center along the freeway frontage at the rear of the site as required by the Department of Community Planning and Development.
4. Dedicate an additional 15 feet of right-of-way adjacent to all parcels comprising this site for a total half-street width of 50 feet on Bonanza Road as required by the Department of Public Works.

Segerblom -
APPROVED, subject to staff's conditions.
Unanimous
(Jordan excused)

MS. HARGROVE stated this request is for a Plot Plan and Building Elevation Review for a 41,042.05 square foot two-story animal shelter and veterinary hospital on three parcels which total 2.6 acres. Access to the site is via two two-way driveways on Bonanza Road. The first floor area will contain 35,162.56 square feet and will consist of examination rooms, offices, a kennel, a boarding area, a pet store and grooming area. The second floor will contain 5,879.49 square feet and will remain vacant and possibly be used as offices in the future. Parking is provided at the front, rear and side of the building. Six of the parking spaces are designated for animal control vehicles only. An attached two car garage is also provided for the principle doctors of the facility. The elevations depict a stucco exterior for the building frontage along Bonanza Road with the east, west and south elevations being white standing seam metal. Decorative treatments include glass block, decorative metal and varying roof lines. The roof will be colored standing seam metal. Desert landscaping will be provided throughout the site with decorative landscaped planters in an interior courtyard and landscaped planter fingers in the parking area. Currently existing along the west property line is a six foot high block wall. Chain link fences exist along the east and south property lines. The applicant has indicated an interest in extending the height of the existing block wall to 8 feet as well as adding barbed wire or a similar product to the existing fences along the east, west and south property lines. The applicant has indicated that this facility will be the "warehouse" for lost animals for the Las Vegas Valley. The facility and veterinary offices will operate 24 hours a day for care and drop off. However, the retail uses will operate during normal daylight hours. The applicant

PLANNING COMMISSION

MEETING OF

SEPTEMBER 8, 1994

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-4. Z-10-88(6), Z-27-88(6) and Z-53-88(6) (Continued)

5. Landscape and maintain all unimproved right-of-way on Bonanza Road adjacent to this site as required by the Department of Public Works.

6. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Bonanza Road public right-of-way adjacent to this site as required by the Department of Public Works.

7. Construct all incomplete half-street improvements on Bonanza Road, if any, adjacent to this site as required by the Department of Public Works.

8. All driveways shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

9. Site development to also comply with all applicable Conditions of Approval for Z-10-88, Z-27-88 and Z-53-88 as required by the Department of Public Works.

10. Conformance to the plot plan as amended by the above conditions.

11. Conformance to the building elevations.

12. Standard Condition Nos. 3 - 12.

PROTESTS: N/A

indicated that there will be on-site security at all times. Staff recommended to the applicant that an eight foot block wall be considered for all three property lines or six feet with additional wrought iron. A minimum 10 foot wide landscape planter should be provided along Bonanza Road. Staff recommended approval, subject to the conditions.

EUGENE KERSHBAUM, 201 Embury Avenue, appeared and represented the application. He concurred with staff's conditions.

FRED MALL, Architect, Box 12, Calico Basin, appeared and represented the application.

To be heard by the City Council on 10/5/94.

(7:34-7:38)

- B-4. Z-10-88(6), Z-27-88(6) AND Z-53-88(6) - Dewey Animal Care Center, Inc. -Request for a Plot Plan and Building Elevation Review of a proposed animal shelter/veterinary hospital on property located at 2135 West Bonanza Road, R-E Zone (under Resolution of Intent to C-2 and C-M), Ward No. 1, Parcel Nos.: 13929-802-001, 002 and 003**

NOT A PUBLIC HEARING C.C.: 10/5/94

APPLICATION REQUEST:

This request is for Plot Plan and Building Elevation Review for a 41,042.05 square foot two story animal shelter/veterinary hospital on three parcels which total 2.6 acres.

BACKGROUND DATA:

- 4/06/88 The City Council approved a reclassification of property from R-E (Residence Estates) to C-2 (General Commercial) and C-M (Commercial Industrial) for a portion of this site (Z-10-88).
- 5/04/88 The City Council approved a reclassification of property from R-E (Residence Estates) to C-2 (General Commercial) and C-M (Commercial Industrial) for a portion of this site (Z-27-88).
- 7/06/88 The City Council approved a reclassification of property from R-E (Residence Estates) to C-2 (General Commercial) and C-M (Commercial Industrial) for a portion of this site (Z-53-88).
- 7/05/89 The City Council approved a request for an Extension of Time for all three applications which expired on 7/6/90.
- 2/06/91 The City Council approved a Reinstatement and Extension of Time for all three applications which expired on 2/6/92.
- 8/05/92 The City Council approved a Reinstatement and Extension of Time for all three applications which expired on 8/5/93.
- 9/15/93 The City Council approved a request for an Extension of Time for all three applications which expired on 8/5/94.
- 9/21/94 The City Council will consider requests for Extension of Time for all three applications (Z-10-88[5], Z-27-88[5], and Z-53-88[5]). The Planning Commission recommended approval on 8/25/94.

DETAILS OF APPLICATION REQUEST:

Site Area	2.58 Acres
Building Area	41,042.05 Square Feet
Parking Required	82 Spaces
Parking Provided	90 Spaces

Access to the site is via two two-way driveways on Bonanza Road. The first floor area will contain 35,162.56 square feet and will consist of examination rooms, offices, a kennel, a boarding area, a pet store and grooming area. The second floor will contain 5,879.49 square feet and will remain vacant and possibly be used as offices in the future. Parking is provided at the front, rear and side of the building. Six of the parking spaces are designated for animal control vehicles only. An attached two car garage is also provided for the principle doctors of the facility.

The elevations depict a stucco exterior for the building frontage along Bonanza Road with the east, west and south elevations being white standing seam metal. Decorative treatments include glass block, decorative metal and varying roof lines. The roof will be colored standing seam metal.

Desert landscaping is proposed throughout the site with decorative landscaped planters in an interior courtyard and landscaped planter fingers in the parking area.

Currently existing along the west property line is a six foot high block wall. Chain link fences exist along the east and south property lines.

The applicant has indicated an interest in extending the height of the existing block wall to 8 feet as well as adding barbed wire or a similar product to the existing fences along the east, west and south property lines.

FINDINGS:

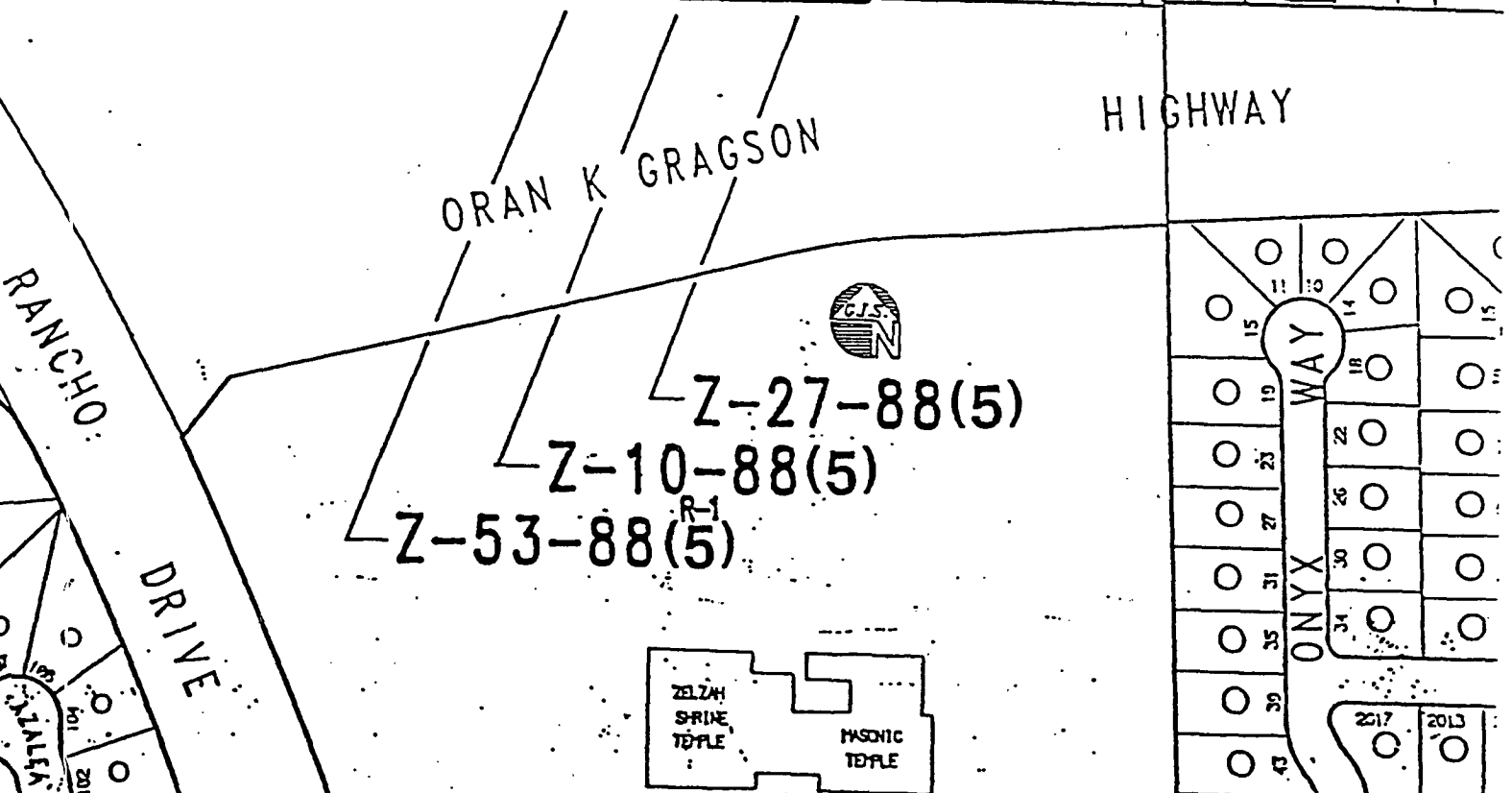
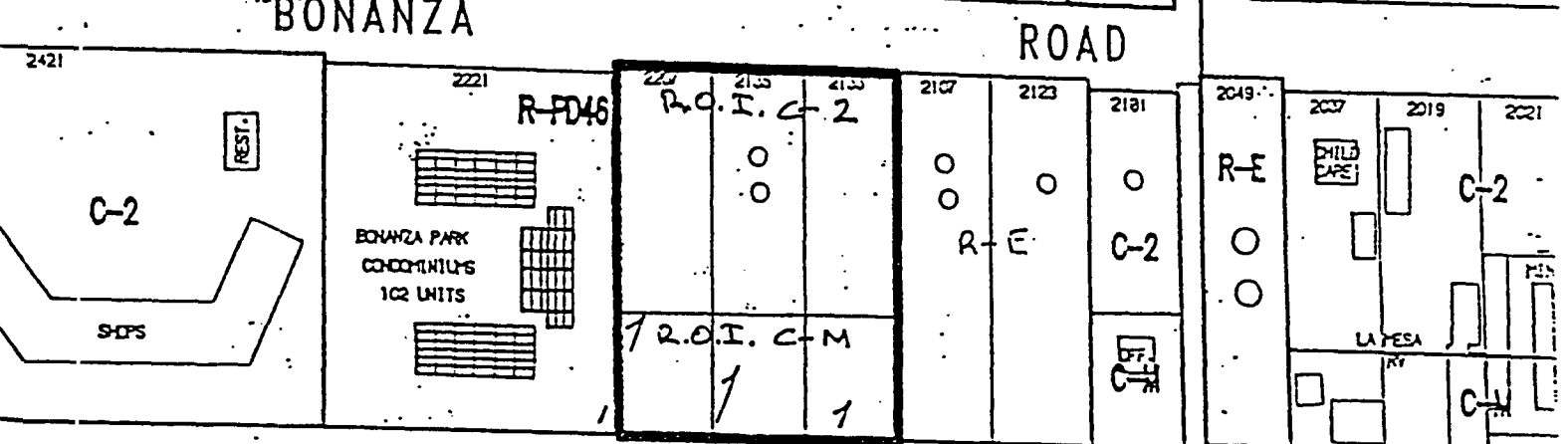
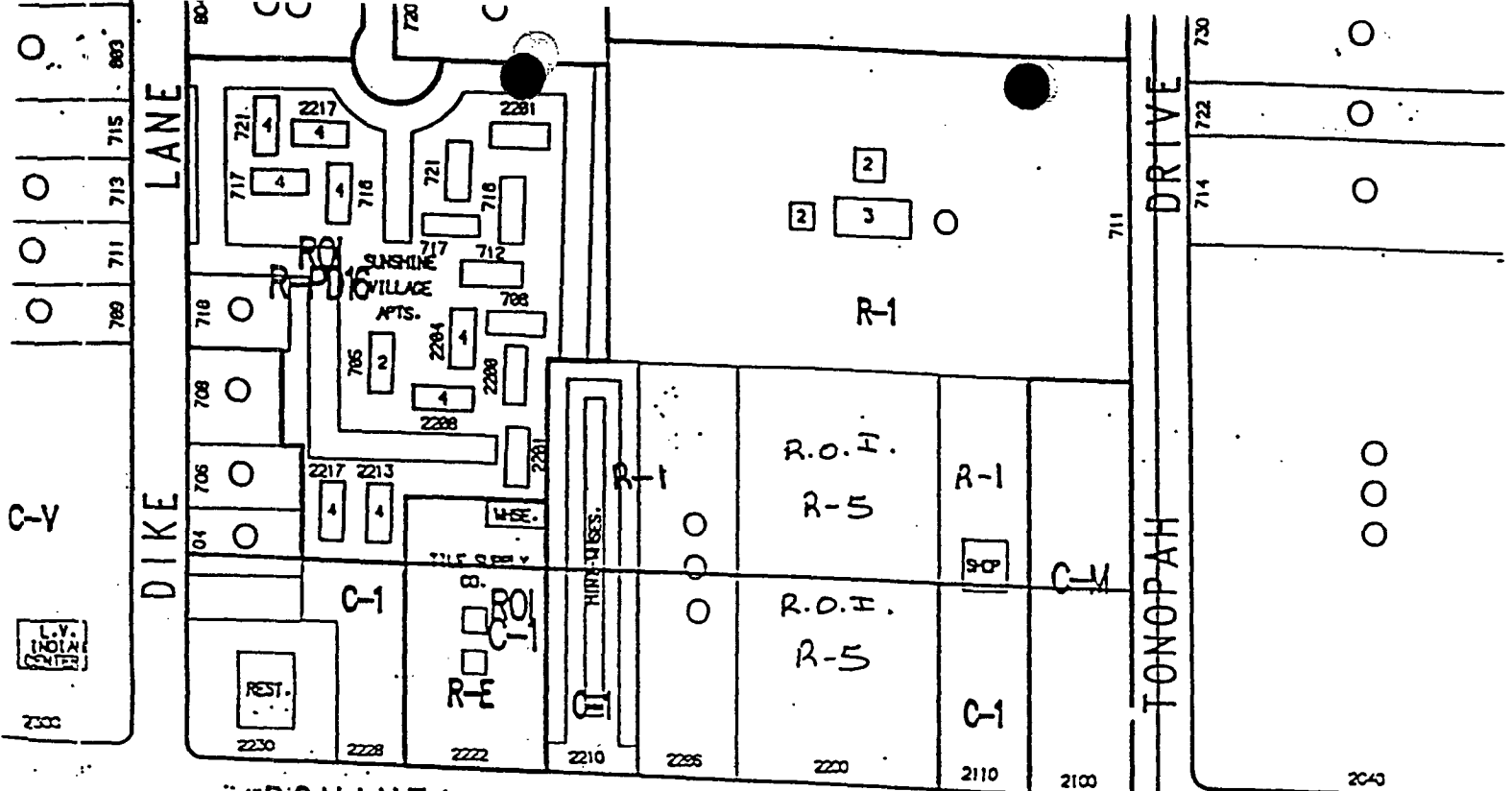
The applicant has indicated that this facility will be the "warehouse" for lost animals for the Las Vegas Valley. The facility and veterinary offices will operate 24 hours a day for care and drop off. However, the retail uses will operate during normal daylight hours. The applicant indicated that there will be onsite security at all times.

Staff recommended to the applicant that an eight foot block wall be considered for all three property lines or six feet with additional wrought iron. A minimum 10 foot wide landscape planter should be provided along Bonanza Road.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Provide minimum 10 foot wide landscape planters along Bonanza Road and install 24 inch box evergreen trees 30 feet on center with shrubs, boulders and ground cover in the planters as required by the Department of Community Planning and Development.
2. Provide an 8 foot high block wall along the east and west property lines as required by the Department of Community Planning and Development.
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4. Dedicate an additional 15 feet of right-of-way adjacent to all parcels comprising this site for a total half-street width of 50 feet on Bonanza Road as required by the Department of Public Works.
5. Landscape and maintain all unimproved right-of-way on Bonanza Road adjacent to this site as required by the Department of Public Works.
6. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Bonanza Road public right-of-way adjacent to this site as required by the Department of Public Works.
7. Construct all incomplete half-street improvements on Bonanza Road, if any, adjacent to this site as required by the Department of Public Works.
8. All driveways shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
9. Site development to also comply with all applicable Conditions of Approval for Z-10-88, Z-27-88 and Z-53-88 as required by the Department of Public Works.
10. Conformance to the plot plan as amended by the above conditions.
11. Conformance to the building elevations.
12. Standard Condition Nos. 3 - 12.

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

August 29, 1994

Messrs Joseph Freer and Eugene Kirkshbaum
Dewey Animal Care Center, Inc.
4800 Dewey Avenue
Las Vegas, Nevada 89118

RE: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-10-88(6), Z-27-88(6) AND
Z-53-88(6)

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on September 8, 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 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

ROBERT S. GENZER, PLANNING SUPERVISOR
CURRENT PLANNING DIVISION

RSG:erh

Enclosure



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

DATE

September 6, 1994

TO:

John L. Schlegel, Acting Director
Department of Community Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Plot Plan and Building Elevation Review
Z-10-88(6), Z-27-88(6) & Z-53-88(6)
Dewey Animal Care Center, Inc.
(2133, 2135 & 2207 West Bonanza)

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

1. Dedicate an additional 15 feet of right-of-way adjacent to all parcels comprising this site for a total half-street width of 50 feet on Bonanza Road as required by the Department of Public Works. *Also, we suggest that the three parcels assembled for this site be legally combined into one parcel prior to the issuance of building permits.*
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of a building or grading permit, whichever may occur first.
3. Construct all incomplete half-street improvements on Bonanza Road, if any, adjacent to this site as required by the Department of Public Works.
4. Remove all unused driveway cuts adjacent to this site, if any, and replace with new 'L' curb and sidewalk meeting current City Standards as required by the Department of Public Works.
5. All driveways shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
6. Landscape and maintain all unimproved right-of-way on Bonanza Road adjacent to this site as required by the Department of Public Works.
7. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Bonanza Road public rights-of-way adjacent to this site as required by the Department of Public Works.
8. Site development to also comply with all applicable conditions of approval for Z-10-88, Z-27-88 and Z-53-88 as required by the Department of Public Works.

MEMO

DATE 8/24/94

TO: **COMMUNITY PLANNING AND DEVELOPMENT**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: 2-10-88(6), 2-27-88(6) + 2-53-88(6)
Dewey Animal Care Center, Inc

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

Aug 26	10 58 AM '94	PLACEMENT DEVELOPMENT
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RECEIVED
Aug 26 10 58 AM '90
PLANNING AND
DEVELOPMENT

FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: AUGUST 19, 1994
TO: BUILDING & SAFETY - GEORGE GARDNER FIRE PREVENTION - NORM PETERSON	
SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW APPLICANT: DEWEY ANIMAL CARE CENTER, INC. FILE NUMBER: Z-10-88(6), Z-27-88(6) AND Z-53-88(6)	

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY

2135 WEST BONANZA ROAD

PARCEL NOS.: 13929-802-001, 002 AND 003

ZONE: R-E ZONE (RESIDENCE ESTATES - UNDER RESOLUTION OF INTENT TO C-2
[GENERAL COMMERCIAL] AND C-M [COMMERCIAL INDUSTRIAL])

PROPOSED USE: ANIMAL SHELTER/VETERINARY HOSPITAL

PLEASE RETURN BY: AUGUST 26, 1994

CITY PLANNING COMMISSION MEETING: SEPTEMBER 8, 1994

ATTACHMENT: PLOT PLAN

RECEIVED
Aug 23 10 52 AM '94
PLANNING AND
DEVELOPMENT
DEPARTMENT OF
BUILDING & SAFETY
BY

AUG 22 1994

☒ NO COMMENT
☐ CONDITIONS AS NOTED

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

FROM:	DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: AUGUST 19, 1994
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CITY PLANNING COMMISSION MEETING: SEPTEMBER 8, 1994

ATTACHMENT: PLOT PLAN

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

FROM:	DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: AUGUST 18, 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:	PLOT PLAN AND BUILDING ELEVATION REVIEW	
APPLICANT:	DEWEY ANIMAL CARE CENTER, INC.	
FILE NUMBER:	Z-10-88(6), Z-27-88(6) AND Z-53-88(6)	

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

2135 WEST BONANZA ROAD

PARCEL NOS.: 13929-802-001, 002 AND 003

ZONE: R-E ZONE (RESIDENCE ESTATES - UNDER RESOLUTION OF INTENT TO C-2 [GENERAL COMMERCIAL] AND C-M [COMMERCIAL INDUSTRIAL])

PROPOSED USE: ANIMAL SHELTER/VETERINARY HOSPITAL

PLEASE RETURN TO JOHN McNELLIS BY: AUGUST 26, 1994

CITY PLANNING COMMISSION MEETING: SEPTEMBER 8, 1994

ATTACHMENT: PLOT PLAN

08/16/94

15:32:35:33

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

CASE Z 10 88 - 6 BZA-CC-PC-SUM (BCPS) P MEETING DATE 09/08/94

ITEM # ACCEPTED 08/04/94 PUBLIC HEARING BY CPF

EXISTING ZONES R-E ROI-> C-2, C-M

ROI->

NEW ZONE

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

PLOT PLAN/ BUILDING ELEVATION REVIEW

A P P L I C A N T

PARCEL# 13929 802 002 MORE? Y

JOSEPH FREER/ EUGENE KIRSHBAUM

DEWEY ANIMAL CARE CENTER INC

4800 W. DEWEY DRIVE

4800 DEWEY AVE

LAS VEGAS, NEVADA 89118

LAS VEGAS NV 89118

873-3458

PT SE4 SE4 SEC 29 20 61

P R O P O S E D U S E

ANIMAL SHELTER/ VETERINARY

HOSPITAL

ADD

CHANGE

DELETE

PRINT

ZACT3

ZACT2

BACK

08/16/94

15:34:23:78

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

CASE Z 10 88 - 6 BZA-CC-PCOMM (BCP) P MEETING DATE 09/08/94

ITEM # ACCEPTED 08/04/94 PUBLIC HEARING

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

PLOT PLAN/ BUILDING ELEVATION REVIEW

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

2135 W. BONANZA ROAD

200 SCALE MAP# M-29-B SIZE .00 ACRES #LOTS 0

MAP NAME

CC:

SUBD:

NOTICE: NONE

COMMENTS: PLOT PLAN REVIEW IS ALSO FOR NEIGHBORING PROPERTIES UNDER

Z-53-88, Z-27-88

UPDATE

PRINT

ZACT3

ZACT1

BACK

08/16/94

15:27:19:53

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

CASE Z 27 88 - 6 BZA-CC-PC-SUM (BCPS) P MEETING DATE 09/08/94

ITEM # ACCEPTED 08/04/94 PUBLIC HEARING BY CPF

EXISTING ZONES R-E ROI-> C-2, C-M

ROI->

NEW ZONE

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

PLOT PLAN/ BUILDING ELEVATION REVIEW

A P P L I C A N T

PARCEL# 13929 802 003 MORE? Y

JOSEPH FREER/ EUGENE KIRSHBAUM

DEWEY ANIMAL CARE CENTER INC

4800 W. DEWEY DRIVE

4800 DEWEY AVE

LAS VEGAS, NEVADA 89118

LAS VEGAS NV 89118

873-3458

PT SE4 SE4 SEC 29 20 61

P R O P O S E D U S E

ANIMAL SHELTER/ VETERINARY

HOSPITAL

ADD

CHANGE

DELETE

PRINT

ZACT3

ZACT2

BACK

08/16/94

15:28:26:91

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

CASE Z 27 88 - 6 BZA-CC-PCOMM (BCP) P MEETING DATE 09/08/94

ITEM # ACCEPTED 08/04/94 PUBLIC HEARING

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

PLOT PLAN/ BUILDING ELEVATION REVIEW

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

2133 W. BONANZA ROAD

200 SCALE MAP# M-29-8 SIZE .00 ACRES #LOTS 0

MAP NAME

CC:

SUBD:

NOTICE: NONE

COMMENTS: PLOT PLAN REVIEW IS ALSO FOR NEIGHBORING PROPERTIES UNDER

Z-53-88, Z-10-88

UPDATE

PRINT

ZACT3

ZACT1

BACK

08/16/94

15:22:17:74

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

CASE Z 53 88 - 6 BZA-CC-PC-SUM (BCPS) P MEETING DATE 09/08/94

ITEM # ACCEPTED 08/04/94 PUBLIC HEARING BY CPF

EXISTING ZONES R-E ROI-> C-2, C-M

ROI->

NEW ZONE

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

PLOT PLAN/BUILDING ELEVATION REVIEW

A P P L I C A N T

PARCEL# 13929 802 001 MORE? Y

EUGENE KIRSHBAUM/ JOSEPH FREER

DEWEY ANIMAL CARE CENTER INC

4800 W. DEWEY DRIVE

4800 DEWEY AVE

LAS VEGAS, NEVADA 89118

LAS VEGAS NV 89118

873-3458

PT S2 SE4 SEC 29 20 61

P R O P O S E D U S E

ANIMAL SHELTER/ VETERINARY

HOSPITAL

ADD

CHANGE

DELETE

PRINT

ZACT3

ZACT2

BACK

08/16/94

15:38:03:29

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

CASE Z 53 88 - 6 BZA-CC-PCOMM (BCP) P MEETING DATE 09/08/94

ITEM # ACCEPTED 08/04/94 PUBLIC HEARING

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

PLOT PLAN/BUILDING ELEVATION REVIEW

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

2207 W. BONANZA ROAD

200 SCALE MAP# M-29-8 SIZE .00 ACRES #LOTS 0

MAP NAME

CC:

SUBD:

NOTICE: NONE

COMMENTS: PLOT PLAN REVIEW IS ALSO FOR NEIGHBORING PROPERTIES UNDER

Z-27-88, Z-10-88

UPDATE

PRINT

ZACT3

ZACT1

BACK

08/16/94

15:41:57:21

P A R C E L F I L E

2207 W BONANZA RD DEWEY ANIMAL CARE CENTER INC
PARCEL 139 29 802 001 THROUGH ~~200~~ 4800 DEWEY AVE
LAST UPDATE 07/08/94 ZIP 89106 LAS VEGAS NV 89118
GEOGRAPHIC PT SE4 SE4 29 20 61 PT S2 SE4 SEC 29 20 61
DOCUMENT # 91061200303-1-F 6/12/91
200 SCALE MAP NO M-29-8
WARD 1

SETBACKS: FRONT REAR SIDE 00 CORNER
ZONING R-E JBH 7/12/88
ROI ZONING FILE Z-53-88 EXPIRATION 08/05/94 JBH 9/23/93
ROI ZONING C-2 C-M
ZONING FILE
USE PERMIT FL
VARIANCE FILE

LAND USE CODE 0-00-0-0-0 CAPACITY 0 CONST YEAR 00 SIZE: 0.00 ACRES

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

08/16/94

15:41:11:31

P A R C E L F I L E

2135 W BONANZA RD DEWEY ANIMAL CARE CENTER INC
PARCEL 139 29 802 002 THROUGH ~~200~~ 4800 DEWEY AVE
LAST UPDATE 07/25/94 ZIP 89106 LAS VEGAS NV 89118
GEOGRAPHIC PT SE4 SE4 29 20 61 PT SE4 SE4 SEC 29 20 61
DOCUMENT # 91061200303-1-F 6/12/91
200 SCALE MAP NO M-29-B
WARD 1

SETBACKS: FRONT REAR SIDE 00 CORNER
ZONING R-E JBH 4/08/88
ROI ZONING FILE Z-10-88 EXPIRATION 08/15/94 JBH 9/23/93
ROI ZONING C-2 C-M
ZONING FILE
USE PERMIT FL
VARIANCE FILE

LAND USE CODE 1-10-0-0-0 CAPACITY 1 CONST YEAR 50 SIZE: 1383 SQ FT
RESIDENTIAL SINGLE FAMILY RESIDENCE

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

08/16/94

15:41:35:57

P A R C E L F I L E

2133 W BONANZA RD DEWEY ANIMAL CARE CENTER INC
PARCEL 139 29 802 003 THROUGH ~~200~~ 4800 DEWEY AVE
LAST UPDATE 07/25/94 ZIP 89106 LAS VEGAS NV 89118
GEOGRAPHIC PT SE4 SE4 29 20 61 PT SE4 SE4 SEC 29 20 61
DOCUMENT # 91061200303-1-F 6/12/91
200 SCALE MAP NO M-29-B
WARD 1

SETBACKS: FRONT REAR SIDE 00 CORNER
ZONING R-E JBH 7/06/89
ROI ZONING FILE Z-27-88 EXPIRATION 08/05/94 JBH 9/23/93
ROI ZONING C-2 C-M
ZONING FILE
USE PERMIT FL
VARIANCE FILE V-141-92

LAND USE CODE 7-10-0-0-1 CAPACITY 0 CONST YEAR 71 SIZE: 0.00 ACRES
MINOR IMPROVEMENTS MINOR RES IMPROVEMENTS

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



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
APPLICATION FOR PLOT PLAN/BUILDING ELEVATION REVIEW

APPLICANT: Name Eugene L Kirshbaum DVM / Joseph Freer DVM
(Owner of Address 4800 W Dewey Dr 89118
Record) Phone No. 873-3458

AGENT: Name _____
Address _____
Phone No. _____

Assessor's Parcel Number: 13929802001, 13929802003, 13929802002
File No: _____ Zoning District: C-2 / C-24

LAND USE: Existing Vacant
Proposed Animal shelter / veterinary hospital

8-4-94
Date of Submittal

Eugene L Kirshbaum DVM
Signature of Owner of Record

NOTE: Unless the applicant is the current owner of record, a letter from the current owner is required, giving authorization for this application. The letter should also include a statement agreeing to conform to any conditions of approval imposed at the time of any hearings.

USE ATTACHED CHECK SHEET FOR SUBMITTAL REQUIREMENTS

FOR DEPARTMENT USE ONLY

NON PUBLIC HEARING
PER BOB GENTER

Legal, (if a Public hearing item) _____

2-53-88, 2-27-88, 2-10-88

PAST ACTIONS:	Case No.	Action	Date
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

District Map No. _____ Flood Zone "A" _____ Yes _____ No
In Downtown Redevelopment Area? _____ Yes _____ No
Special Notice Required? _____ Yes _____ No
If YES _____

Checked By: CF Date: 8/04/94
General Receipt No. 311963 Case No. 2-10-88(6)
P/C Date: 9/8/94 BZA Date 2-53-88(6)
2-27-88(6)

I. THE FOLLOWING APPLICATION INFORMATION SHALL BE SUBMITTED:

- A. The original application cover sheet, signed by the property owner;
- B. Twelve copies of the plot plan (If a 24" by 36" sheet size is used, the copies must be folded into 8 1/2" by 14"); and
- C. One rolled and colored plot plan for display. Colors to use: Residential Buildings - Yellow; Multi-family Buildings - Orange; Commercial Buildings - Pink; Landscaping - Green; Pavement - Gray
- D. If required, two copies of the elevation drawings, floor plan and landscape plan (If a 24" by 36" sheet size is used, it must be folded into 8 1/2" by 14"). **Important, check with a staff person to see if a floor plan or landscape plan is required.**
- E. A copy of the Recorded Deed verifying ownership.

II. PREPARING THE PLOT PLAN OF THE PROPERTY. The plot plan shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. The following information shall be located in the lower right hand corner of the plot plan:
 - 1. Date of preparation;
 - 2. North arrow;
 - 3. Scale; the scale selected should use the majority of the sheet;
 - 4. A title block containing; name, address, and phone number of the person who prepared the plot plan;
 - 5. The address number and street name.
- B. The following information shall be located on the plot plan:
 - 1. The lot configuration shall be shown with a heavy line and all dimensions clearly marked;
 - 2. The total square footage of the lot. If the lot is greater than two acres, the lot shall be identified by acreage;
 - 3. The location and outline to scale of each proposed or existing building, building addition, wall, fence, and structure. All structures shall be marked proposed or existing;
 - 4. Setback dimensions from all property lines shall be shown for all existing and proposed structures;
 - 5. The location of all driveways providing access to the lot;;
 - 6. The off-street parking and loading schedule and the number and location of all existing or proposed off-street parking and loading spaces;
 - 7. The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes; and
 - 8. The size and location of all existing and proposed on-premise ground signage.

III. PREPARING BUILDING ELEVATIONS. The building elevation drawing shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. For new structures or additions, elevations are required for each side of all proposed buildings or additions without landscaping.
 - 1. The type of exterior construction and roofing material shall be identified for both existing and proposed structures.
- B. **If there are only existing structures involved and no exterior modifications are proposed, a set of photographs clearly showing the property from all sides may be substituted for elevation drawings.** The photographs must be dated and the side of the structure identified by direction (i.e. north side).

IV. PREPARING THE FLOOR PLAN FOR THE PROPOSED OR EXISTING STRUCTURES ON THE PROPERTY. A typical floor plan of each floor with square footages shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. **Important, check with a staff person to see if a floor plan is required.**

V. PREPARING THE LANDSCAPE PLAN. A typical landscape plan showing the type and size of the irrigation system and the number and type of plants shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. **Important, check with a staff person to see if a landscape plan is required.**