

**Planning & Development Department
Scanning Cover Sheet**

Case No **Z-0109-89(6)**

APN **163-01-810-009**

Location **5400 W SAHARA AVE**

Applicant **SNIC II, C/O JIM SAXTON DEVELOPMENT, INC.**

Subject

**PLOT PLAN AND BUILDING ELEVATION REVIEW FOR A
PROPOSED TEMPORARY OFFICE TRAILER.**



FILE HISTORY

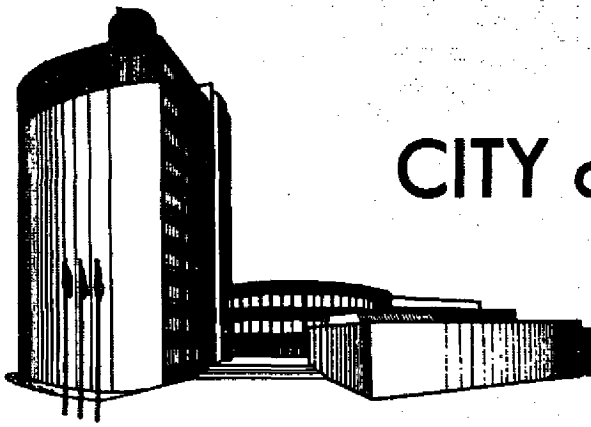
FILE NO.: 2-109-89(6)

[illegible]

**MAYOR
JAN LAVERTY JONES**

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

**CITY MANAGER
LARRY K. BARTON**



CITY of LAS VEGAS

March 15, 1994

**Ms. Stephanie Garcia
SNIC II
c/o Jim Saxton Development, Inc.
5420 W. Sahara Avenue, #201
Las Vegas, Nevada 89102**

RE: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-109-89(6)

Dear Ms. Garcia:

Your request for a Plot Plan and Building Elevation Review of a proposed temporary office trailer on property located at 5400 W. Sahara Avenue, C-1 Zone, was considered by the Planning Commission on March 10, 1994.

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

- 1. The office trailer shall be removed within one year of the date of this approval.**
- 2. The use of the trailer shall be limited to the applicant only. No clients will be permitted to the trailer.**
- 3. Install skirting around the trailer as required by the Department of Community Planning and Development.**
- 4. Compliance with all applicable previous conditions of approval for Zoning Application Z-109-89.**
- 5. Conformance to the plot plan and building elevations.**
- 6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.**
- 7. Satisfaction of City Code requirements and design standards of all City departments.**
- 8. Approval of the parking and driveway plans by the Traffic Engineer.**
- 9. Provision of fire hydrants and water flow as required by the Department of Fire Services.**

- Continued -

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



TO: Ms. Stephanie Garcia
RE: Z-109-89-(6)

March 15, 1994
Page Two

The action by the Planning Commission is final.

Sincerely,

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

A handwritten signature in black ink, appearing to read 'RSG', is written over the typed name of Robert S. Genzer.

**ROBERT S. GENZER, PRINCIPAL PLANNER
CURRENT PLANNING DIVISION**

RSG:erh

PLANNING COMMISSION
MEETING OF

City of Las Vegas

MARCH 10, 1994

AGENDA & MINUTES

Page 61

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-6. Z-109-89(6) - S N I C II

Request for a Plot Plan and Building Elevation Review of a proposed temporary office trailer on property located at 5400 W. Sahara Avenue, C-1 Zone.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The office trailer shall be removed within one year of the date of this approval.
2. The use of the trailer shall be limited to the applicant only. No clients will be permitted to the trailer.
3. Install skirting around the trailer as required by the Department of Community Planning and Development.
4. Compliance with all applicable previous conditions of approval for Zoning Application Z-109-89.
5. Standard Condition Nos. 2, 5 - 7, and 11.

PROTESTS: N/A

Pippin -
APPROVED, subject to staff's conditions.
Unanimous
(Jordan and Moran excused)

NOTE: There was no one present to represent this application when this item first appeared to be heard.

MR. GENZER stated this request is for Plot Plan and Building Elevation Review of a 12' x 60' (720 square foot) office trailer to be used for a period of one year as a purchasing department for Jim Saxton Development. The trailer is to be located in the approximate center of the overall parcel and will have access to Mohawk Street and Sahara Avenue through the developed portion of the site. The applicant has indicated that the trailer will not be accessed by clients so it will not generate any additional traffic to the location. Staff has no objection to the request provided that the trailer will be removed within one year of the date of approval, and that the use be limited as indicated by the applicant. Staff recommended approval, subject to the conditions.

STEPHANIE GARCIA, Jim Saxton Development, 5420 West Sahara Avenue, appeared and represented the application. She concurred with staff's conditions.

This is final action.

(7:28)
(9:12-9:14)

C-6. Z-109-89(6) - S N I C II - Request for a Plot Plan and Building Elevation Review of a proposed temporary office trailer on property located at 5400 W. Sahara Avenue, C-1 Zone, Parcel No. 16301-810-001

Not A Public Hearing

P.C.: Final Action

APPLICATION REQUEST:

This request is for Plot Plan and Building Elevation Review of a 12' x 60' (720 square foot) office trailer to be used for a period of one year as a purchasing department for Jim Saxton Development.

BACKGROUND DATA:

- | | |
|---------|---|
| 12/6/89 | The City Council approved C-1 (Limited Commercial) and P-R (Professional Offices and Parking) for this site (Z-109-89). |
| 6/20/90 | The City Council approved a Plot Plan and Building Elevation Review for two three-story office buildings, three two-story office buildings and a one story restaurant for a portion of this property. |
| 2/10/94 | The City Council denied a request for a Review of Condition regarding the air conditioning units on the two northerly buildings on the site. |

DETAILS OF APPLICATION REQUEST:

The trailer is to be located in the approximate center of the overall parcel and will have access to Mohawk Street and Sahara Avenue through the developed portion of the site. The applicant has indicated that the trailer will not be accessed by clients so it will not generate any additional traffic to the location.

FINDINGS:

Staff has no objection to the request provided that the trailer will be removed within one year of the date of approval, and that the use be limited as indicated by the applicant.

C-6. Z-109-89(6) - Continued

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The office trailer shall be removed within one year of the date of this approval.
2. The use of the trailer shall be limited to the applicant only. No clients will be permitted to the trailer.
3. Install skirting around the trailer as required by the Department of Community Planning and Development.
4. Compliance with all applicable previous conditions of approval for Zoning Application Z-109-89.
5. Standard Condition Nos. 2, 5 - 7, and 11.

PROTESTS: N/A

1

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

March 2, 1994

Ms. Stephanie Garcia
SNIC II
c/o Jim Saxton Development, Inc.
4420 W. Sahara Avenue, #201
Las Vegas, Nevada 89102

RE: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-109-89(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 March 10, 1994. This meeting will be held at 7:00 P. M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure



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

DATE

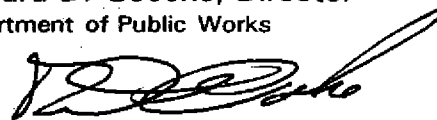
March 3, 1994

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Plot Plan and Elevation Review
Z-109-89(6)
SNIC II
(NEC of Sahara/Lindell)

COPIES TO:

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

1. We have no objection or comments on the temporary office trailer request on this site as long as all previous conditions of approval for Z-109-89 and all subsequent related actions are ultimately complied with.

PLANNING AND
DEVELOPMENT

MAR 7 9 29 AM '94

RECEIVED

RECEIVED

MAR 4 9 50 AM '94

PLANNING AND
DEVELOPMENT

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: FEBRUARY 17, 1994
TO: BUILDING & SAFETY - GEORGE GARDNER FIRE SERVICES - RICK LAZENBY	
SUBJECT: PLOT PLAN AND ELEVATION REVIEW APPLICANT: SNIC II FILE NUMBER: 2-109-89(6)	

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

5400 W. SAHARA AVENUE

PARCEL NO.: 16301-810-001

ZONE: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: TEMPORARY OFFICE TRAILER

PLEASE RETURN BY: FEBRUARY 24, 1994

CITY PLANNING COMMISSION MEETING: MARCH 10, 1994

ATTACHMENT: PLOT PLAN

**DEPARTMENT OF
BUILDING & SAFETY
BY**

MAR 0 3 1994

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

MEMO

DATE 2-25-94

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-109-89(6) SNIC II

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

RECEIVED	FEB 25 1 36 PM '94
COMMUNITY PLANNING AND DEVELOPMENT	

Donald L. Linner

FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: FEBRUARY 17, 1994
TO: BUILDING & SAFETY - GEORGE GARDNER FIRE SERVICES - RICK LAZENBY	
SUBJECT: PLOT PLAN AND ELEVATION REVIEW APPLICANT: SNIC II FILE NUMBER: Z-109-89(6)	

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

5400 W. SAHARA AVENUE

PARCEL NO.: 16301-810-001

ZONE: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: TEMPORARY OFFICE TRAILER

PLEASE RETURN BY: FEBRUARY 24, 1994

CITY PLANNING COMMISSION MEETING: MARCH 10, 1994

ATTACHMENT: PLOT PLAN

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: FEBRUARY 17, 1994																								
TO: <table style="width: 100%; border: none;"><tr><td style="width: 50%;">DEVELOPMENT COORDINATION</td><td style="width: 5%;">-</td><td style="width: 45%;">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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TRAFFIC ENGINEERING	-	GLENN GRAYSON																							
SUBJECT: PLOT PLAN AND ELEVATION REVIEW																									
APPLICANT: SNIC II																									
FILE NUMBER: 2-109-89(6)																									

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

5400 W. SAHARA AVENUE

PARCEL NO.: 16301-810-001

ZONE: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: TEMPORARY OFFICE TRAILER

PLEASE RETURN TO JOHN McNELLIS BY: FEBRUARY 24, 1994

CITY PLANNING COMMISSION MEETING: MARCH 10, 1994

ATTACHMENT: PLOT PLAN

02/08/94

15:44:12:05

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

CASE Z 109 89 - 6 BZA-CC-PCOMM (BCP) P MEETING DATE 03/10/94

ITEM # ACCEPTED 02/08/94 PUBLIC HEARING BY RH

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 AND ELEVATION REVIEW FOR A TEMPORARY OFFICE TRAILER FOR ONE YEAR.

A P P L I C A N T

S N I C II, STEPHANIE GARCIA

5420 W. SAHARA AVE. #201

LAS VEGAS NV 89102

PARCEL# 16301 810 001 MORE? N

S N I C II

c/o gmc Lorton Dev, Inc.
5420 W SAHARA AVE #201

LAS VEGAS NV 89102

SAHARA VISTA

P R O P O S E D U S E

PLAT BOOK 47 PAGE 6

OFFICE TRAILER

PT LOT 1

ADD CHANGE DELETE PRINT ZACT3 ZACT2 BACK

02/08/94

15:46:11:63

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

CASE Z 109 89 - 6 BZA-CC-PCOMM (BCP) P MEETING DATE 03/10/94

ITEM # ACCEPTED 02/08/94 PUBLIC HEARING

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

PLOT PLAN AND ELEVATION REVIEW FOR A TEMPORARY OFFICE TRAILER FOR ONE YEAR.

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

5400 W. SAHARA AVE.

200 SCALE MAP# Q-1-8 SIZE .00 ACRES #LOTS 0

MAP NAME

CC: JIM SAXTON, STEPHANIE GARCIA SUBD:

5420 W. SAHARA AVE.

L.V., NV. 89102

221-1111

NOTICE:

COMMENTS:

UPDATE

PRINT

ZACT3

ZACT1

BACK

15:40:29:66

PARCEL FILE

5420 W SAHARA	AV	SAHARA WEST
PARCEL 163 01 810 003 THROUGH		5420 W SAHARA #201
LAST UPDATE 01/12/94	ZIP 89102	LAS VEGAS NV 89102
GEOGRAPHIC PT SW4 SE4 01 21 60		SAHARA VISTA
DOCUMENT # 90082900403-1-F	8/29/90	PLAT BOOK 47 PAGE 6
200 SCALE MAP NO Q-1-8		PT LOT 1
WARD 2		

SETBACKS:	FRONT	REAR	SIDE	00	CORNER
ZONING	N-U				RLW 9/18/91
ROI ZONING FILE	Z-109-89		EXPIRATION		RLW 9/18/91
ROI ZONING	C-1				
ZONING FILE	Z-109-89		Z-80-78 (D)		Z-80-78 (D)
USE PERMIT FL					
VARIANCE FILE					
PPR TO P.C.	3/10/94				BMG 2/08/94

LAND USE CODE 3-35-0-0-0 CAPACITY 0 CONST YEAR 91 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 SNIC II, a Nevada limited partnership
(Owner of Address 5420 W. Sahara, Ste. #201 / L.V. NV. 89102
Record) Phone No. (702) 221-1111

AGENT: Name Jim Saxton Development, Inc. ^{Stephanie Garcia}
Address 5420 W. Sahara, Ste #201
Phone No. (702) 221-1111

Assessor's Parcel Number: 163-01-810-001

File No: _____ Zoning District: C-1

LAND USE: Existing vacant
Proposed 12' x 60' temporary office trailer for 1 yr.
for JIM SAXTON PURCHASING DEPT. - NO CLIENTS GO TO TRAILER
2/8/94 James G. Saxton
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

FOR DEPARTMENT USE ONLY

Legal, (if a Public hearing item) _____

PAST ACTIONS:	Case No.	Action	Date
	<u>Z-109-89</u>		
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

District Map No. _____ Flood Zone "A" _____ Yes _____ No

In Downtown Redevelopment Area? _____ Yes _____ No

Special Notice Required? _____ Yes _____ No

If YES _____

Checked By: RH Date: 2-8-94

General Receipt No. 212900 Case No. Z-109-89 (6)

P/C Date: 3-10-94 BZA Date _____

WRONG AMOUNT ON CHECK (275), WILL BRING IN CORRECT AMOUNT (100)
TOMMOROW WED. 2-9-94.

N

