

**Planning & Development Department
Scanning Cover Sheet**

Case No **Z-0054-84 (7)**

APN **163-08-597-001**

Location **SEC of Sahara & Lake Sahara**

Applicant **Ernest A. Becker Enterprises**

Subject

Plot Plan review.



1 2 3 4 5 6

FILE HISTORY

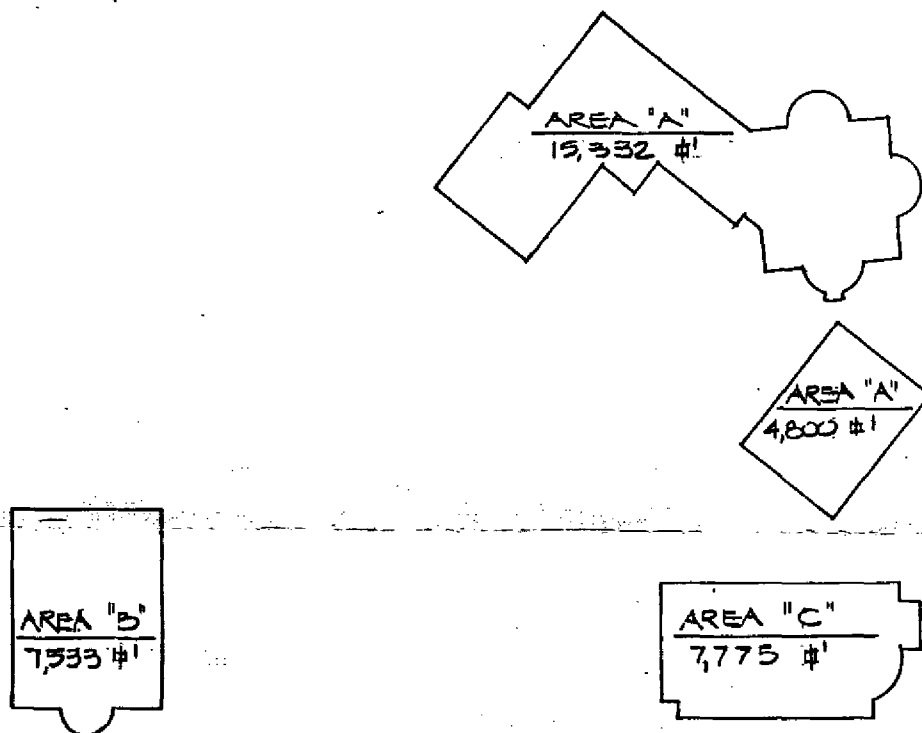
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DESIGN ANALYSIS

1. UNIFORM BUILDING CODE 1985 EDITION
2. OCCUPANCY: GROUP B-2
3. TYPE OF CONSTRUCTION: TYPE I N
4. ALLOWABLE AREA FOR TYPE I N FROM TABLE 5C: 8,000 SQ. FT.
5.

SQUARE FOOTAGE PARTIAL AREA "A"	= 15,332 SQ. FT.
SQUARE FOOTAGE PARTIAL AREA "A"	= 4,800 SQ. FT.
TOTAL SQUARE FOOTAGE AREA "A"	= 20,132 SQ. FT.
TOTAL SQUARE FOOTAGE AREA "B"	7,533 SQ. FT.
TOTAL SQUARE FOOTAGE AREA "C"	7,775 SQ. FT.
6. ASSUME AREAS "A" AND AREA "C" AS ONE BUILDING :

20,132 + 7,775	= 27,907 SQ. FT.
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7. ALLOWABLE AREA INCREASE FOR SEPERATION ON 2 SIDES
 50% INCREASE SEE SECTION 506(A) $(.50 \times 8000)$ = 4,000 SQ. FT.
 SUB-TOTAL 12,000 SQ. FT.
8. AUTOMATIC SPRINKLER INCREASE TRIPLE FOR ONE STORY (SECTION 506(C)) = 12,000 X3
 TOTAL 36,000 SQ. FT.
9. SUMMARY -

ALLOWABLE AREA	= 36,000 SQ. FT.
ACTUAL AREA	= 27,907 (OK) SQ. FT.

X-1
L-1
L-2

A-1
A-2
A-2
A-3
A-4
A-5
A-6
A-7
A-8
A-9
A-10
A-11
A-12
A-13
A-14
A-15
A-16
A-17
A-18
A-19
A-20
ME-
M-
M-
M-
E-
E-
E-

2-54-84(7)
2-104-86

AGENDA

AUGUST 25, 1987

City of Las Vegas PLANNING COMMISSION

Page 10

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

8. PLOT PLAN REVIEW - Z-54-84(7) AND Z-104-86

Applicant: ERNEST A. BECKER ENTERPRISES
Application: Expansion of Retail
Commercial Center

Location: Southeast corner of Sahara
Avenue and Lake Sahara Drive

Zone: C-1 (Resolution of Intent)

Staff Recommendation: APPROVAL, subject
to:

1. Conformance to the conditions of approval of Zoning Applications Z-104-86 and Z-54-84(7).
2. Provide a Drainage Plan and Technical Drainage Study as required by the Department of Public Works.

103-08-597-001

Coleman -
APPROVED, subject to staff's
conditions.

Unanimous
(Mack and Bugbee excused)

MR. REYNOLDS stated this request is to review the plot plan for the expansion of a shopping center. This plot plan is basically the same as the one approved under Z-104-86, with a slight change in the size and configuration of the buildings. The traffic patterns are the same. Staff recommended approval, subject to the conditions.

BARRY BECKER, 50 S. Jones Blvd., appeared to represent the application. They concur with staff's conditions.

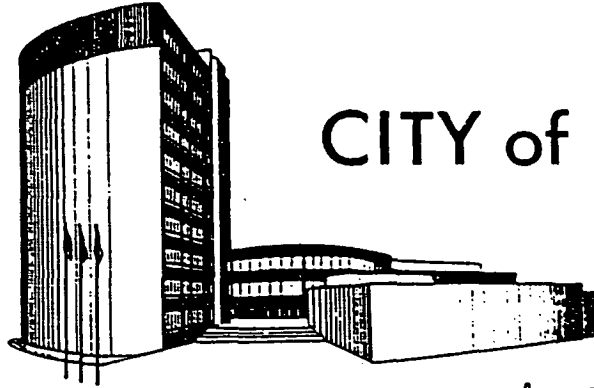
This is final action.

(7:51-7:53)

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

August 14, 1987

Ernest A. Becker Enterprises
50 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89107

RE: Z-54-84(7) and Z-104-86 - 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 August 25, 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



INTER-OFFICE MEMORANDUM

August 11, 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
Becker Enterprises
Z-54-84/Z-104-86

COPIES TO:

Richard D. Goecke
C. E. Gilpin

1. The City of Las Vegas adopted on June 17, 1987, the 'Uniform Regulations for the Control of Drainage, Clark County Regional Flood Control District,' by Ordinance. The effective date of these Regulations is July 1, 1987. Per the Regulations a drainage plan and technical drainage study are required. Refer to Section 12 of these Regulations for minimum contents of the drainage plan and technical drainage study. Drainage plan and technical drainage study to be submitted and approved prior to issuance of building permits.

AUG 11 1987
PLANNING AND
DEVELOPMENT

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

August 5, 1987

TO:

Department of Community
Planning and Development

FROM:

Department of Building and Safety

SUBJECT:

Z-54-84 (7) & Z-104-86 Plot Plan Review
Ernest Becker Ent. Zone C-1
Parcel No. 440490-020

COPIES TO:

RECEIVED
AUG 5 1987
PLANNING AND
DEVELOPMENT

In answer to your memorandum of August 4, 1987
on the above zone request at southeast corner of Sahara Avenue and
Lake Sahara Drive

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

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-54-84(2) + 2-104-86

R. Pugh
8/14/87
AUG 14 1987
PLANNING AND
DEVELOPMENT

- ☒ 1. No objections
- ☒ 2. Fire hydrants to be installed within 500 ~~300~~ 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 20 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
- ☒ 4. Peak demands of domestic and irrigation water must be considered in water analysis.

COMMENTS: *All access roadways in excess of 150 feet in length must be provided with an approved turn-around. It is difficult to ascertain whether this requirement is met.*

INTER-OFFICE MEMORANDUM

August 4, 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(7) & Z-104-86
ERNEST A. BECKER ENTERPRISES

COPIES TO:

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

SOUTHEAST CORNER OF SAHARA AVENUE AND LAKE SAHARA DRIVE

PARCEL NO.: 440-490-020

APPLICATION: EXPANSION OF RETAIL COMMERCIAL CENTER

ZONE: UNDER RESOLUTION OF INTENT TO C-1

CITY PLANNING COMMISSION MEETING: August 25, 1987

Your remarks regarding this application should be received prior to
August 14, 1987.

HPF:erh

Attachment (Plot Plan)

INTER-OFFICE MEMORANDUM

7-30-87

TO: 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: <u>PLOT PLAN REVIEW</u> <u>ZONING RECLASSIFICATION</u> APPLICANT: <u>BECKER ENTERPRISES</u> Z- <u>94-84</u> <u>FROM: NOC 1</u> <u>104-86</u>	COPIES TO: HOWARD NULL, ADVANCED PLANNING

This is concerning a request for reclassification on the following described property: SOUTHEAST CORNER OF WEST SAHARA AVE AND LAKE SAHARA DR.

Parcel No.: 440-490-020

Proposed Use: EXPANSION OF RETAIL CENTER

CITY PLANNING COMMISSION MEETING: 8-25-87

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 ERNEST A BECKER ENTERP.
 REPRESENTATIVE'S NAME ERNEST A BECKER, JR.
 ADDRESS 90 S JONES BLVD SUITE 100 LUG 9107
 PHONE 878-1903

AGENT: NAME _____
 REPRESENTATIVE'S NAME _____
 ADDRESS _____
 PHONE _____

TYPE OF APPLICATION:

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

ZONING: EXISTING NOEC PROPOSED _____
 LAND USE: EXISTING RETAIL CENTER
 PROPOSED EXPANSION OF CENTER

PAST ACTIONS:

CASE NO. 2-104-86 ACTION _____ DATE _____
 CASE NO. 2-54-84 ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. Q-8-2 ASSESSOR'S PARCEL NO. _____
 FLOOD ZONE "A": YES _____ NO X

GENERAL LOCATION: SOUTH ~~WEST~~ COASTAL WEST SAHARA
AVENUE AND LAKE SAHARA DR.

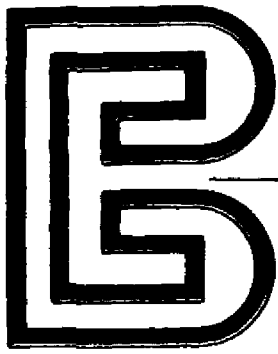
SPECIAL NOTICE REQUIRED: YES _____ NO X

IF YES: _____

IN DOWNTOWN REDEVELOPMENT AREA: YES _____ NO X

CHECKED BY: [Signature] DATE 7-30-87

GENERAL RECEIPT NO. _____ CASE NO. 2-54-84(7) +
2-104-86
 APZ-022



ERNEST A. BECKER ENTERPRISES

50 South Jones Boulevard • Suite 100 • Las Vegas, Nevada 89107-2699

(702) 878-1903 • (800) 634-6105

July 29, 1987

City of Las Vegas
400 East Stewart
Las Vegas, Nevada 89101

RE: LAKESIDE VILLAGE

Gentlemen:

Enclosed is our check in the amount of \$25.00 and four sets of the site plan and elevations which we would like to have placed on the agenda for Plat Plan Review for an additional building to be constructed at Lakeside Village, 8601 West Sahara Avenue.

If you have any questions, please do not hesitate to contact the writer.

Yours truly,

LAKESIDE VILLAGE PLAZA
A Nevada Partnership

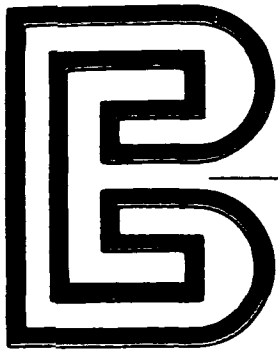
Ernest A. Becker, Jr.
Agent

aa

Enclosures - As stated

ERNEST A. BECKER
BETTY W. BECKER
ERNEST A. BECKER JR.
BARRY W. BECKER
RANDALL L. BECKER
BRUCE F. BECKER





ERNEST A. BECKER ENTERPRISES

50 South Jones Boulevard • Suite 100 • Las Vegas, Nevada 89107-2699
(702) 878-1903 • (800) 634-6105

July 29, 1987

City of Las Vegas
400 East Stewart
Las Vegas, Nevada 89101

RE: LAKESIDE VILLAGE

Gentlemen:

Enclosed are eight (8) copies of the plot plan with general vicinity map shown per Item F of your Application for Submittal Requirements.

Per Item A, The plans were prepared July 28, 1987.

Per Item C, Owner is Lakeside Village Plaza, A Nevada Partnership, 50 South Jones Boulevard, Suite 100, Las Vegas, NV 89107, 702-878-1903.

Per Item E, enclosed is a legal description for the remaining parcel on Lakeside Village.

Per Item D, the proposed use of the property is C-1, Retail Businesses.

Per Item M, three signs, one 4' x 18' will be at the entrances at Durango, Sahara and Lakeside Drive.

Per Item N (2), see plot plan for proposed typical floor plan.

Per Item P, we estimate 20 employees.

If you have any questions, please do not hesitate to contact the writer.

Yours truly,

LAKESIDE VILLAGE PLAZA,
A Nevada Partnership

Ernest A. Becker, Jr.
Agent

ERNEST A. BECKER
BETTY W. BECKER
ERNEST A. BECKER, JR.
BARRY W. BECKER
RANDALL L. BECKER
BRUCE F. BECKER

aa



Enclosures - As stated



nevada

2300 PASEO DEL PRADO, BUILDING A, SUITE 100
LAS VEGAS, NEVADA 89102 PHONE: (702) 873-7550

W.O. 3345
August 25, 1986
By: P.L.K.
P.R.By: W.C.M.
Revised: 8/27/86
Revised: 8/28/86 *ML*

EXPLANATION:

This legal describes a parcel of land 17.50 feet South of the South right-of-way of Sahara Avenue, between Lake Sahara Drive and Durango Drive.

LEGAL DESCRIPTION Phase II

That portion of Lot 1 as shown by a map on file in the Office of the County Recorder, Clark County, Nevada, in File 48 of Parcel Maps, Page 73, situate in the Northeast Quarter (NE1/4) of Section 8, T. 21 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the most Southeasterly Corner (SE Cor.) of the aforementioned Lot 1, said point to hereinafter be known as POINT "A"; thence S.89°50'13"W., along the South line thereof, 444.00 feet to the TRUE POINT OF BEGINNING; thence continuing along said South line, S.89°50'13"W., 596.93 feet to a point on a curve concave Northwesterly and having a radius of 2342.72 feet, a radial line to said point bears S.76°40'17"W., thence Northeasterly along said curve, through a central angle of 13°20'04", an arc distance of 545.22 feet to a point; thence N.89°59'39"E., along a radial line, 49.01 feet to a point on a curve concave Southeasterly and having a radius of 57.00 feet; thence Northeasterly along said curve, through a central angle of 89°50'34", an arc distance of 89.38 feet to a point; thence N.00°09'47"W., along a radial line, 43.36 feet; thence N.89°50'13"E., 447.25 feet; thence S.00°09'47"E., 352.51 feet; thence N.89°50'13"E., 33.03 feet; thence S.00°09'47"E., 146.70 feet; thence S.89°50'13"W., 54.00 feet; thence S.00°09'47"E., 141.00 feet to the TRUE POINT OF BEGINNING.

Containing 8.258 acres, more or less.

EXCEPTING THEREFROM the following described parcel of land:

COMMENCING at the aforementioned POINT "A"; thence N.36°18'10"W., 792.75 feet to the TRUE POINT OF BEGINNING of EXCEPTION AREA

Legal Description

Page Two

"D"; thence S.00°09'47"E., 152.50 feet to a point of tangency with a curve concave Northwesterly and having a radius of 2.50 feet; thence Southwesterly, along said curve through a central angle of 90°00'00", an arc distance of 3.93 feet to a point of tangency; thence S.89°50'13"W., 145.47 feet; thence N.11°47'56"W., 34.84 feet; thence N.00°09'47"W., 120.88 feet; thence N.89°50'13"E., 155.00 feet to the TRUE POINT OF BEGINNING.

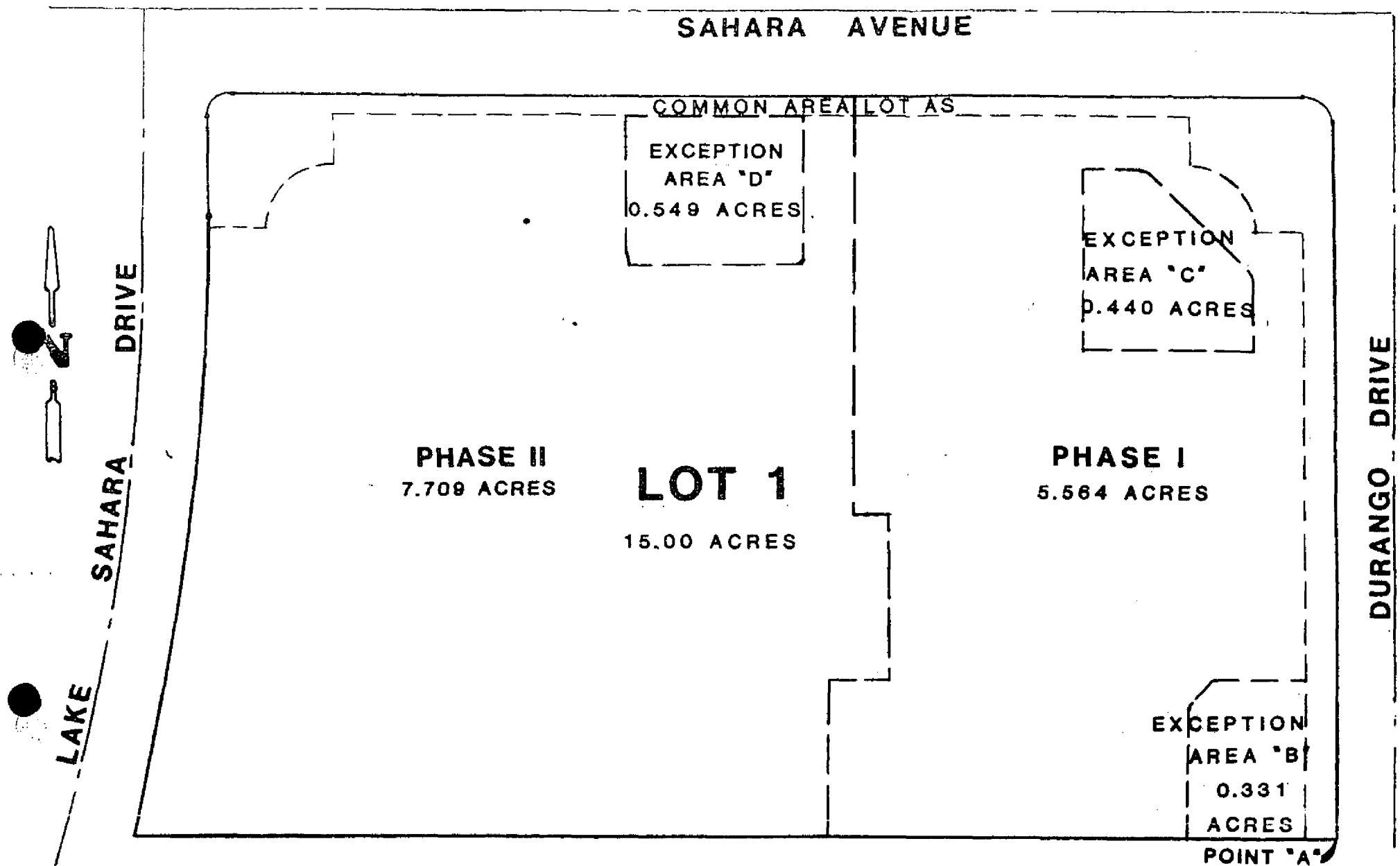
Containing 0.549 acres, more or less.

PHASE II as described herein contains a total of 7.709 acres, more or less.

BASIS OF BEARINGS

N.89°50'13"E., being the North line of the Northeast Quarter (NE1/4) of Section 8, T. 21 S., R. 60 E., M.D.M., as shown by a map on file in the Office of the County Recorder, Clark County, Nevada, in File 46 of Parcel Maps, Page 1.





PHASING MAP - PLAZA DE LOS LAGOS

V.T.N. W.O. NO. 3345

Barb Jones
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION SUBMITTAL REQUIREMENTS

Compliance with the items listed below shall be required to provide adequate submittal information for review. Staff shall determine if additional information is needed based on the nature and complexity of the proposal. An appointment for submittal of this information is highly recommended.

I. Eight (8) copies of the plot plan, two (2) copies of architectural elevations, two (2) copies of floor plans, and two (2) copies of the landscape plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:

- (A) Date of preparation and all dates of revision.
- B. North arrow and scale (the scale chosen should utilize the full size of the sheet).
- (C) Name, address and phone number of owner, developer and person who prepared the map.
- (D) Statement of the present use and the proposed use of the property.
- (E) A precise legal description of the property involved in this application and the number and street name.
- (F) A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8½ x 14 inches).
- G. Property Boundaries:
 - (1) Define property boundaries with heavy broken line.
 - (2) Indicate distance to nearest cross street(s).
 - (3) Identify and label adjoining land uses.
- (H) Total acreage (or square footage, if less than two (2) acres).
- I. Building Footprints:
 - (1) Show location and outline to scale of each proposed building or structure above ground.
 - (2) Clearly dimension, indicating setback lines to adjacent structures, property lines, parking areas, etc.
- J. Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.
- K. Easements: 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.
- L. Existing Structures:
 - (1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.
 - (2) Show location and size of any existing or proposed fences, walls, etc.
- (M) Size and location of all existing and proposed on-premises signage.

4x18
3 sign D, S, L, at driveway
020 050 050

N. Architectural information:

(1) For new structures, elevations for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.

(2) Typical floor plans for each floor.

O. Landscape Layout:

(1) Indicate areas to be landscaped, fully dimensioned.

P. Anticipated number of Employees.

II. An application form and/or other required documents are to be submitted to:

City of Las Vegas
Department of Community Planning and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101 Phone: (702) 386-6301

and shall include the following:

A. A copy of deed submitted for verification of ownership.

B. Required fees.

C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.

D. Drawing Submittals:

(1) Plot Plan: Folded to approximately 8½" x 14" (7 copies),
Rolled (1 copy).

(2) Elevations: Folded to approximately 8½" x 14" (1 copy),
Rolled (1 copy).

(3) Floor Plans: Folded to approximately 8½" x 14" (2 copies).
Required for all apartments, condominiums, townhouses, commercial uses, and all other projects as required by the Department of Community Planning and Development.

*** FOR DEPARTMENT USE ONLY ***

THE ABOVE PLOT PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND:

☐ COMPLETE

☐ NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items):

THE APPLICANT IS AWARE OF DEFICIENCIES AND/OR OTHER REQUIRED ACTIONS NEEDED TO COMPLETE THIS SUBMITTAL WHICH COULD RESULT IN HOLDING THIS ITEM IN ABEYANCE.

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY _____
(date)

(Applicant's Signature)

(Date)

(Owner of Record)

(Date)

MAYOR RON LURIE
COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

September 4, 1987

Earnest A. Becker Enterprises
50 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89107

RE: A-54-84(7) and Z-104-86 - PLOT PLAN REVIEW

Gentlemen:

Your request for a Plot Plan Review regarding the expansion of a retail commercial center on property located on the southeast corner of Sahara Avenue and Lake Sahara Drive, C-1 Zone, was considered by the Planning Commission on August 25, 1987.

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

1. Conformance to the Conditions of Approval of Zoning Application Z-104-86 and Z-54-84(7).
2. Provide a Drainage Plan and Technical Drainage Study as required by the Department of Public Works.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR


FRANK E. REYNOLDS
DEPUTY DIRECTOR

HPF:FER:erh

