

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0054-84 (2)

APN 163-08-611-035

Location S of Inter. of Lake East & Lake Sahara

Applicant S&S Development, Inc.

Subject

Plot Plan review.



AGENDA

City of Las Vegas
PLANNING COMMISSION
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

April 9, 1987

Page 10

ITEM

COMMISSION ACTION

8. PLOT PLAN REVIEW - Z-54-84(2)

Applicant: S & S DEVELOPMENT, INC.
Application: Retail Commercial and Restaurant
Location: South of the intersection of Lake East Drive and Lake Sahara Drive
Zone: N-U (under Resolution of Intent to C-1)

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-54-84.
2. Provide an emergency vehicle turn-around area at the southwest corner of the property as required by the Department of Fire Services.
3. Relocate trash enclosure away from the residential area to the south as required by the Department of Community Planning and Development.
4. Standard conditions 1 - 8.

Coleman -
APPROVED, subject to staff's conditions.
Unanimous
(Tracy excused)

MR. REYNOLDS stated this is a plot plan review for a retail commercial development. The site is approximately 2.57 acres and will include retail commercial buildings, restaurant, boardwalk, parking and landscaping. Staff recommended approval, subject to the conditions.

ATTY. JOHN MOWBRAY, 302 E. Carson Avenue, and LARRY TINDALL, architect, 3900 S. Paradise Road, appeared and represented the applicant. They concur with staff's conditions.

103-18-111-135

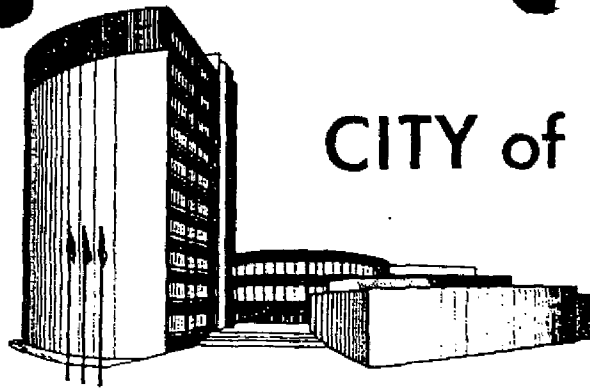
To be heard by the City Council on 5/6/87.

(7:51-7:54)

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 30, 1987

S & S Development, Inc.
2250 East Tropicana Avenue, #19, Box 905
Las Vegas, Nevada 89119

RE: Z-54-84(2) - PLOT PLAN 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 April 9, 1987.

This meeting will be held at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

cc: Mr. Larry Tindall, Project Manager
Architectural Design Concepts, Inc.
3900 Paradise Road
Las Vegas, Nevada 89109



INTER-OFFICE MEMORANDUM

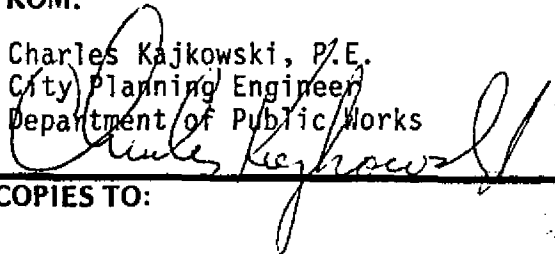
March 25, 1987

TO:

Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

Charles Kajkowski, P.E.
City Planning Engineer
Department of Public Works

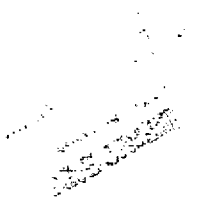


SUBJECT:

Comment Re:
Plot Plan Review
Z-54-84 (2)
S & S Development, Inc.

COPIES TO:

C. E. Gilpin



No objection to approval.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

March 30, 1987

TO:

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

FROM:

DEPARTMENT OF BUILDING
AND SAFETY

SUBJECT:

Z-54-84 (2)
S & S Development

COPIES TO:

RECEIVED
MAR 30 1987
PLANNING AND
DEVELOPMENT

In answer to your memorandum of March 26, 1987
on the above plot plan review

this department has no objections provided all required permits and inspections
are obtained.

INTER-OFFICE MEMORANDUM

Date

March 26, 1987

TO:

PUBLIC WORKS
BUILDING & SAFETY DEPARTMENT
FIRE SERVICES
LAND DEVELOPMENT

FROM:

HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

PLOT PLAN REVIEW - Z-54-84(2)
S & S DEVELOPMENT, INC.

COPIES TO:

A request for a plot plan review has been received on the following described property:

South of the intersection of Lake East Drive and Lake Sahara Drive.

Zone: N-U (under Resolution of Intent to C-1)

Parcel No.: 440-99E-133

Proposed Use: Retail Commercial and Restaurant

CITY PLANNING COMMISSION MEETING: April 9, 1987

Your remarks regarding this application should be received prior to

April 2, 1987.

HPF:erh

Attachment (Plot Plan)

LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

MARCH 17, 1987

PUBLIC WORKS: ✓ ED BYRGE, RIGHT-OF-WAY
✓ GEORGE FERRIS, ELEC. DIVISION
BUILDING AND SAFETY DEPARTMENT
FIRE SERVICES - RAY PEEPLES
LAND DEVELOPMENT - GIL OR TURK

FROM:

HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

PLAT PLAN REVIEW
ZONING RECLASSIFICATION

APPLICANT: S & S DEVELOPMENT, INC.

Z-54-84 FROM: TO:

COPIES TO:

HOWARD NULL, ADVANCED PLANNING

This is concerning a request for reclassification on the following described property:

South of the intersection of Lake East Drive and Lake Sahara Drive.

Parcel No.: 440-49E-133

Proposed Use: Retail Commercial & Restaurant

CITY PLANNING COMMISSION MEETING: APRIL 9, 1987

Your remarks regarding this application should be received two weeks prior to the meeting.

HPF:erh

Attachment: (Plot Plan)

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME S & S DEVELOPMENT, INC.
 REPRESENTATIVE'S NAME —
 ADDRESS 2250 E. TROPICANA AVE. #19, Box 905
 PHONE —

AGENT: NAME ARCHITECTURAL DESIGN CONCEPTS, INC
 REPRESENTATIVE'S NAME LARRY TINDALL, PROJECT MANAGER
 ADDRESS 3900 PARADISE ROAD, LV, NV. 89109
 PHONE (702) 737-8049

TYPE OF APPLICATION:

- ☐ ZONING RECLASSIFICATION
☐ VARIANCE
☐ USE PERMIT
☒ PLOT PLAN REVIEW
☐ OTHER: —

*MTA
 NMAAA
 364-1033
 10/1/84*

ZONING: EXISTING N-U (POI TO C-1) PROPOSED C-1
 LAND USE: EXISTING VACANT
 PROPOSED RETAIL COMMERCIAL & RESTAURANT

PAST ACTIONS:

CASE NO. 2-54-84 ACTION APPROVED DATE 8-15-84
 CASE NO. — ACTION — DATE —
 CASE NO. — ACTION — DATE —

DISTRICT MAP NO. Q-8-8 ASSESSOR'S PARCEL NO. 440-91E-133
 FLOOD ZONE "A": YES — NO X

GENERAL LOCATION: South of the intersection of Lake East
Drive & Lake Susan Drive.

SPECIAL NOTICE REQUIRED: YES — NO X
 IF YES: —

IN DOWNTOWN REDEVELOPMENT AREA: YES — NO X

CHECKED BY: Edie Henderson DATE 3/16/87

GENERAL RECEIPT NO. 10497 CASE NO. 2-54-84 (2)



March 16, 1987

City of Las Vegas
Department of Community Planning
and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101

RE: Plot Plan Review - Lakes Town Center

As the architect of record we respectfully submit the attached
for your review:

Owner: S & S Development, Inc. (Jeff Susa/Mark SiMay)
2250 E. Tropicana Ave, # 19, Box 905
Las Vegas, Nevada 89119

Property Location: Lot 1, Blk 8 The Lakes
West Sahara Phase I

Proposed Use: Retail Center with Restaurant Pad

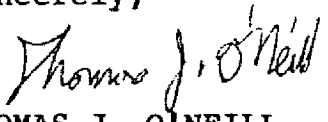
Current/Proposed Zoning: C-1

Total Acreage: 2.57 Acres

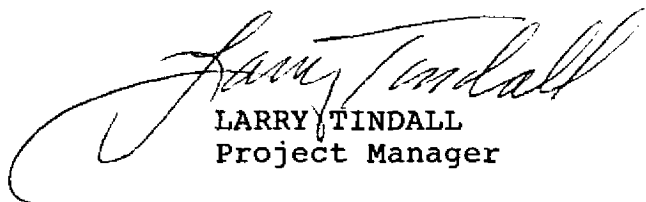
Required plans/information and check for \$25.00 (fee) are
attached.

Please contact us if you have any questions.

Sincerely,


THOMAS J. O'NEILL
Architect / President

Enclosures


LARRY TINDALL
Project Manager

National Title Co

P.O. BOX 42055
LAS VEGAS, NEVADA 89116-0055

7.51
ALC

Preliminary Report :

NA 34550 NW

To:

No liability is assumed as to the accuracy of this report, and without obligation to issue a Policy of Title Insurance.

Dated as of December 21, 1986

By:

JIM ROBINSON

Title Officer

VESTEE: WEST SAHARA INVESTMENTS, INC., A Nevada Corporation

DESCRIPTION:

Situate in the County of Clark, State of Nevada, described as follows:

A Portion of Lot one (1) in Block Eight (8) of the Amended Map of a Portion of THE LAKES AT WEST SAHARA PHASE 1, as shown by map thereof on file in Book 34 of Plats, page 14 in the Office of the County Recorder of Clark County, Nevada.

A More Complete Legal Description to be supplies by a registered Professional Engineer.

SUBJECT TO:

1. The Lien of Supplemental Taxes, if any, assessed pursuant to the provisions of Chapter 361.260, Statutes of the State of Nevada.
2. Reservations as contained in the Patent from the United States of America, recorded March 27, 1956 in Book 88 of Official Records as Document No. 73769, Clark County, Nevada.
3. Covenants, Conditions and Restrictions in the Declaration of Restrictions, recorded September 17, 1984 in Book 1992 of Official Records as Document NO. 1951375, Clark County, Nevada.

Said Covenants, Conditions and Restrictions have been modified by an instrument recorded July 3, 1985 in Book 2143 of Official Records as Document NO. 2102280, Clark County, Nevada.

The above mentioned Covenants, Conditions and Restrictions provide that the lien of the assessment provided for therein is subordinate to the lien of any first mortgage or first Deed of Trust upon any lot.

Upon your application for a Policy of Title Insurance, the policy, if issued, will contain the stipulations and exceptions which are required by the particular form.

4. Covenants, Conditions and Restrictions in the Declaration of Restrictions, recorded March 15, 1985 in Book 2077 of Official Records as Document NO. 2036557, and re-recorded November 8, 1985 in Book 2214 of Official Records as Document NO. 2173802, Clark County, Nevada.

Said Covenants, Conditions and Restrictions have been amended by an instrument recorded June 21, 1985 in Book 2134 of Official Records as Document No. 2093957, and re-recorded November 8, 1985 in Book 2214 of Official Records as Document No. 2173803, Clark County, Nevada.

The above mentioned Covenants, Conditions and Restrictions provide that the lien of the assessment provided for therein is subordinate to the lien of any first Mortgage or first Deed of Trust upon any lot.

5. A Deed of Trust dated March 29, 1985 executed by WEST SAHARA INVESTMENTS, INC., A Nevada Corporation, KENNETH J. SULLIVAN, JR., ROBERT J. SULLIVAN, E.A. COLLINS and M.M. COLLINS, individually and as partners in Green Valley Investment Co., a Partnership, Trustors, to HOME TRUSTEE, INC., Trustee, in favor of NEVADA SAVINGS AND LOAN ASSOCIATION, A Nevada Corporation, Beneficiary, to secure the principal amount of \$13,500,000.00, recorded April 1, 1985 in Book 2087 of Official Records as Document No. 2045347. (With other property)

A Financing Statement executed by WEST SAHARA INVESTMENTS, INC. (as debtor) to NEVADA SAVINGS AND LOAN ASSOCIATION (Secured Party) covering the personal property located on said premises as shown by the instrument recorded April 1, 1985 in Book 2087 of Official Records as Document NO. 2046348.

6. Plat Easements as dedicated on the Amended Plat of THE LAKES AT WEST SAHARA PHASE I, on file in Book 34 of Plats, page 14, of Official Records, Clark County, Nevada.

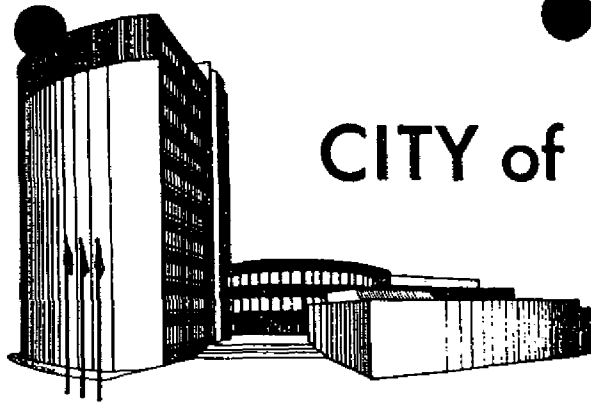
8. Covenants, Conditions and Restrictions in the Declaration of Restrictions, recorded June 21, 1985 in Book 2134 of Official Records as Document No. 2093958, Clark County, Nevada.

Parcel No: 440-49E-133

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

May 20, 1987

S & S Development, Inc.
2250 E. Tropicana Avenue - #19
Box 905
Las Vegas, Nevada 89119

RE: PLOT PLAN REVIEW
Z-54-84(2)

Gentlemen:

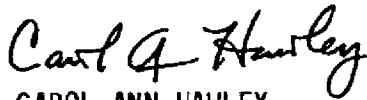
The City Council at a regular meeting held May 6, 1987, APPROVED the Plot Plan Review for retail commercial and a restaurant on property located south of the intersection of Lake East Drive and Lake Sahara Drive, N-U Zone (under Resolution of Intent to C-1), subject to the following conditions:

1. Conformance to the conditions of approval for Z-54-84.
2. Provide an emergency vehicle turn-around area at the southwest corner of the property as required by the Department of Fire Services.
3. Relocate trash enclosure away from the residential area to the south as required by the Department of Community Planning and Development
4. Conformance to the plot plan and elevations.
5. 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.



6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, whichever occurs first.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. (Excluding single family development.)
8. Satisfaction of City Code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,



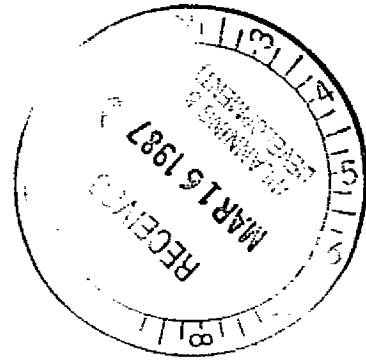
CAROL ANN HAWLEY
City Clerk

CAH:jp

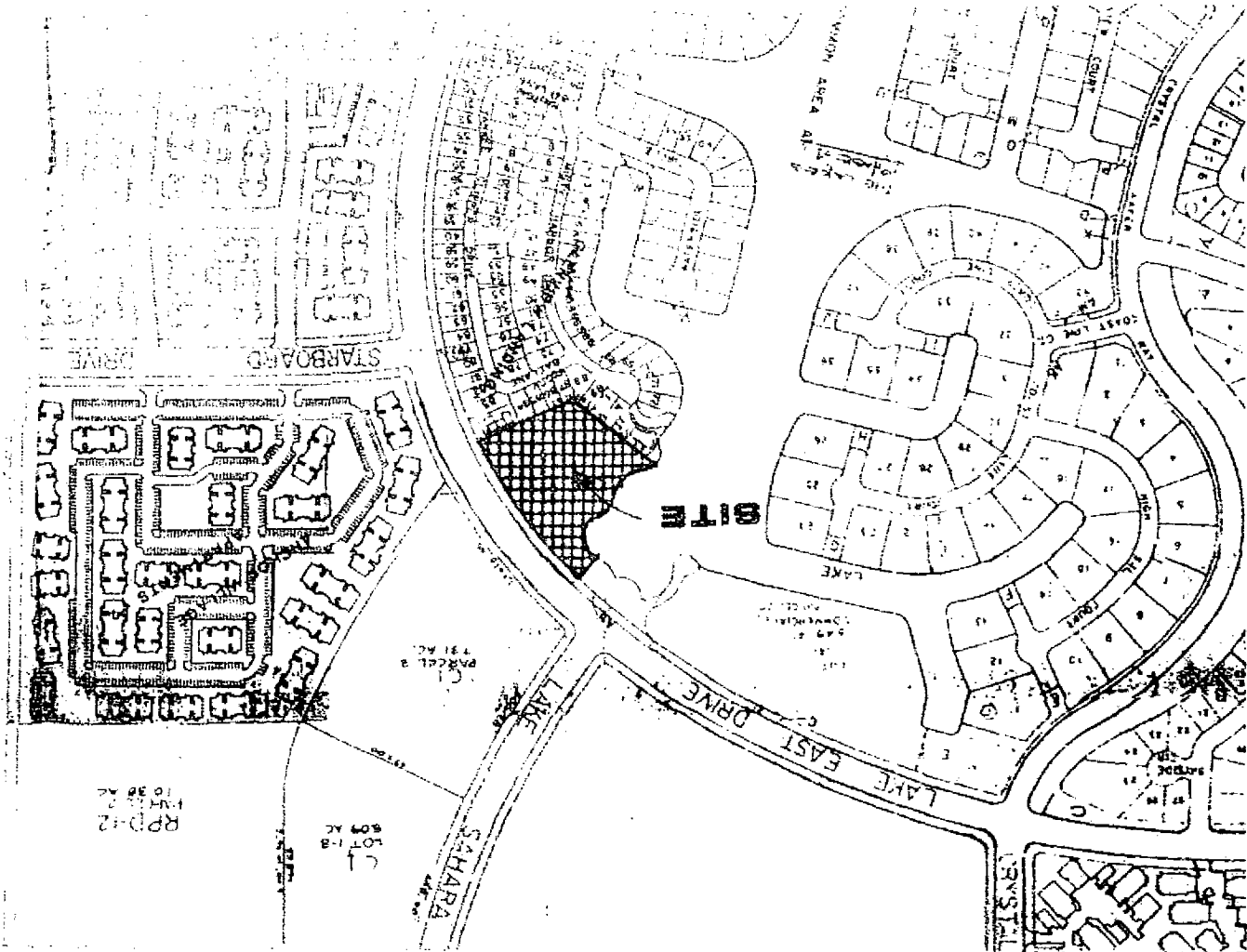
cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Public Works
Dept. of Building and Safety
Land Development Services
Mr. Larry Tindall, Project Mgr.,
Architectural Design Concepts, Inc.,
3900 Paradise Road, Las Vegas, Nev. 89109

Z-54-84(2) PC 4-9-89

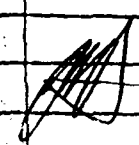
STAFF



NEIGHBORHOOD MAP



FILE HISTORY

DATE	MEETING	ACTION	INITIAL
4-9-87	PC	Approved	sh
5-6-87	CC	Approved	cm
6/11/87		Permit signed 2900 LAKE EAST DR.	
6/9/88		Permit signed BUDY! 2902 LAKE EAST DRIVE AS RETAIL STORE ONLY	

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
	3-26-87		
BUILDING DEPARTMENT	✓		
PUBLIC WORKS	- ✓	3-16	
FIRE SERVICES	✓		
DESIGN & DEVELOPMENT			
LAND DEVELOPMENT	✓		
Scott	✓		
POLICE DEPARTMENT			
FIRE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. 7-54-84(2)



CITY OF LAS VEGAS

Planning & Development Department - Current Planning Division

731 South Fourth Street
Las Vegas, NV 89101
Desk – (702) 229-6301
Fax – (702) 474-0352

Today's Date: 04/03/06

From: **Jody Donohue, 229-6051**

To: **Grant Meyers**

Company: DCA Custom Buildings

Fax Number: 286-5409

FAX Number: 947-6752

CLV Project Number: L-3897-05

Description: Captain's Cove Sunroom Addition, 2902 Lake East Dr

I reviewed the above referenced project for **Planning only**. The following comments and/or corrections must be addressed to complete the plans review. Please submit a written response to each of the items listed below and **two sets of revised drawings**. Please be advised that there may be additional comments from other plans examiners or agencies that could affect the project. Additionally, your response may trigger more comments from me or other plans examiners. Should you have any questions, please feel free to contact me.

Per SDR-11610 the proposed sunroom addition to the existing restaurant has been approved. Conditions of approval include conformance to all City Code requirements and design standards of all City departments. Conditions also require conformance to all applicable conditions of approval for Z-0054-84 and subsequent site-related actions.

Please submit **2 sets** of revised plans to include the following:

1. A revised site plan, drawn to scale that accurately depicts the location of all buildings and the addition on the property. All property lines and current dimensions must be labeled. Include setbacks and dimensions from all property lines of both the existing buildings and the addition. Include a full parking analysis, north arrow, scale and vicinity map. **Note:** the required minimum setback from the side property line both per Title 19.08, Table 1 and from the original site plan review Z-0054-84(2) is 10 feet.
2. A revised floor plan, drawn to scale, fully dimensioned and labeled that accurately depicts the existing structure and the addition. Include all exits and openings, occupancy areas and use, square footage of the existing area, and square footage of the addition.
3. Revised elevations, drawn to scale, fully dimensioned and labeled that

clearly define the location and dimensions of the proposed addition and the existing structure. Include materials, colors and glazing information to indicate how the addition will enhance the existing structure and ensure a coherent design within the commercial center.

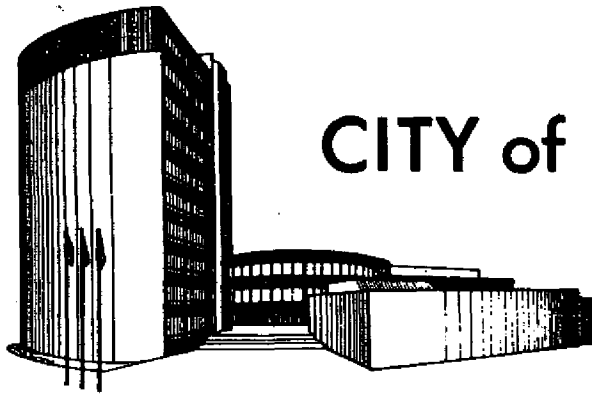
**Thank you,
Jody Donohue**

**Planner I – Current Planning
229-6051**

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

May 20, 1987

S & S Development, Inc.
2250 E. Tropicana Avenue - #19
Box 905
Las Vegas, Nevada 89119

RE: PLOT PLAN REVIEW
Z-54-84(2)

Gentlemen:

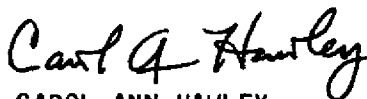
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9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,



CAROL ANN HAWLEY
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Public Works
Dept. of Building and Safety
Land Development Services
Mr. Larry Tindall, Project Mgr.,
Architectural Design Concepts, Inc.,
3900 Paradise Road, Las Vegas, Nev. 89109

MAYOR BILL BRIARE

COUNCILMEN

RON LURIE

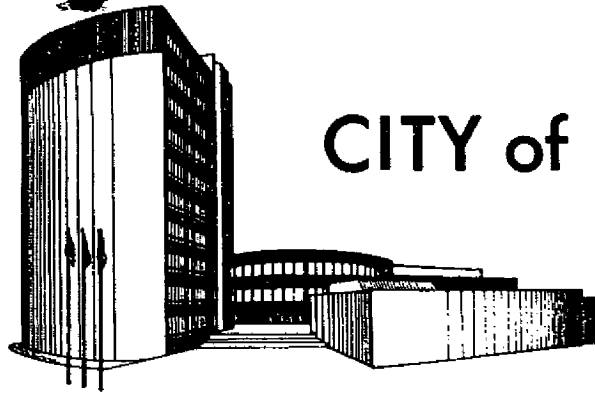
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CITY of LAS VEGAS

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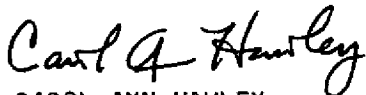
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Sincerely,



CAROL ANN HAWLEY
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Public Works
Dept. of Building and Safety
Land Development Services
Mr. Larry Tindall, Project Mgr.,
Architectural Design Concepts, Inc.,
3900 Paradise Road, Las Vegas, Nev. 89109

AGENDA

City of Las Vegas

May 6, 1987

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 54

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)

4:06

D. PLOT PLAN REVIEW

2. Z-54-84(2) - S & S Development, Inc.

Request for a Plot Plan Review for retail commercial and a restaurant on property located south of the intersection of Lake East Drive and Lake Sahara Drive, N-U Zone (under Resolution of Intent to C-1).

Planning Commission unanimously recommended APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-54-84.
2. Provide an emergency vehicle turn-around area at the southwest corner of the property as required by the Department of Fire Services.
3. Relocate trash enclosure away from the residential area to the south as required by the Department of Community Planning and Development.

Staff Recommendation: APPROVAL

Nolen -
APPROVED as recommended, subject to the conditions.
Motion carried with Levy abstaining from voting and Briare excused from the meeting.

Clerk to notify and Planning to proceed.

APPROVED AGENDA ITEM



AGENDA

City of Las Vegas

May 6, 1987

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

D. PLOT PLAN REVIEW

2. Z-54-84(2) - S & S Development, Inc.

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Staff Recommendation: APPROVAL

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

April 14, 1987

S & S Development, Inc.
2250 East Tropicana Avenue, #19
Box 905
Las Vegas, Nevada 89119

RE: Z-54-84(2) - PLOT PLAN REVIEW

Gentlemen:

Your request for a Plot Plan Review regarding a proposed retail commercial development on property located south of the intersection of Lake East Drive and Lake Sahara Drive, N-U Zone (under Resolution of Intent to C-1), was considered by the Planning Commission on April 9, 1987.

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

1. Conformance to the Conditions of Approval for Z-54-84.
2. Provide an emergency vehicle turn-around area at the southwest corner of the property as required by the Department of Fire Services.
3. Relocate trash enclosure away from the residential area to the south as required by the Department of Community Planning and Development.
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- Continued -



TO: S & S Development, Inc.
RE: Z-54-84(2) - Plot Plan Review

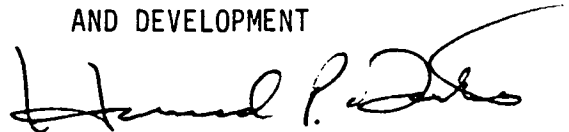
April 14, 1987
Page Two

6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, whichever occurs first.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
8. Satisfaction of City Code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on May 6, 1987, at 2:00 P.M. in the 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



HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Mr. Larry Tindall, Project Manager
Architectural Design Concepts, Inc.
3900 Paradise Road
Las Vegas, Nevada 89109

To: The City Council
Re: Community Planning and Development Agenda Item
May 6, 1987 City Council Agenda

X.

D. PLOT PLAN REVIEW

2. Z-54-84(2) - S & S Development, Inc.

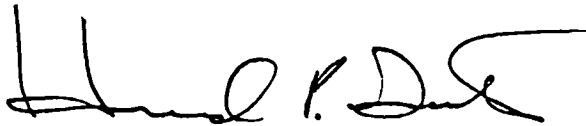
This is a plot plan review for a proposed commercial development on this 2.57 acre parcel which is to include retail commercial and a restaurant. This parcel has frontage on the lake in The Lakes at West Sahara development. To the south to a parcel zoned R-PD7 that is being developed with condominiums known as The Landing.

There will be three one-story retail store buildings totalling 22,400 sq. ft. and a two-story 5,000 sq. ft. restaurant. A total of 158 parking spaces will be provided where 157 are required. Access will be from the adjacent Lake East Drive.

The restaurant is on the northern most portion of the site and is adjacent to a boardwalk along the lake front. A 3,600 sq. ft. retail pad will also be located adjacent to the lake and the boardwalk. Landscaping is located throughout the parking areas and adjacent to all of the buildings.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL



HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT:

2-54-84(2)

RECEIVED
FIRE PREVENTION DIVISION
APR 14 1987

- ☒ 1. No objections
- ☒ 2. Fire hydrants to be installed within 500/~~600~~ feet of the building or existing hydrant.
- ☒ 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ☒ 4. Fire flow requirements to be determined when construction plans are submitted.
- ☒ 5. Hydrants are to be installed and charged with water before construction begins.
- ☒ 6. Must meet requirements of Uniform Fire Code.
- ☒ 7. Dead end fire lanes not to exceed 150'.
- ☒ 8. Minimum turning radius of 45' 6".
- ☒ 9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
- ☒ 10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

- ☒ 1. Provide this department with information on the available water in the immediate area of building project (water analysis).
- ☒ 2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
- ☒ 3. The required fire flow shall be available at the most remote hydrant(s).
- ☒ 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

K. Milani
4-14-87