

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0054-84 (12)

APN 163-08-510-009

Location W of Durango, S of Sahara

Applicant Sahara Durango Limited Partnership

Subject

Plot Plan review and Building Elevation
review.



FILE HISTORY

FILE NO.: 2-54-84 (12)

[illegible]

PLANNING COMMISSION

MEETING OF

City of Las Vegas

SEPTEMBER 22, 1994

Page 70

AGENDA & MINUTES

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-4. Z-54-84(12) - Sahara
Durango Limited Partnership

Request for a Plot Plan and Building Elevation Review for a retail shop building on property located on the west side of Durango Drive, south of Sahara Avenue, C-1 Zone.

STAFF RECOMMENDATION: APPROVAL,
subject the following:

1. Submit a detailed parking study for the existing and proposed uses within the overall shopping center to the Department of Community Planning and Development prior to the issuance of building permits for either shop. If deemed necessary submit a Variance Application for any parking deficiencies.
2. Maintain the existing landscaping in the landscaped planters along Durango Drive as required by the Department of Community Planning and Development.
3. Provide additional landscaped planter fingers in the parking area every ten parking stalls. The planter shall include a minimum 24 inch box evergreen tree with shrubs and ground cover as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. All new driveways connecting this site to the adjacent public streets shall be designed and constructed in

Black -
APPROVED, subject to staff's conditions.
Unanimous
(Buckley and Segerblom excused)

MS. HARGROVE stated this request is for a Plot Plan and Building Elevation Review for a commercial building with a proposed 1,300 square foot TCBY Yogurt Shop and a 1,200 square foot Subway Sandwich Shop. The project site is 10,534 square feet. The project site is within The Lakes Master Planned Community. Access to the site is via a two-way drive on Durango Drive and through interior drives throughout the Lakeside Village shopping center. The plan indicates that there will be a drive-up window for the shops. The building elevations depict a smooth stucco finish with a stuccoed parapet cap and concrete tile slope roof. Staff has noted that the parking proposed on the plan is less than the City of Las Vegas Municipal Code requires. However, because the site is part of a commercial subdivision which, by its nature, gives all establishments within the subdivision rights of ingress and egress across property lines and provides for reciprocal parking, staff believes that sufficient parking will be available for this development. However, a parking study for the existing and proposed uses within the overall shopping center should be submitted. Staff has no objection to the project provided that development is in conformance with all applicable conditions of approval for Z-54-84 and the Lakeside Plaza commercial subdivision. Staff recommended approval, subject to the conditions.

There was no one present to represent this application.

This is final action.

(8:14-8:20)

PLANNING COMMISSION

MEETING OF

City of Las Vegas

SEPTEMBER 22, 1994

AGENDA & MINUTES

Page 71

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-4. Z-54-84(12) (Continued)

APPROVED - See Page 70

accordance with Standard Drawing #222a as required by the Department of Public Works.

5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards as required by the Department of Public Works.
6. Site development to also comply with all applicable conditions of approval for Z-54-84 and the Lakeside Plaza commercial subdivision as required by the Department of Public Works.
7. Conformance to the plot plan as amended by the above conditions.
8. Conformance to the building elevations.
9. Standard Condition Nos. 3 - 9 and 11.

PROTESTS: N/A

9/22/94 Planning Commission

- C-4. **Z-54-84(12) - Sahara Durango Limited Partnership - Request for a Plot Plan and Building Elevation Review for a retail shop building on property located on the west side of Durango Drive, south of Sahara Avenue, C-1 Zone, Ward No. 2, Parcel No.: 163-08-510-002.**

NOT A PUBLIC HEARING P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for Plot Plan and Building Elevation Review for a commercial building with a proposed 1,300 square foot TCBY Yogurt Shop and a 1,200 square foot Subway Sandwich Shop. The project site is 10,534 square feet. The project site is within The Lakes Master Planned Community.

BACKGROUND DATA:

- 8/15/84 The City Council approved reclassification for a larger area of which this property was a part, from N-U (Non-Urban) to R-PD3 (Residential Planned Development - 3 units per acre), R-PD4 (Residential Planned Development - 4 units per acre), R-PD7 (Residential Planned Development - 7 units per acre) and C-1 (Limited Commercial) [Z-54-84].
- 8/11/94 The Planning Commission approved a Plot Plan and Building Elevation Review for two fast food restaurants in this shopping center [Z-54-84(11)].

DETAILS OF APPLICATION REQUEST:

Site Area	10,534 Square Feet	
Buildings/Type	TCBY	Subway
Building Area	1,300 Square Feet	1,200 Square Feet
Parking Required	50 Spaces	
Parking Provided	16 Spaces	

Access to the site is via a two way drive on Durango Drive and through interior drives throughout the Lakeside Village shopping center. The plan indicates that there will be a drive-up window for the shops. The building elevations depict a smooth stucco finish with a stuccoed parapet cap and concrete tile slope roof.

- Continued -

FINDINGS:

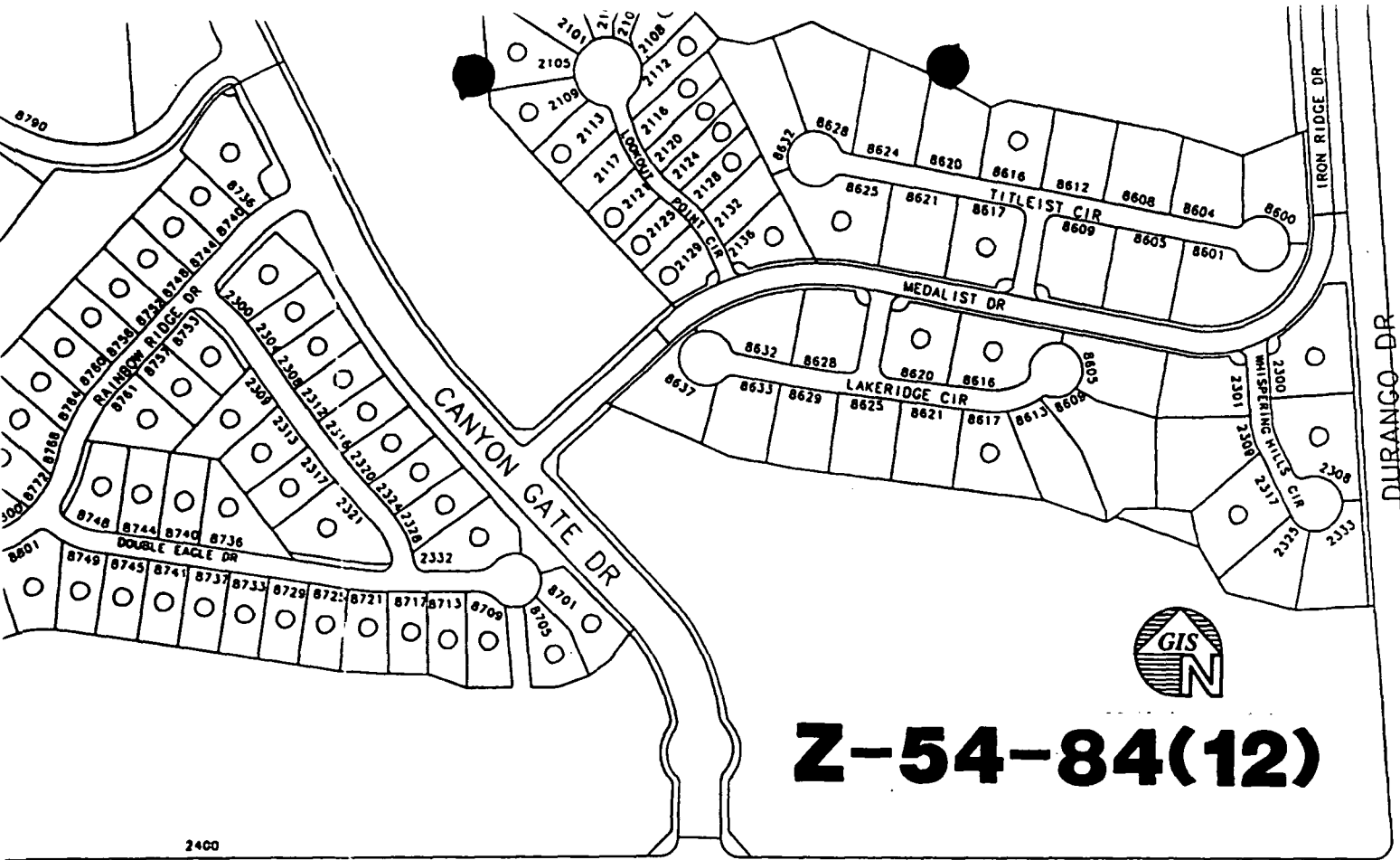
Staff has noted that the parking proposed on the plan is less than the City of Las Vegas municipal code requires. However, because the site is part of a commercial subdivision which by its nature gives all establishments within the subdivision rights of ingress and egress across property lines and provides for reciprocal parking staff believes that sufficient parking will be available for this development. However, a parking study for the existing and proposed uses within the overall shopping center should be submitted.

Staff has no objection to the project provided that development is in conformance with all applicable conditions of approval for Z-54-84 and the Lakeside Plaza commercial subdivision.

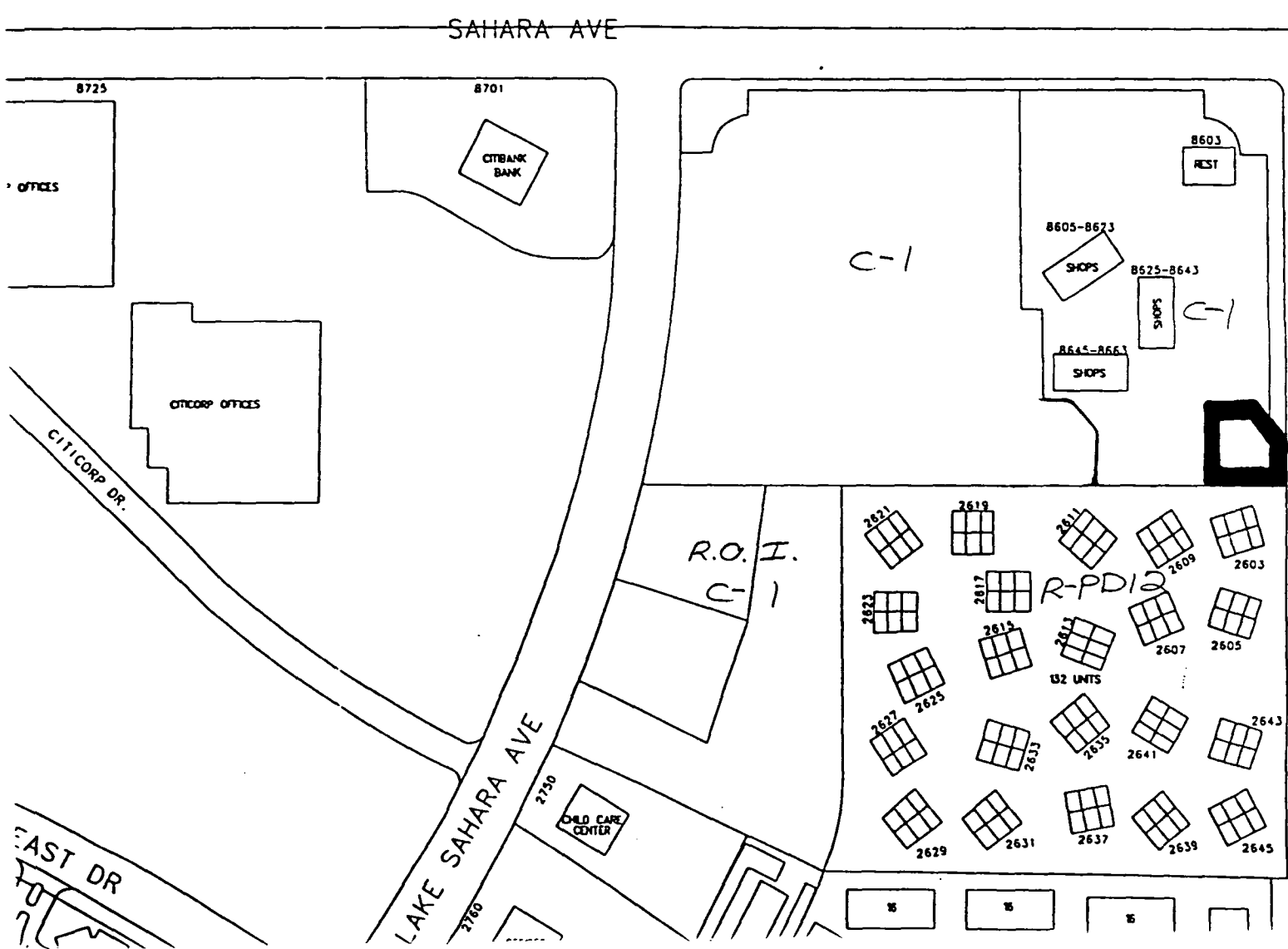
STAFF RECOMMENDATION: APPROVAL, subject the following:

1. Submit a detailed parking study for the existing and proposed uses within the overall shopping center to the Department of Community Planning and Development prior to the issuance of building permits for either shop. If deemed necessary submit a Variance Application for any parking deficiencies.
2. Maintain the existing landscaping in the landscaped planters along Durango Drive as required by the Department of Community Planning and Development.
3. Provide additional landscaped planter fingers in the parking area every ten parking stalls. The planter shall include a minimum 24 inch box evergreen tree with shrubs and ground cover as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. All new driveways connecting this site to the adjacent public streets shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards as required by the Department of Public Works.
6. Site development to also comply with all applicable conditions of approval for Z-54-84 and the Lakeside Plaza commercial subdivision as required by the Department of Public Works.
7. Conformance to the plot plan as amended by the above conditions.
8. Conformance to the building elevations.
9. Standard Condition Nos. 3 - 9 and 11.

PROTESTS: N/A



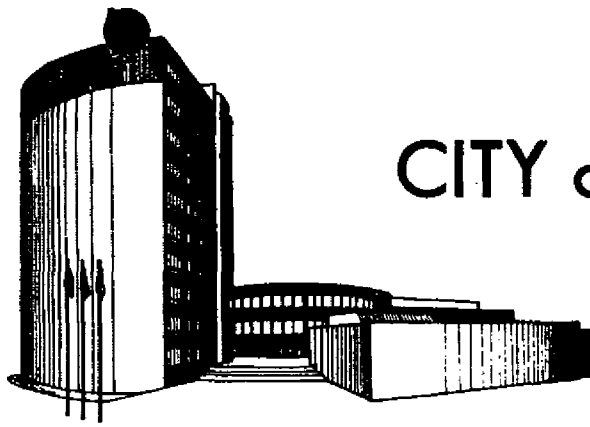
Z-54-84(12)



MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

September 12, 1994

Sahara Durango Limited Partnership
50 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89107-2699

RE: Z-54-85(12) - PLOT PLAN AND BUILDING ELEVATION REVIEW

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 22, 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:rlr

Enclosure



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

DATE

September 14, 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-54-84(12)
Sahara Durango Limited Partnership
(SWC of Sahara/Durango)

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. All new driveways connecting this site to the adjacent public streets shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
2. 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.
3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards as required by the Department of Public Works.
4. Site development to also comply with all applicable conditions of approval for Z-54-84 and the Lakeside Plaza commercial subdivision as required by the Department of Public Works.

PLANNING AND
DEVELOPMENT

SEP 15 8 09 AM '94

REC'D - PLANNING AND
DEVELOPMENT

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

**FROM: DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT**

DATE

August 30, 1994

TO:

**BUILDING & SAFETY - GEORGE GARDNER
FIRE PREVENTION - NORM PETERSON
DOWNTOWN REDEVELOPMENT - BRAD PERCELL**

SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW

APPLICANT: SAHARA DURANGO LIMITED PARTNERSHIP

FILE NUMBER: Z-54-84(12)

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

WEST SIDE OF DURANGO DR., SOUTH OF SAHARA AVE.

PARCEL NO.: 163-08-510-002

ZONE: C-1

**PROPOSED USE: COMMERCIAL BUILDING, TCBY YOGURT SHOP, PROPOSED SUBWAY
SANDWICH SHOP**

PLEASE RETURN BY: SEPTEMBER 6, 1994

CITY PLANNING COMMISSION MEETING: SEPTEMBER 22, 1994

ATTACHMENT: PLOT PLAN

**DEPARTMENT OF
BUILDING & SAFETY
BY**

SEP 09 1994

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

RECEIVED
SEP 12 3 44 PM '94
PLANNING AND
DEVELOPMENT

MEMO

DATE 9/6/94

TO: **COMMUNITY PLANNING AND DEVELOPMENT**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: 2-54-84(12) SAHANA DURAMO LIMITED PARTNERSHIP

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: _____

PLANNING AND
DEVELOPMENT

SEP 8 2 21 PM '94

RECEIVED


FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE August 30, 1994
TO: BUILDING & SAFETY - GEORGE GARDNER FIRE PREVENTION - NORM PETERSON DOWNTOWN REDEVELOPMENT - BRAD PERCELL	
SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW APPLICANT: SAHARA DURANGO LIMITED PARTNERSHIP FILE NUMBER: 3-54-84(12)	

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

WEST SIDE OF DURANGO DR., SOUTH OF SAHARA AVE.

PARCEL NO.: 163-08-510-002

ZONE: C-1

**PROPOSED USE: COMMERCIAL BUILDING, TCBY YOGURT SHOP, PROPOSED SUBWAY
SANDWICH SHOP**

PLEASE RETURN BY: SEPTEMBER 6, 1994

CITY PLANNING COMMISSION MEETING: SEPTEMBER 22, 1994

ATTACHMENT: PLOT PLAN

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

FROM:	DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE August 30, 1994																								
TO:	<table><tr><td>DEVELOPMENT COORDINATION</td><td>-</td><td>JOHN McNELLIS</td></tr><tr><td>ELECTRICAL SERVICES</td><td>-</td><td>MIKE GOODMAN</td></tr><tr><td>FLOOD CONTROL</td><td>-</td><td>TOM CHIATOVICH</td></tr><tr><td>LAND DEVELOPMENT</td><td>-</td><td>CHUCK TURK</td></tr><tr><td>RIGHT-OF-WAY</td><td>-</td><td>ED BYRGE</td></tr><tr><td>SANITARY SEWERS</td><td>-</td><td>MARK OWENS</td></tr><tr><td>SURVEY</td><td>-</td><td>RITA LUMOS</td></tr><tr><td>TRAFFIC ENGINEERING</td><td>-</td><td>GLENN GRAYSON</td></tr></table>		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
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SANITARY SEWERS	-	MARK OWENS																								
SURVEY	-	RITA LUMOS																								
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SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW

APPLICANT: SAHARA DURANGO LIMITED PARTNERSHIP

FILE NUMBER: 2-54-84(12)

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

WEST SIDE OF DURANGO DR., SOUTH OF SAHARA AVE.

PARCEL NO.: 163-08-510-002

ZONE: C-1

PROPOSED USE: COMMERCIAL BUILDING, TCBY YOGURT SHOP, PROPOSED SUBWAY SANDWICH SHOP

PLEASE RETURN TO JOHN McNELLIS BY: SEPTEMBER 6, 1994

CITY PLANNING COMMISSION MEETING: SEPTEMBER 22, 1994

ATTACHMENT: PLOT PLAN

08/17/94

13:39:32:40

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

CASE Z 54 84 - 12 BZA-CC-PC-SUM (BCPS) P MEETING DATE 09/22/94

ITEM # ACCEPTED 08/16/94 PUBLIC HEARING BY CPF

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

PLOT PLAN/ ELEVATION REVIEW

A P P L I C A N T

PARCEL# 16308 510 002 MORE? N

SAHARA DURANGO LTD. PARTNERSHIP

SAHARA DURANGO L P

50 S. JONES BLVD. SUITE 100

50 S JONES BLVD #100

LAS VEGAS NEVADA 89107-2699

LAS VEGAS NV 89107

878-1903

LAKESIDE PLAZA

P R O P O S E D U S E

PLAT BOOK 38 PAGE 9

COMMERCIAL BUILDING

PT LOT 1 BLOCK 1

PROPOSED SLBWAY SANDWICH SHOP

TCBY YOGURT SHOP

ADD

CHANGE

DELETE

PRINT

ZACT3

ZACT2

BACK

08/17/94

13:39:07:88

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

CASE Z 54 84 - 12 BZA-CC-PCOMM (BCP) P MEETING DATE 09/22/94

ITEM # ACCEPTED 08/16/94 PUBLIC HEARING

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

PLOT PLAN/ ELEVATION REVIEW

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

WEST SIDE OF DURANGO DRIVE, SOUTH OF SAHARA AVENUE

200 SCALE MAP# Q-8-2 SIZE .00 ACRES #LOTS 0

MAP NAME

CC: ERNEST A. BECKER, JR. SUBD:

50 S. JONES BLVD. SUITE 100

LAS VEGAS, NEVADA 89107-2699

878-1903 EXT. 6525

NOTICE: NONE

COMMENTS:

UPDATE

PRINT

ZACT3

ZACT1

BACK

13:40:03:89

8605	W SAHARA	AV	SAHARA DURANGO L P
PARCEL	163 08 510 002 THROUGH	200	50 S JONES BLVD #100
LAST UPDATE	07/25/94	ZIP 89117	LAS VEGAS NV 89107
GEOGRAPHIC	PT NE4 NE4 08 21 60		LAKESIDE PLAZA
DOCUMENT #	90091900500-1-F	9/19/90	PLAT BOOK 38 PAGE 9
200 SCALE MAP NO	Q-8-2		PT LOT 1 BLOCK 1
WARD	2		

SETBACKS:	FRONT	REAR	SIDE	00	CORNER
ZONING	C-1				RLW 7/29/91
ROI ZONING FILE			EXPIRATION		
ROI ZONING					
ZONING FILE	Z-54-84				
USE PERMIT FL	U-90-93		U-47-91	U-188-90	->
VARIANCE FILE					

LAND USE CODE 3-35-0-0-0 CAPACITY 0 CONST YEAR 86 SIZE: 0.00 ACRES
COMMERCIAL PROFESSIONAL BUSINESS SERVICES

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 SAHARA DURANGO LIMITED PARTNERSHIP
(Owner of Address 50 South Jones Boulevard, Suite 100, Las Vegas, NV 89107-2699
Record) Phone No. 702-878-1903

AGENT: Name Ernest A. Becker, Jr.
Address 50 South Jones Boulevard, Suite 100, Las Vegas, NV 89107-2699
Phone No. 702-878-1903, Extension 6525

Assessor's Parcel Number: 163-08-510-002
File No: 2-54-84(12) Zoning District: C-1

LAND USE: Existing c-1 VACANT
Proposed c-1 SUBWAY SANDWICH SHOP
TCBY YOGURT
8/16/94 [Signature]
Date of Submittal 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

Q-8-2

FOR DEPARTMENT USE ONLY

Legal, (If a Public hearing item) _____

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

District Map No. Q-8-2 Flood Zone "A" Yes No
In Downtown Redevelopment Area? Yes No
Special Notice Required? Yes No
If YES _____
Checked By: OF Date: 8/16/94
General Receipt No. 312041 Case No. _____
P/C Date: 9/22/94 BZA Date _____

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");
- ✓ 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.**

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.**

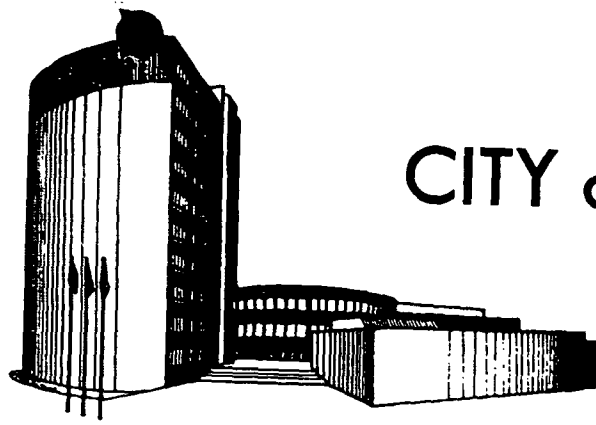
V. PREPARING THE LANDSCAPE PLAN. A typical landscape plan showing the type and size of the irrigation system and the number and type of plants shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

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

**MAYOR
JAN LAVERTY JONES**

**COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS**

**CITY MANAGER
LARRY K. BARTON**



CITY of LAS VEGAS

September 27, 1994

**Sahara Durango Limited Partnership
50 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89107-2699**

RE: Z-54-84(12) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Gentlemen:

Your request for a Plot Plan and Building Elevation Review for a retail shop building on property located on the west side of Durango Drive, south of Sahara Avenue, C-1 Zone, was considered by the Planning Commission on September 22, 1994.

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

1. Submit a detailed parking study for the existing and proposed uses within the overall shopping center to the Department of Community Planning and Development prior to the issuance of building permits for either shop. If deemed necessary submit a Variance Application for any parking deficiencies.
2. Maintain the existing landscaping in the landscaped planters along Durango Drive as required by the Department of Community Planning and Development.
3. Provide additional landscaped planter fingers in the parking area every ten parking stalls. The planter shall include a minimum 24 inch box evergreen tree with shrubs and ground cover as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. All new driveways connecting this site to the adjacent public streets shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards 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: Sahara Durango Limited Partnership
Re: Z-54-84(12)

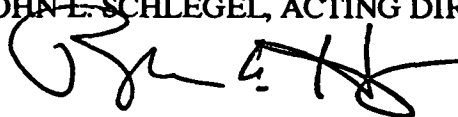
September 27, 1994
Page Two

6. Site development to also comply with all applicable conditions of approval for Z-54-84 and the Lakeside Plaza commercial subdivision as required by the Department of Public Works.
7. Conformance to the plot plan as amended by the above conditions.
8. Conformance to the building elevations.
9. 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.
10. 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.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
12. Satisfaction of City Code requirements and design standards of all City departments.
13. Approval of the parking and driveway plans by the Traffic Engineer.
14. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
15. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
16. 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.

This action by the Planning Commission is final.

Sincerely,

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



PHYLLIS A. HARGROVE, SENIOR PLANNER
CURRENT PLANNING DIVISION

JLS:PAH:rlr