

**Planning & Development Department  
Scanning Cover Sheet**

Case No            Z-0109-89(7)

APN                163-01-810-009

Location           E OF LINDELL, N OF SAHARA

Applicant           SNIC II, A NEVADA LIMITED PARTNERSHIP

Subject

PLOT PLAN AND BUILDING ELEVATION REVIEW FOR A  
PROPOSED ONE-STORY PARKING GARAGE.



## FILE HISTORY

[illegible]

FILE NO.:

**PROPERTY OWNERS**

**PROTESTS**

**APPROVALS**

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FILE NO.: \_\_\_\_\_

# **NOTICE OF PUBLIC HEARING**

## **PLOT PLAN AND BUILDING ELEVATION REVIEW**

**MEETING: PLANNING COMMISSION**  
**DATE: FEBRUARY 13, 1997**  
**TIME: 7:00 P.M.**  
**LOCATION: COUNCIL CHAMBERS, CITY HALL**  
**400 EAST STEWART AVENUE**  
**LAS VEGAS, NEVADA**

**Z-109-89(7)**

**REQUEST BY SNIC II FOR A PLOT PLAN AND BUILDING ELEVATION REVIEW ON PROPERTY LOCATED ON THE EAST SIDE OF LINDELL ROAD, NORTH OF SAHARA AVENUE, FOR A PROPOSED ONE-STORY PARKING GARAGE, C-1 (LIMITED COMMERCIAL) ZONE, WARD 1 (MCDONALD), APN: 163-01-810-001**

**THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M. D. B. & M.**

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request will be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108).

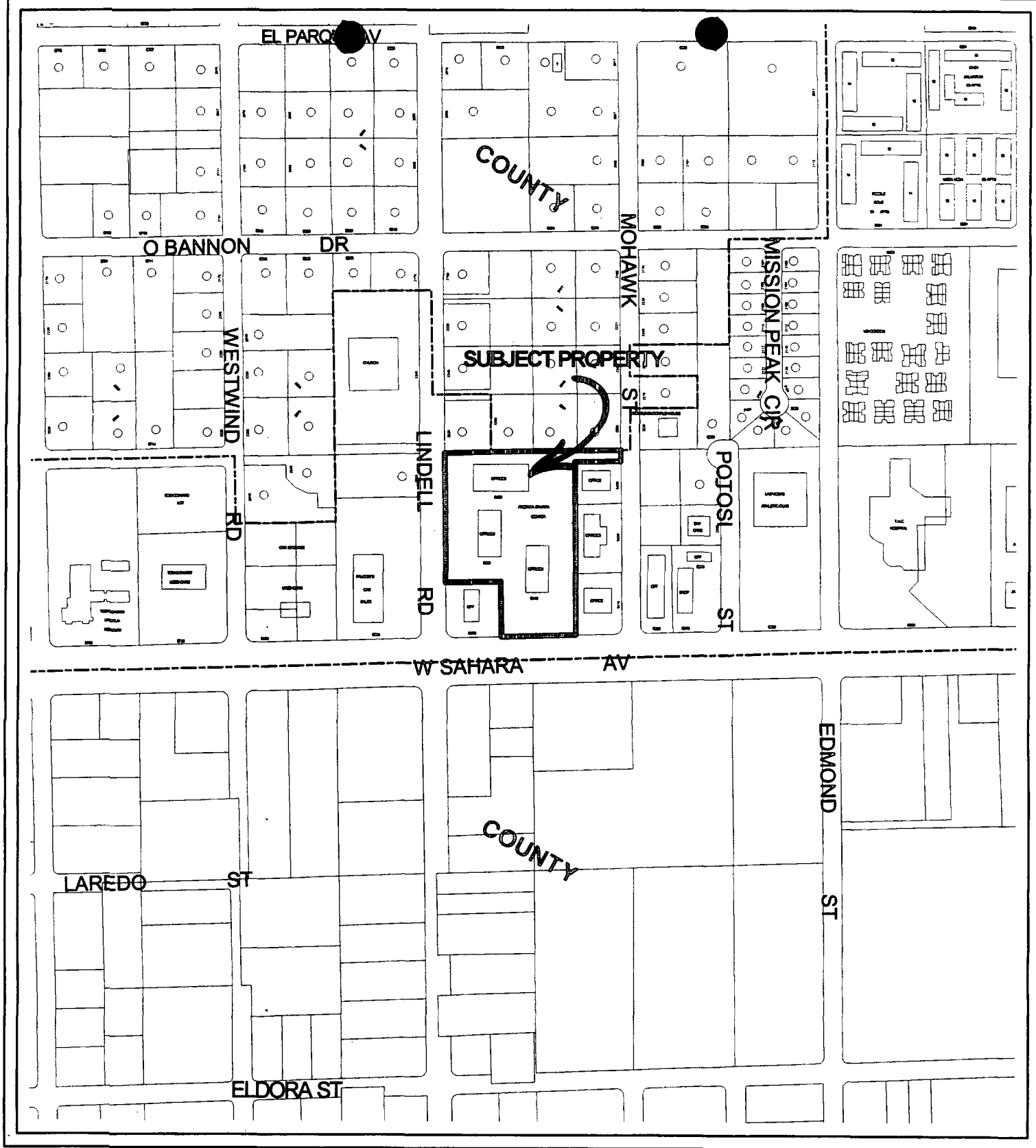
**PLANNING AND DEVELOPMENT DEPARTMENT  
CITY OF LAS VEGAS**



*Rod Allison*

**ROD ALLISON, SENIOR PLANNER  
CURRENT PLANNING DIVISION**

**SEE LOCATION MAP ON REVERSE SIDE**



Case: Z-109-89(7)



**PLANNING &  
DEVELOPMENT**



400 STEWART AVE.  
LAS VEGAS, NV  
8 9 1 0 1  
702 229-6301

# **NOTICE OF PUBLIC HEARING**

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**MEETING: PLANNING COMMISSION**  
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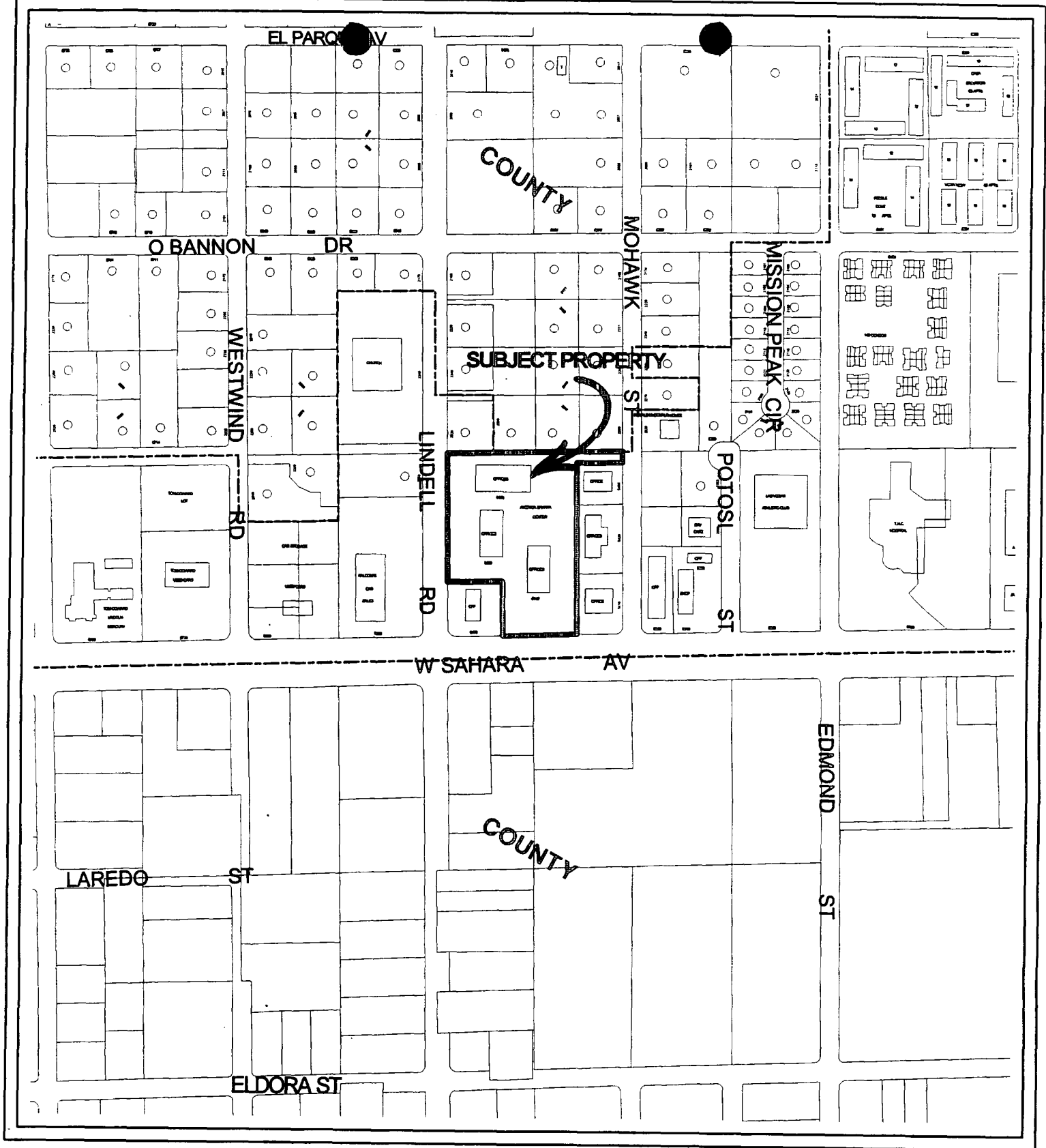
**PLANNING AND DEVELOPMENT DEPARTMENT  
CITY OF LAS VEGAS**



A handwritten signature in cursive script that reads "Rod Allison".

**ROD ALLISON, SENIOR PLANNER  
CURRENT PLANNING DIVISION**

SEE LOCATION MAP ON REVERSE SIDE



Case: Z-109-89(7)



PLANNING &  
DEVELOPMENT  
  
400 STEWART AVE.  
LAS VEGAS, NV  
8 9 1 0 1  
202 229-6301

# **NOTICE OF PUBLIC HEARING**

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**MEETING: PLANNING COMMISSION**  
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**LOCATION: COUNCIL CHAMBERS, CITY HALL**  
**400 EAST STEWART AVENUE**  
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**Z-109-89(7)**

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**PLANNING AND DEVELOPMENT DEPARTMENT  
CITY OF LAS VEGAS**

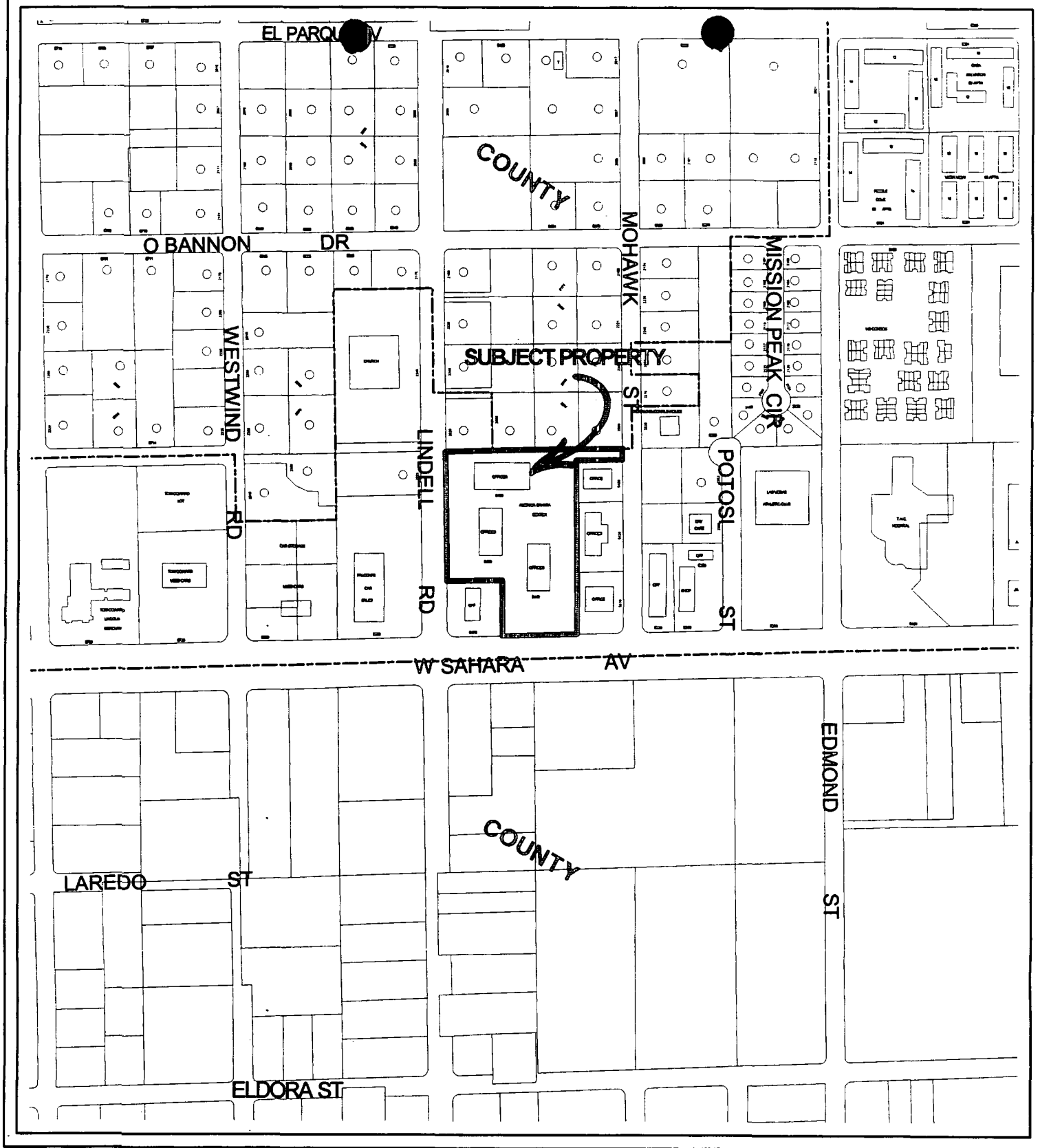


A handwritten signature in black ink, reading "Rod Allison".

**ROD ALLISON, SENIOR PLANNER  
CURRENT PLANNING DIVISION**

**SEE LOCATION MAP ON REVERSE SIDE**





Case: Z-109-89(7)



PLANNING &  
DEVELOPMENT  
  
400 STEWART AVE.  
LAS VEGAS, NV  
89101  
702-229-6301

# **NOTICE OF PUBLIC HEARING**

## **PLOT PLAN AND BUILDING ELEVATION REVIEW**

**MEETING: PLANNING COMMISSION**  
**DATE: FEBRUARY 13, 1997**  
**TIME: 7:00 P.M.**  
**LOCATION: COUNCIL CHAMBERS, CITY HALL**  
**400 EAST STEWART AVENUE**  
**LAS VEGAS, NEVADA**

**Z-109-89(7)**

**REQUEST BY SNIC II FOR A PLOT PLAN AND BUILDING ELEVATION REVIEW ON PROPERTY LOCATED ON THE EAST SIDE OF LINDELL ROAD, NORTH OF SAHARA AVENUE, FOR A PROPOSED ONE-STORY PARKING GARAGE, C-1 (LIMITED COMMERCIAL) ZONE, WARD 1 (MCDONALD), APN: 163-01-810-001**

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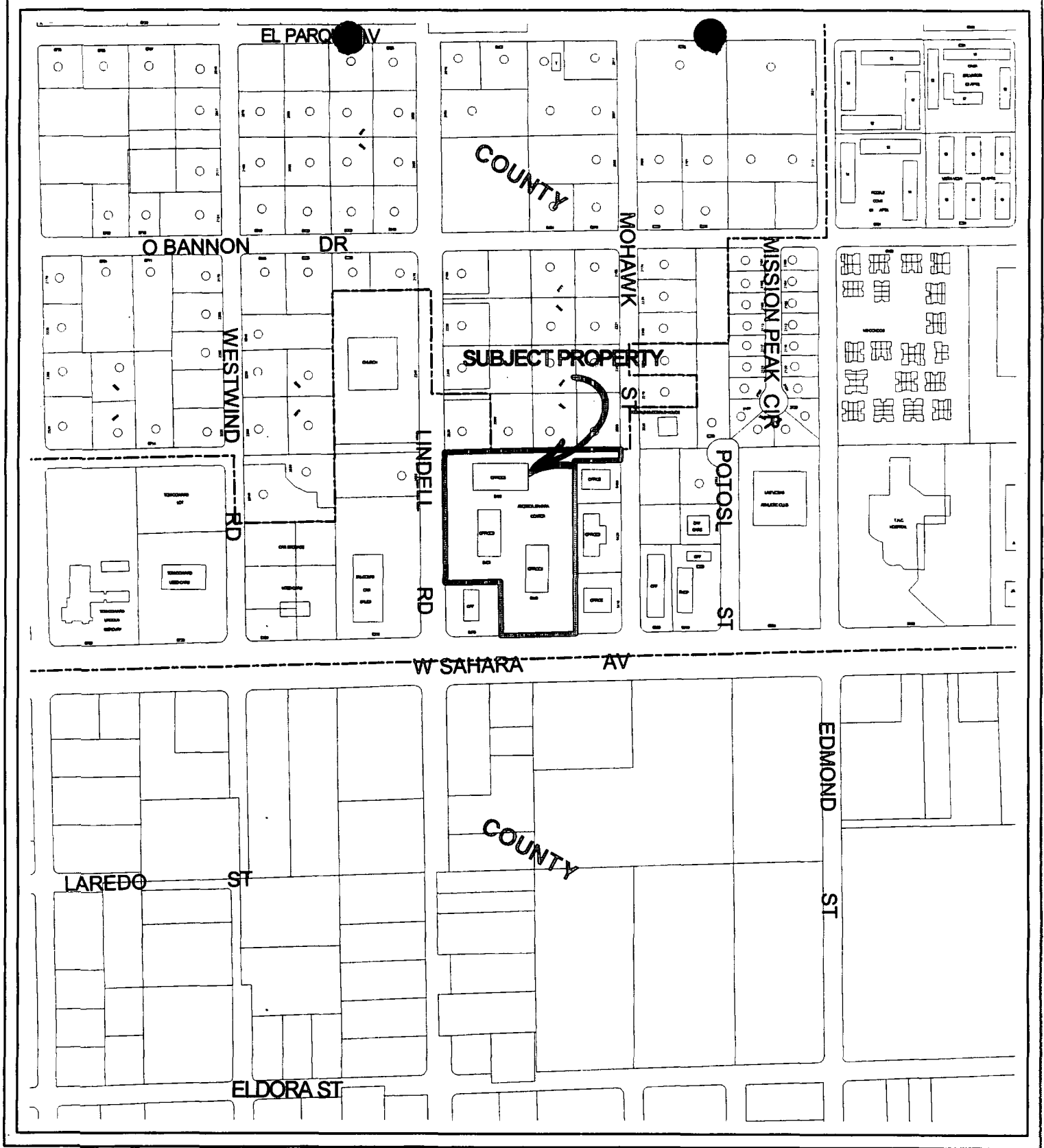
**PLANNING AND DEVELOPMENT DEPARTMENT  
CITY OF LAS VEGAS**



*Rod Allison*

**ROD ALLISON, SENIOR PLANNER  
CURRENT PLANNING DIVISION**

**SEE LOCATION MAP ON REVERSE SIDE**



Case: Z-109-89(7)



**PLANNING & DEVELOPMENT**  
  
400 STEWART AVE.  
LAS VEGAS, NV  
8 9 1 0 1  
229-6301

2-109-89(7)

163-01-001-009 940404:00325 04/04/94  
2240 LINDELL RD CNTY  
NAME-FLETCHER JARVIS H & VERLA G  
(I) 2240 LINDELL RD  
LAS VEGAS NV 89102-3304

~~163-01-001-010 960207:00522 02/07/96  
2260 LINDELL RD CNTY  
NAME-HARDMAN GLEN & JENNIFER L  
(I) 2748 CHOKEBERRY CT  
LAS VEGAS NV 89108-6421~~

163-01-001-011 711209:00144 12/09/91  
2245 MOHAWK ST CNTY  
NAME-WICKS JAMES A & MARITH PARROTT  
(I) 2245 MOHAWK ST  
LAS VEGAS NV 89102-3311

163-01-001-012 1230:1189759 05/21/80  
2243 MOHAWK ST CNTY  
NAME-DANUS CHARLES M  
(I) 624 S 6TH ST  
LAS VEGAS NV 89101-6920

163-01-001-013 0105305 01/12/74  
2300 LINDELL RD LV  
NAME-BUNT DAVID L & MARY F  
(I) 2300 LINDELL RD  
LAS VEGAS NV 89102-0300

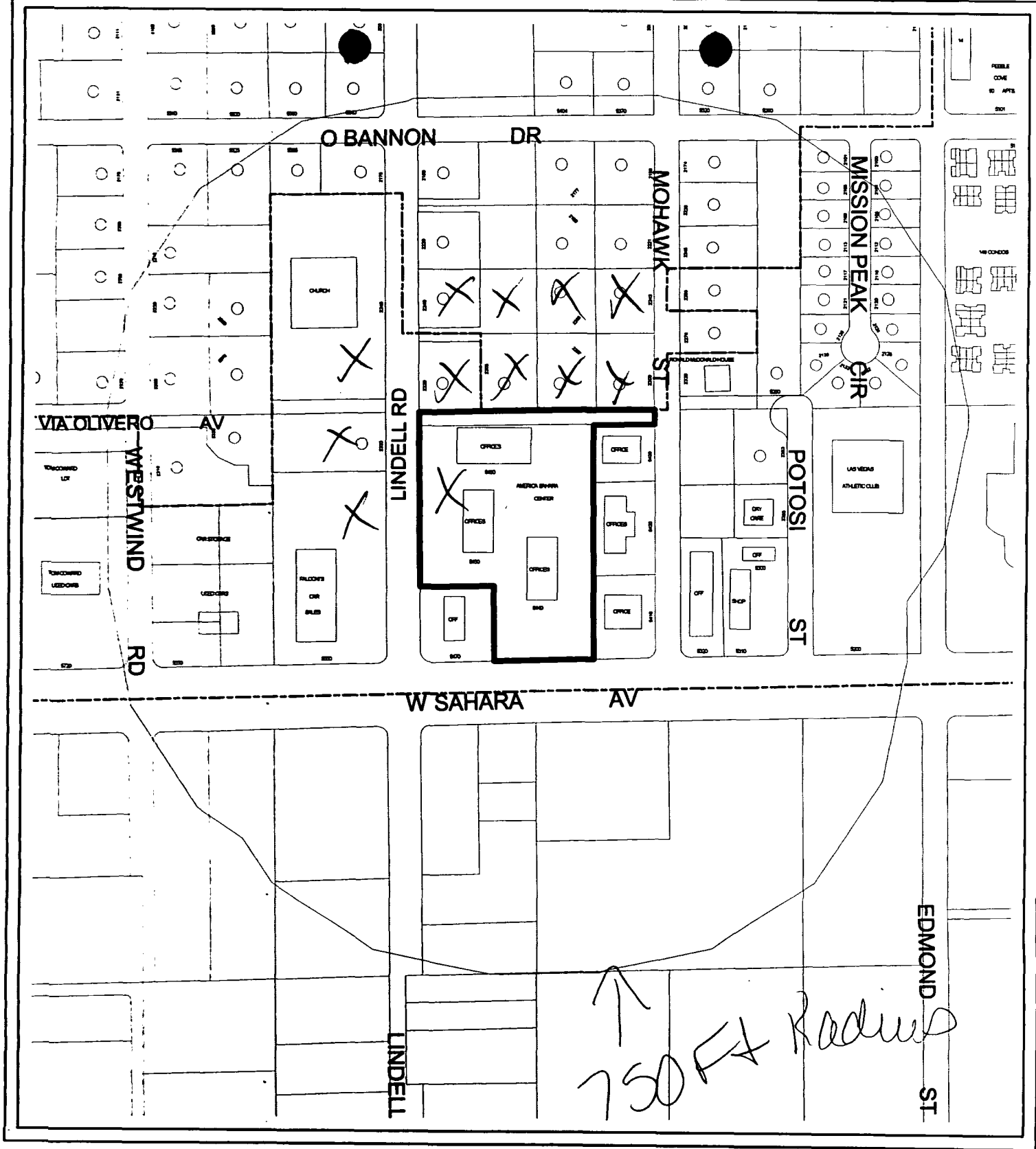
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2300 LINDELL RD LV  
NAME-BUNT DAVID L & MARY F  
(I) 2300 LINDELL RD  
LAS VEGAS NV 89102-0300~~

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2309 MOHAWK ST CNTY  
NAME-WECKESSER HENRY N JR  
(I) 2309 MOHAWK ST  
LAS VEGAS NV 89102-0300

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2309 MOHAWK ST LV  
NAME-WECKESSER HENRY N JR  
(I) LEE CONNIE  
2309 MOHAWK ST  
LAS VEGAS NV 89102-0300~~

163-01-001-017 050210476719 12/16/64  
2245 LINDELL RD LV

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Case: Z-109-89(7)

Applicant: SNIC II

*Thank  
Jacey*

7 Labels



**PLANNING &  
DEVELOPMENT**  
  
400 STEWART AVE.  
LAS VEGAS, NV  
89101  
702-229-6301

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143-01-801-015  
143-01-801-013 ✓  
143-01-404-005 ✓  
143-01-404-008 ✓

acomb space APN#

**MAYOR  
JAN LAVERTY JONES**

**COUNCILSMEN  
ARNIE ADAMSEN  
MATTHEW Q. CALLISTER  
MICHAEL J. McDONALD  
GARY REESE**

**CITY MANAGER  
LARRY K. BARTON**



# CITY of LAS VEGAS

March 17, 1997

Ms. Michelle Gray  
SNIC II, A Nevada Limited Partnership  
5440 West Sahara Avenue, Third Floor  
Las Vegas, Nevada 89102

RE: Z-109-89(7) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Ms. Gray:

The City Council at a regular meeting held March 10, 1997 APPROVED the request for a Plot Plan and Building Elevation Review on property located on the east side of Lindell Road, north of Sahara Avenue for a proposed One-Story Parking Garage, C-1 (Limited Commercial) Zone, subject to:

1. An addendum to the previously approved Drainage Plan and Technical Drainage Study for the commercial subdivision site must be submitted to and approved by the Department of Public Works prior to the issuance of any permits for the garage structure as required by the Department of Public Works.
2. Site development to comply with all applicable Conditions of Approval for Z-109-89, the Sahara Vista Commercial Subdivision and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.
3. All development shall be in conformance with the plot plan and building elevations.
4. 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.
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
7. All City Code requirements and design standards of all City departments must be satisfied.



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

Ms. Michelle Gray  
SNIC II, A Nevada Limited Partnership  
March 17, 1997  
RE: Z-109-89(7) - PLOT PLAN AND BUILDING ELEVATION REVIEW  
Page 2.

8. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
9. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
10. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
13. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) prior to the issuance of building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,



BARBARA JO RONEMUS  
City Clerk

/cmp

cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. Of Fire Services  
Land Development Services



## CITY COUNCIL

MEETING OF

MARCH 10, 1997

*City of Las Vegas*

## AGENDA &amp; MINUTES

Page 58

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

## ITEM

## ACTION

| Item<br>Number | DISCUSSION / ACTION ITEMS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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|                | <p>PLANNING AND DEVELOPMENT</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                | <p><u>PLOT PLAN AND BUILDING ELEVATION<br/>REVIEW - PUBLIC HEARING</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 83             | <p><u>Z-109-89(7) - SNIC II</u></p> <p>Request for a Plot Plan and Building Elevation Review on property located on the east side of Lindell Road, north of Sahara Avenue for a PROPOSED ONE-STORY PARKING GARAGE, C-1 (Limited Commercial) Zone.</p> <p>PROTESTS: 0</p> <p>Ward 1 (McDonald)</p> <p>Planning Commission (4-3 vote) and staff recommended APPROVAL, subject to:</p> <ol style="list-style-type: none"> <li>1. An addendum to the previously approved Drainage Plan and Technical Drainage Study for the commercial subdivision site must be submitted to and approved by the Department of Public Works prior to the issuance of any permits for the garage structure as required by the Department of Public Works.</li> <li>2. Site development to comply with all applicable Conditions of Approval for Z-109-89, the Sahara Vista Commercial Subdivision and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.</li> <li>3. Standard Condition Nos. 2 - 9, 11,12 and 14.</li> </ol> | <p><b>REESE - APPROVED subject to conditions - UNANIMOUS with Callister and McDonald excused</b></p> <p>*****</p> <p>MAYOR JONES declared the Public Hearing open.</p> <p>MICHELLE GRAY, Saxton, Inc., 5440 West Sahara Avenue, appeared on behalf of the applicant and concurred with the conditions.</p> <p>COUNCILMAN ADAMSEN outlined the key concern of the neighbors that the development must comply with the conditions of approval imposed on the zoning application Z-109-89. MS. GRAY used the site plan to demonstrate that the 55 foot setback will be met with only a stairwell and three foot metal railing going down into the underground parking level extending into that space, which is a requirement of code. A note has been added to the site plan that no structures above the driveway surface grade will be in that 55 foot setback zone. In addition, there is a six foot CMU block wall along the back property line to eliminate any visibility problems with the stairwell and railing. ROBERT GENZER, Planning &amp; Development, confirmed that staff's review of the revised plan revealed that it does meet all the initial concerns.</p> <p>MARY HUNT, 2300 Lindell Road, expressed appreciation to the Council for maintaining the 55 foot setback. There is a concern about the 14 to 16 foot height with a 4 foot parapet. They would like the parapet extended along the northern wall to prevent vehicle lights shining into the abutting residential properties.</p> <p>MS. GRAY responded that the south end of the parking structure is 12 foot at the highest level with a 3.5 foot parapet. On the northern side, the slope causes the proposed parking structure to match that existing on the site and there is no parapet. There would be no more light impact than already exists. There is an abutting 6 foot block wall that screens the ground level parking and a parapet could not be built exceeding that height.</p> |

## CITY COUNCIL

MEETING OF

MARCH 10, 1997

*City of Las Vegas*

## AGENDA &amp; MINUTES

Page 59

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

## ITEM

## ACTION

Item  
NumberDISCUSSION / ACTION ITEMS

## PLANNING AND DEVELOPMENT

Z-109-89(7) - SNIC II

MS. HUNT conceded to MS. GRAY'S point that there is no problem with the lights now. She stressed the need for a traffic signal at Lindell Road because of over development in the area. She outlined the speeding cut-through traffic using Lindell to reach O'Bannon and Decatur because of existing traffic congestion in the area.

JOHN McNELLIS, Public Works, explained that the signal is under design but the bid was rejected by Council last year. The current problem is that NDOT has not given permission for the traffic signal and feels it is not warranted. Their concern is that traffic signals impede the capacity of traffic along Sahara. COUNCILMAN ADAMSEN concurred with MS. HUNT'S comments and the need for the signal. MAYOR JONES stated that she would contact TOM STEPHENS of NDOT to discuss the matter.

No one appeared in opposition.

There was no further discussion.

MAYOR JONES declared the Public Hearing closed.

NOTE: MAYOR JONES instructed DOUG RANKIN to obtain MS. HUNT'S telephone number for follow up contact regarding the traffic signal issue on Lindell Road.

(2:46 - 2:53)

2 - 455

**AGENDA DOCUMENTATION**

**TO:**

**THE CITY COUNCIL**

**FROM: JOHN L. SCHLEGEL, DEPUTY DIRECTOR  
PLANNING AND DEVELOPMENT DEPARTMENT**

**SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW - PUBLIC HEARING - Z-109-89(7) -  
SNIC II**

**PURPOSE/BACKGROUND**

**APPLICATION REQUEST:**

This request is for a Plot Plan and Building Elevation Review of a proposed 43,216 square foot one-story parking garage located on the east side of Lindell Road, north of Sahara Avenue.

**BACKGROUND DATA:**

12/06/89 The City Council approved C-1 (Limited Commercial) and P-R (Professional Offices and Parking) zoning for this site (Z-109-89).

6/20/90 The City Council approved a Plot Plan and Building Elevation Review for office buildings on this site (Z-109-89[2]).

**DETAILS OF APPLICATION REQUEST:**

The applicant proposes to build a two level parking structure in the northwest portion of this existing office complex. The lower level will be partially below ground and will contain 74 parking spaces. The upper level will contain 78 spaces and will be sloped so it matches the existing grade of the residential properties to the north. The structure will have a maximum height of 12 feet. Access to the parking structure is from a driveway connecting to the existing office complex parking lot.

The six existing office buildings and the one proposed building on this site require a total of 351 parking spaces. With the addition of the parking structure, there will be a total of 547 on-site spaces.

**FINDINGS:**

The submitted plot plan and structure elevations are compatible with the existing development in the office complex. The plot plan is in conformance with the Conditions of Approval of zoning case (Z-109-89).

**AGENDA DOCUMENTATION**

|                                |                                                                                       |
|--------------------------------|---------------------------------------------------------------------------------------|
| <b>TO:</b><br>THE CITY COUNCIL | <b>FROM:</b> JOHN L. SCHLEGEL, DEPUTY DIRECTOR<br>PLANNING AND DEVELOPMENT DEPARTMENT |
|--------------------------------|---------------------------------------------------------------------------------------|

**SUBJECT:** PLOT PLAN AND BUILDING ELEVATION REVIEW - PUBLIC HEARING - Z-109-89(7) -  
SNIC II

**PURPOSE/BACKGROUND**

Planning Commission Recommendation: APPROVAL (4-3 vote) (The Planning Commission asked the applicant to submit a colored elevation for review at the City Council meeting. Staff has continued to work with the applicant who has agreed to submit a new plot plan showing the parking garage set back 55 feet from the north property to match the setback required for the Social Security building previously constructed on the site.)

Staff Recommendation: APPROVAL

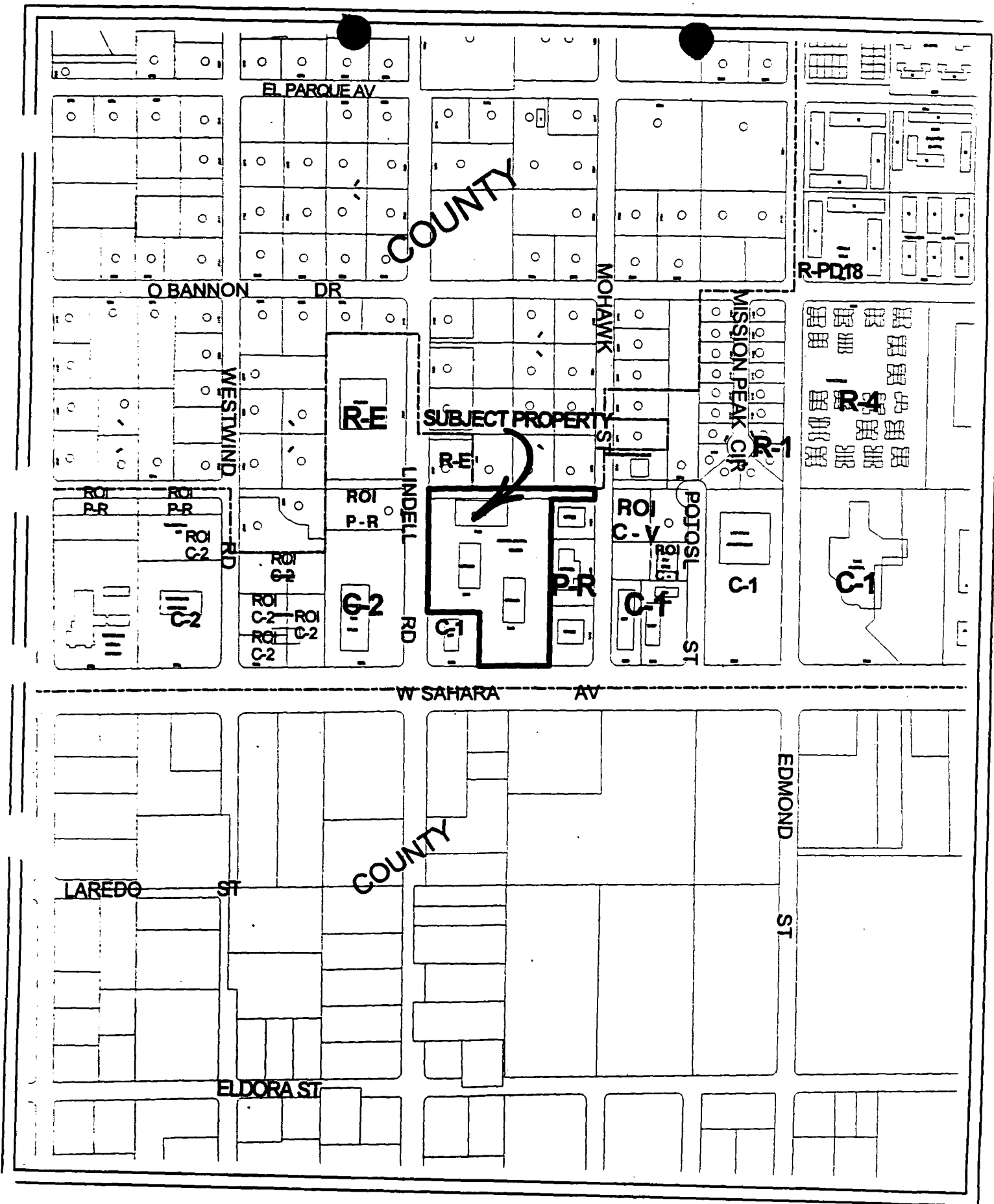
PROTESTS: 0

NOTICES MAILED: 7

**SEE ATTACHED LOCATION MAP**

Agenda Item

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Case: Z-109-89(7)

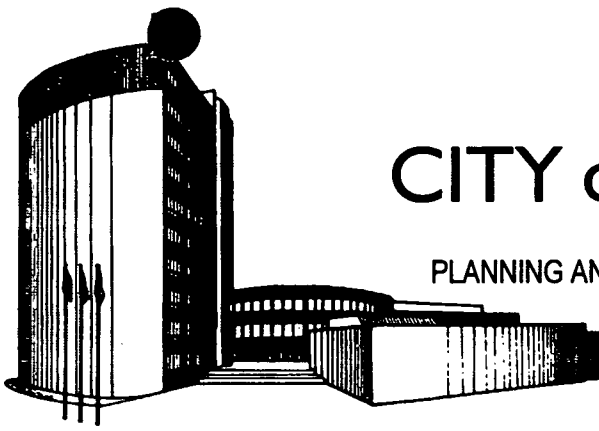
Radius: 750 ft



**MAYOR  
JAN LAVERTY JONES**

**COUNCILMEN  
ARNIE ADAMSEN  
MATTHEW Q. CALLISTER  
MICHAEL J. MCDONALD  
GARY REESE**

**CITY MANAGER  
LARRY K. BARTON**



# CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

February 19, 1997

Ms. Michelle Gray  
SNIC II, A Nevada Limited Partnership  
5440 West Sahara Avenue, Third Floor  
Las Vegas, Nevada 89102

RE: Z-109-89(7) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Ms. Gray:

Your request for a Plot Plan and Building Elevation Review on property located on the east side of Lindell Road, north of Sahara Avenue for a proposed one-story parking garage, C-1 (Limited Commercial) Zone, was considered by the Planning Commission on February 13, 1997.

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

1. An addendum to the previously approved Drainage Plan and Technical Drainage Study for the commercial subdivision site must be submitted to and approved by the Department of Public Works prior to the issuance of any permits for the garage structure as required by the Department of Public Works.
2. Site development to comply with all applicable Conditions of Approval for Z-109-89 and all other site-related actions as required by the Planning and Development Department and the Department of Public Works.
3. All development shall be in conformance with the plot plan and building elevations.
4. 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.
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.



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

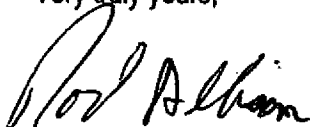
TO: Mr. Kim Williams  
RE: Z-109-89(7)

February 19, 1997  
Page Two

6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
7. All City Code requirements and design standards of all City departments must be satisfied.
8. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
9. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
10. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
13. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) prior to the issuance of building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

This item will be considered by the City Council on March 10, 1997, at 2:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Very truly yours,



Rod Allison, Senior Planner  
Current Planning Division

RA:erh

# PLANNING COMMISSION

MEETING OF  
FEBRUARY 13, 1997

*City of Las Vegas*

## AGENDA & MINUTES

Page 80

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

| ITEM               |                                                                                                                                                                                                                                                                                                           | ACTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Item Number</u> | <u>DISCUSSION/ACTION ITEMS</u>                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                    | <b>PLANNING AND DEVELOPMENT</b>                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| C-10.              | <u>Z-109-89(7) - SNIC II</u>                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                    | Request for a Plot Plan and Building Elevation Review on property located on the east side of Lindell Road, north of Sahara Avenue for a PROPOSED ONE-STORY PARKING GARAGE, C-1 (Limited Commercial) Zone.                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                    | Ward 1 (McDonald)                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                    | APN: 163-01-810-001                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                    | <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to the following:                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                    | 1. An addendum to the previously approved Drainage Plan and Technical Drainage Study for the commercial subdivision site must be submitted to and approved by the Department of Public Works prior to the issuance of any permits for the garage structure as required by the Department of Public Works. | <p><b>Moran -</b><br/><b>APPROVED, SUBJECT TO STAFF'S CONDITIONS.</b><br/><b>Motion carried with SKAAR, SOLOMON AND QUINN voting "No."</b></p> <p>MR. ALLISON stated this request is for a two-level parking structure on the northwest portion of this existing office complex. The lower level will be partially below ground and will contain 74 spaces. The upper level will contain 78 spaces and will be sloped so it matches the existing grade of the residential properties to the north. Access to the structure is from a driveway connected to the existing office complex. The plot plan and building elevations are compatible with the existing development in the complex. Staff recommended approval, subject to the conditions.</p> |
|                    | 2. Site development to comply with all applicable Conditions of Approval for Z-109-89, the Sahara Vista Commercial Subdivision and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.                                   | <p>MICHELLE GRAY, Saxton, Inc., 5440 West Sahara Avenue, appeared and represented the application. They are in the preliminary stages of their design. She concurred with staff's conditions.</p> <p>CHAIRMAN GRIEGO declared the Public Hearing open.</p> <p>There was no one present in opposition.</p> <p>CHAIRMAN GRIEGO declared the Public Hearing closed.</p>                                                                                                                                                                                                                                                                                                                                                                                  |
|                    | 3. Standard Condition Nos. 2 - 9, 11,12 and 14.                                                                                                                                                                                                                                                           | <p>MICHELLE GRAY said the entire structure will not be any higher than a one-story building.</p> <p>MR. ALLISON said the maximum height of the structure is 12 feet.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                    | <u>NOTICES MAILED:</u> 7                                                                                                                                                                                                                                                                                  | <p>COMMISSIONER SOLOMON wondered about the lighting. He thought this item should be held in abeyance until more information is provided.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                    | <u>APPROVALS:</u> 0                                                                                                                                                                                                                                                                                       | <p>MR. ALLISON felt it would be a good idea to impose a condition regarding lighting on the upper level.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                    | <u>PROTESTS:</u> 0                                                                                                                                                                                                                                                                                        | <p>COMMISSIONER MORAN thought all the issues could be worked out prior to the City Council meeting.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |



# PLANNING COMMISSION

MEETING OF  
FEBRUARY 13, 1997

*City of Las Vegas*

## AGENDA & MINUTES

Page 81

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

| ITEM                   |                                 | ACTION                                                                                                                                                                                                                                                                                                                                                       |
|------------------------|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Item<br/>Number</u> | <u>DISCUSSION/ACTION ITEMS</u>  |                                                                                                                                                                                                                                                                                                                                                              |
|                        | <b>PLANNING AND DEVELOPMENT</b> |                                                                                                                                                                                                                                                                                                                                                              |
| C-10.                  | <u>Z-109-89(7) - SNIC II</u>    | <p>COMMISSIONER QUINN thought there should be more detailed building elevations submitted and shown to the Planning Commission.</p> <p>COMMISSIONER SKAAR was concerned that lights from the cars will be shining over the four foot high wall into the residential area.</p> <p>To be heard by the City Council on 3/10/97.</p> <p>(8:29-8:43) 1 - 3380</p> |

**2/13/97 PLANNING COMMISSION**

- C-10.     Z-109-89(7) - SNIC II - Request for a Plot Plan and Building Elevation Review on property located on the east side of Lindell Road, north of Sahara Avenue for a PROPOSED ONE-STORY PARKING GARAGE, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 163-01-810-001.**

**PUBLIC HEARING**

**C.C.: 3/10/97**

**APPLICATION REQUEST:**

This request is for a Plot Plan and Building Elevation Review of a proposed 43,216 square feet one-story parking garage located on the east side of Lindell Road, north of Sahara Avenue.

**BACKGROUND DATA:**

12/06/89   The City Council approved C-1 (Limited Commercial) and P-R (Professional Offices and Parking) zoning for this site (Z-109-89).

6/20/90    The City Council approved a Plot Plan and Building Elevation Review for office buildings on this site (Z-109-89 [2]).

**DETAILS OF APPLICATION REQUEST:**

The applicant proposes to build a two level parking structure in the northwest portion of this existing office complex. The lower level will be partially below ground and will contain 74 parking spaces. The upper level will contain 78 spaces and will be sloped so it matches the existing grade of the residential properties to the north. The structure will have a maximum height of 12 feet. Access to the parking structure is from a driveway connecting to the existing office complex parking lot.

The six existing office buildings and the one proposed building on this site require a total of 351 parking spaces. With the addition of the parking structure, there will be a total of 547 on-site parking spaces.

**FINDINGS:**

The submitted plot plan and building elevations are compatible with the existing development in the office complex. The plot plan is in conformance with the Conditions of Approval of zoning case Z-109-89.

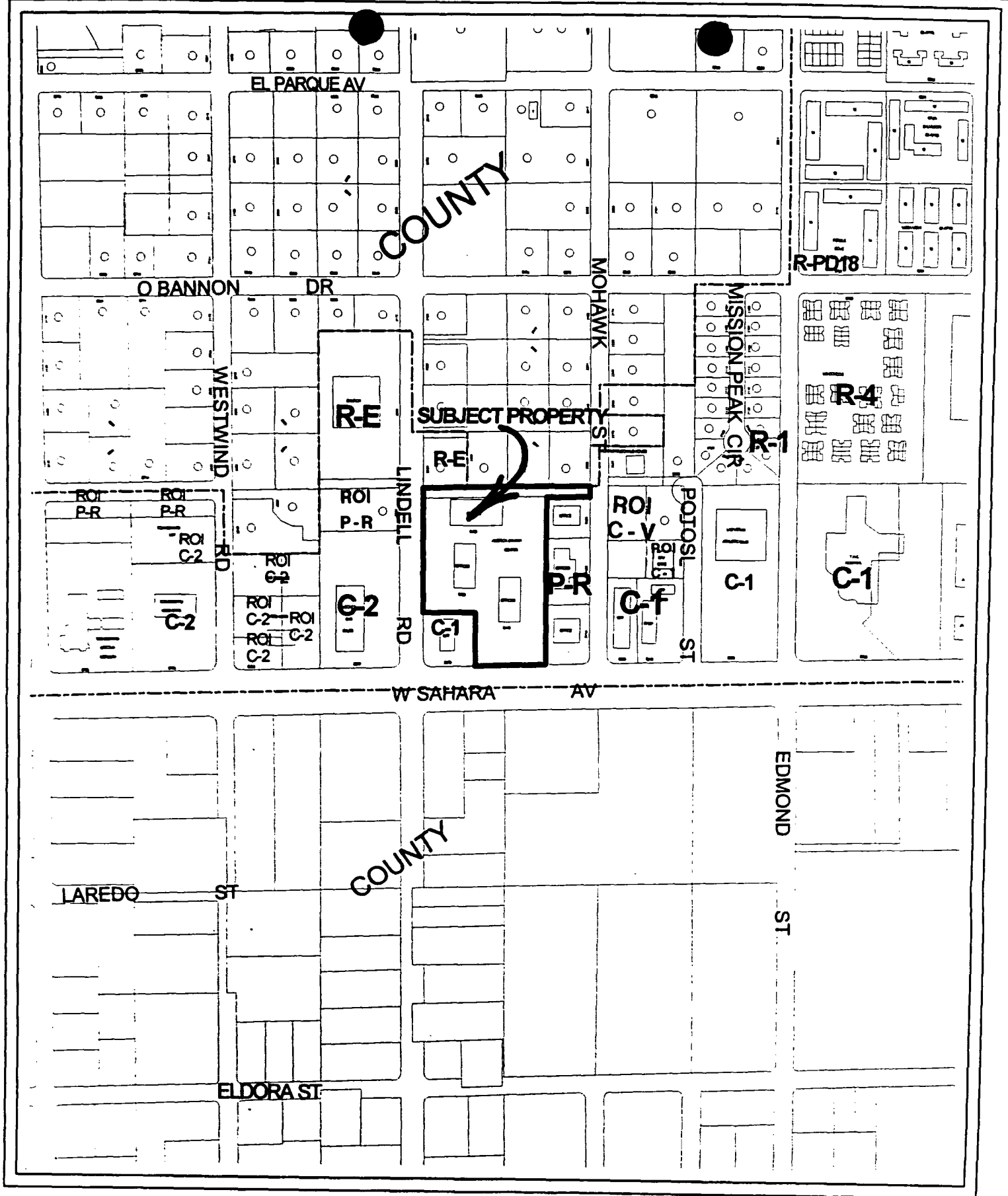
**STAFF RECOMMENDATION: APPROVAL, subject to the following:**

1. An addendum to the previously approved Drainage Plan and Technical Drainage Study for the commercial subdivision site must be submitted to and approved by the Department of Public Works prior to the issuance of any permits for the garage structure as required by the Department of Public Works.
2. Site development to comply with all applicable Conditions of Approval for Z-109-89, the Sahara Vista Commercial Subdivision and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.
3. Standard Condition Nos. 2 - 9, 11,12 and 14.

**NOTICES MAILED:** 7

**APPROVALS:** 0

**PROTESTS:** 0



Case: Z-109-89(7)

Radius: 750 ft

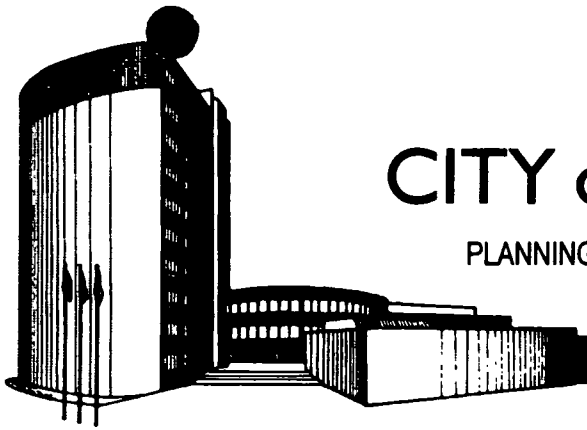


MAYOR  
JAN LAVERTY JONES

COUNCILMEN  
ARNIE ADAMSEN  
MATTHEW Q. CALLISTER  
MICHAEL J. McDONALD  
GARY REESE

CITY MANAGER  
LARRY K. BARTON

February 3, 1997



# CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

Ms. Michelle Gray  
SNIC II, A Nevada Limited Partnership  
5440 West Sahara Avenue, Third Floor  
Las Vegas, Nevada 89102

RE: Z-109-89(7) - 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 February 13, 1997. This meeting will be held at 7:00 P. M. in the Council Chambers of City Hall, 400 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 Current Planning Division, Development Services Center, 731 South Fourth Street, or you may obtain this information by calling 229-6301.

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

Very truly yours,

Rod Allison, Senior Planner  
Current Planning Division

RA:erh

Enclosure



# Development Notification Report

Case Number: 2-109-89 (7)

Applicant: SNIO Nevada Ltd. Partnership

Date Prepared: 2/3/97

Planning Commission Meeting Date: 2/13/97

City Council Meeting Date:

The following neighborhood associations are located within approximately one (1) mile of this development application and have been notified of this case by the Neighborhood Planning and Support Division:

|                             |  |
|-----------------------------|--|
| <u>Westleigh</u>            |  |
| <u>Chas. Hts. Coalition</u> |  |
| <u>Chas. Hts. #14</u>       |  |
| <u>Chas. Hts. #10</u>       |  |
|                             |  |
|                             |  |
|                             |  |
|                             |  |
|                             |  |
|                             |  |

Neighborhood Planner:

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

**DATE**

February 7, 1997

|                                                    |                                                                           |
|----------------------------------------------------|---------------------------------------------------------------------------|
| <b>TO:</b><br>Department of Planning & Development | <b>FROM:</b><br>Richard D. Goecke, Director<br>Department of Public Works |
|----------------------------------------------------|---------------------------------------------------------------------------|



|                                                                                                                                                                          |                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SUBJECT:</b><br>Plot Plan and Building Elevation Review<br>Z-109-89(7)<br>S.N.I.C. II, A Nevada Limited Liability Company<br><br>(NEC Lindell Road and Sahara Avenue) | <b>COPIES TO:</b><br>John McNellis, Anderson, Reeves, Development Coordination<br>Ed Byrge, Right-of-Way<br>Chuck Turk, Land Development<br>Rita Lumos, Survey (FM, PM, & A's only)<br>Gordon Derr, Traffic Engineering |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**COMMENTS:**

We have no objection to the current request for a two-level, partially-depressed parking structure on this commercial subdivision site.

We do, however, have a concern related to a condition previously imposed onto this site with the Tentative Map for the Sahara Vista commercial subdivision. In early 1990, when the commercial subdivision was being processed, Public Works recommended that the commercial subdivision site contribute \$25,000 to fund one-fourth of the future traffic signal system at the intersection of Sahara Avenue and Lindell Road. The applicant objected to the cash contribution and a revised condition was agreed to which required that the applicant enter into a written agreement to *construct* 25% of the signal system. In late 1990, the applicant appealed the 25% construction requirement and gained approval from the City Council to enter into a Traffic Signal Participation Agreement which guaranteed payment of 25% of the cost of the future traffic signal system, whenever such was installed. The Traffic Signal Participation Agreement requires that a performance bond be kept in force through the life of the Agreement. The Agreement also allows a periodic review of the bond value. The current value of the bond is \$38,750 and was last reviewed in early 1994.

In late 1996, the traffic signal system for this intersection was designed and was bid. The bids came in over estimated costs and the City Council rejected all bids. Because the City plans to rebid this project in the near future, we recommend that a condition be imposed with this action to require that the applicant abide with the intent of the Traffic Signal Participation Agreement and pay 25% of the estimated signal system costs prior to the issuance of any permits for the proposed garage structure. The current cost estimate is \$273,015.23.

**CONDITIONS OF APPROVAL:**

1. Contribute \$68,253.81 to fund the applicant's share (25%) of the estimated cost of the traffic signal system at the intersection of Sahara Avenue and Lindell Road prior to the issuance of any permits for the garage structure as required by the Department of Public Works. Upon completion of the traffic signal project, adjustment of the amount may be required; if the final traffic signal project costs more than the estimate, the applicant will owe 25% of the difference to the City, and, if the traffic signal project costs are less than the estimate, the City will owe 25% of the difference to the applicant; all payment adjustments will be due within 90 days after completion of the traffic signal system project. This requirement is in compliance with the intent of the current Traffic Signal Participation Agreement and with the Review of Condition action approved by the City Council on November 7, 1990. Upon completion of the traffic signal project and resolution of final costs, the Traffic Signal Participation Agreement shall be voided and the posted performance bond will be released by the City of Las Vegas. Failure to comply with the intent of the Traffic Signal Participation Agreement of providing 25% signal system funding will result in the forfeiture of the performance bond.
2. An addendum to the previously approved Drainage Plan and Technical Drainage Study for the commercial subdivision site must be submitted to and approved by the Department of Public Works prior to the issuance of any permits for the garage structure as required by the Department of Public Works.
3. Site development to also comply with all applicable conditions of approval for Zoning Application Z-109-89, the Sahara Vista commercial subdivision and all other subsequent, site-related actions as required by the Department of Public Works.

# MEMO

DATE

1/22/97

TO:

**PLANNING AND DEVELOPMENT DEPT.**

FROM:

**FIRE PREVENTION DIVISION**

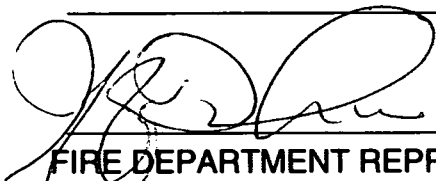
SUBJECT:

2-109-897, S.N.I.C. 11 A NEVADA LIMITED

1. ☐ NO OBJECTIONS.
2. ☐ SUBJECT TO CONDITIONS LISTED.
3. ☒ MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. ☒ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. ☐ WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
6. ☒ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
7. ☐ ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.

8. **ADDITIONAL CONDITIONS/COMMENTS** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE**



# **NOTICE OF PUBLIC HEARING**

## **PLOT PLAN AND BUILDING ELEVATION REVIEW**

**MEETING: PLANNING COMMISSION**  
**DATE: FEBRUARY 13, 1997**  
**TIME: 7:00 P.M.**  
**LOCATION: COUNCIL CHAMBERS, CITY HALL**  
**400 EAST STEWART AVENUE**  
**LAS VEGAS, NEVADA**

**Z-109-89(7)**

**REQUEST BY SNIC II FOR A PLOT PLAN AND BUILDING ELEVATION REVIEW ON PROPERTY LOCATED ON THE EAST SIDE OF LINDELL ROAD, NORTH OF SAHARA AVENUE, FOR A PROPOSED ONE-STORY PARKING GARAGE, C-1 (LIMITED COMMERCIAL) ZONE, WARD 1 (MCDONALD), APN: 163-01-810-001**

**THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M. D. B. & M.**

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request will be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108).

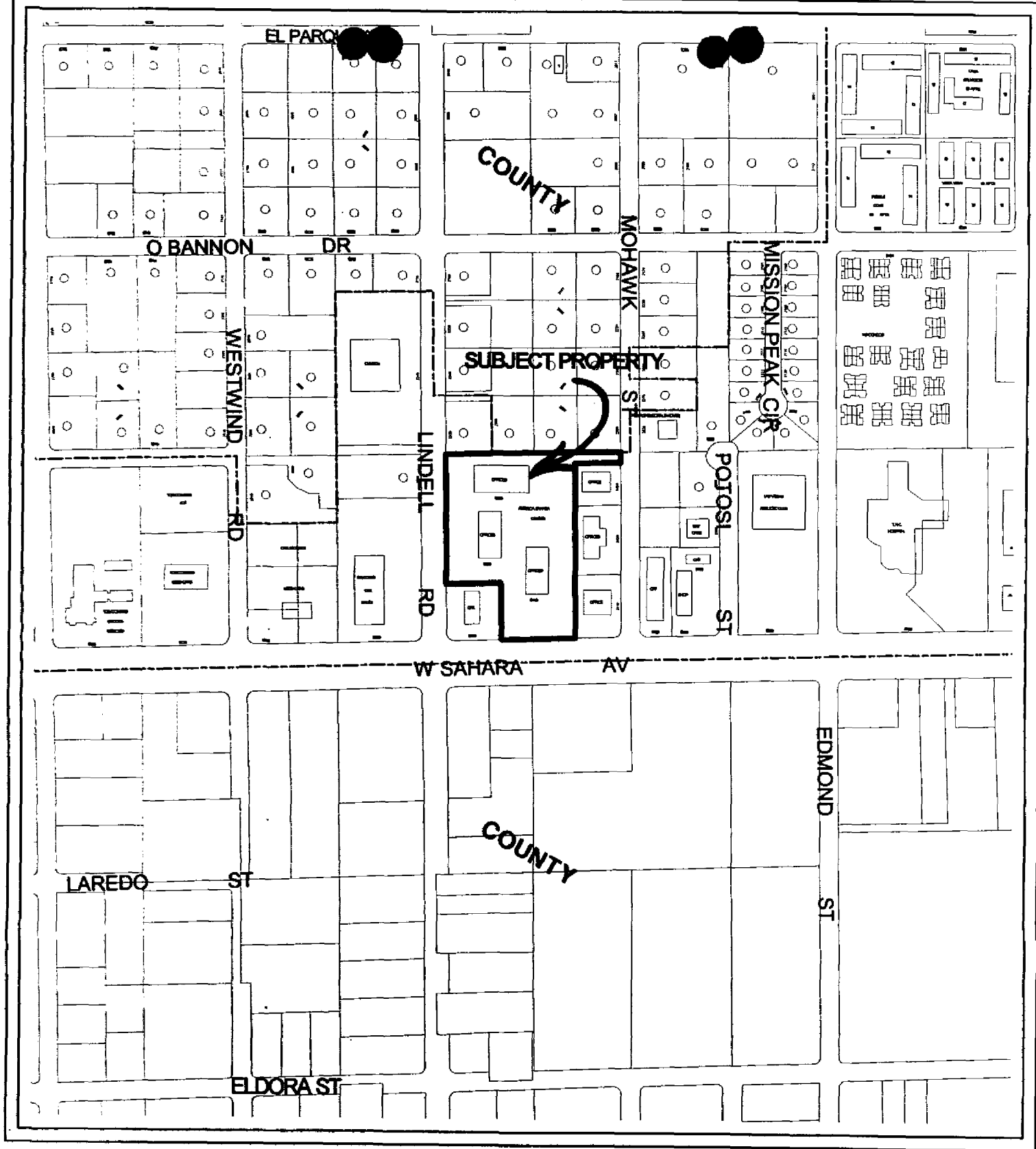
**PLANNING AND DEVELOPMENT DEPARTMENT  
CITY OF LAS VEGAS**



*Rod Allison*

**ROD ALLISON, SENIOR PLANNER  
CURRENT PLANNING DIVISION**

SEE LOCATION MAP ON REVERSE SIDE



Case: Z-109-89(7)



PLANNING &  
DEVELOPMENT  
  
400 STEWART AVE.  
LAS VEGAS, NV  
8 9 1 0 1  
202 229-6301

# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM REQUEST FOR COMMENTS

FROM: **PLANNING AND DEVELOPMENT**

|                                                   |                |                                               |        |
|---------------------------------------------------|----------------|-----------------------------------------------|--------|
| * DEVELOPMENT COORDINATION                        | GARY REID      | 2 <sup>ND</sup> FL/731 S. 4 <sup>TH</sup> ST  |        |
| * ELECTRICAL SERVICES                             | DONALD BEHUNIN | 3160 BONANZA RD                               |        |
| * FLOOD CONTROL                                   | RANDY FULTZ    | 2 <sup>ND</sup> FL/731 S. 4 <sup>TH</sup> ST  |        |
| * LAND DEVELOPMENT                                | CHUCK TURK     | 731 S. 4 <sup>TH</sup> STREET                 |        |
| * RIGHT-OF-WAY                                    | ED BYRGE       | 2 <sup>ND</sup> FL/731 S. 4 <sup>TH</sup> ST  |        |
| * SANITARY SEWERS                                 | DAVE MCGONEGLE | 2 <sup>ND</sup> FL/731 S. 4 <sup>TH</sup> ST  |        |
| * SPECIAL IMPROVEMENT DISTRICT                    | NANCY PAYAN    | 420 N. 4 <sup>TH</sup> STREET                 |        |
| * SURVEY                                          | RITA LUMOS     | 415 N. 7 <sup>TH</sup> STREET                 |        |
| * TRAFFIC ENGINEERING                             | GORDON DERR    | 417 N. 7 <sup>TH</sup> STREET                 |        |
| BUSINESS SERVICES                                 | JIM DiFIORE    | 1ST FLOOR/CITY HALL                           |        |
| COMPREHENSIVE PLANNING                            | ROBERT BAGGS   | 2 <sup>ND</sup> FL/731 S. 4 <sup>TH</sup> ST  |        |
| FIRE PREVENTION                                   | JEFF DONAHUE   | 500 CASINO CENTER                             |        |
| FIRE SERVICES - COMMUNICATIONS                    | MELANIE DOBOSH | 500 CASINO CENTER                             |        |
| METRO - CRIME PREVENTION                          | BILL TURLOCK   | 601 FREMONT-2 <sup>ND</sup> FL                |        |
| METRO - TRAFFIC / SPECIAL EVENTS                  | CARL FRUGE     |                                               |        |
| METRO - INSPECTIONS BUREAU                        | STAN OLSEN     | 601 FREMONT-2 <sup>ND</sup> FL                |        |
| NEIGHBORHOOD PLANNING                             | NANCY GARDNER  | 8 <sup>TH</sup> FLOOR/CITY HALL               |        |
| PERMITS / INSPECTIONS                             | GEORGE GARDNER | 1 <sup>ST</sup> FL/731 S. 4 <sup>TH</sup> ST. |        |
| PLANNING AND DEVELOPMENT                          | KYLE WALTON    | 1 <sup>ST</sup> FL/731 S. 4 <sup>TH</sup> ST  |        |
| REDEVELOPMENT AGENCY                              | JEFF MARESH    | 5 <sup>TH</sup> STREET SCHOOL                 |        |
| TRANSPORTATION PLANNING                           | DARRYL NELSON  | 2 <sup>ND</sup> FL/731 S. 4 <sup>TH</sup> ST  |        |
| CLARK COUNTY HEALTH DISTRICT                      | AR-1-97        | 2-17-90 (18)                                  | 2-4-97 |
| CLARK COUNTY SCHOOL DISTRICT                      | AV-1-97        | 2-26-91 (9)                                   | 2-5-97 |
| CLARK COUNTY ZONING                               | GPA-1-97       | 2-152-94 (2)                                  | 2-6-97 |
| DIVISION OF WATER RESOURCES                       | GPA-2-97       | 2-11-95 (1)                                   |        |
| FEDERAL HOUSING ADMINISTRATION (2 TENTATIVE MAPS) | MS 4 1-97      | 2-152-94 (2)                                  |        |
| LAS VEGAS VALLEY WATER DISTRICT                   | 2-68-85 (36)   | 2-11-95 (1)                                   |        |
| NEVADA POWER COMPANY                              | 2-100-87 (9)   | 2-37-95 (6)                                   |        |
| SOUTHWEST GAS CORPORATION                         | 2-68-85 (35)   | 2-1-97                                        |        |
| SPRINT-CENTRAL TELEPHONE - NEVADA                 | 2-109-89 (7)   | 2-2-97                                        |        |
| UNITED STATES POSTAL SERVICE                      |                | 2-3-97                                        |        |

\* **ONLY THOSE INDICATED WITH A STAR ARE TO ROUTE TO GARY REID, SR ENG. TECH**  
**ALL OTHER DIVISIONS PLEASE ROUTE TO PLANNING AND DEVELOPMENT**

C-9

**DEVELOPMENT REVIEW TEAM MEETING**

**JANUARY 29, 1997**

9:30 AM to 12:00 PM

Planning & Development Conference Room 2B, Second Floor  
Development Services Center

*SNIC*

**Z-109-89(7) - ~~S.N.I.C. II A NEVADA LIMITED PARTNERSHIP~~** - Request for a Plot Plan and Building Elevation Review on property located on the east side of Lindell Road, north of Sahara Avenue for a PROPOSED ONE-STORY PARKING GARAGE, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 163-01-810-001.

PLANNING COMMISSION: FEBRUARY 13, 1997

CITY COUNCIL: MARCH 5, 1997

CASE PLANNER: ROD ALLISON 229-2129

☒  
☐

**PUBLIC HEARING**

**NON-PUBLIC HEARING**

**Comments Due: JANUARY 29, 1997**

*Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet, at the DRT meeting or e-mail to ELDA RAE HAMMOND, the agenda tech responsible for this case.*

**COMMENTS:** \_\_\_\_\_

10:41:46:25

CASE Z 109 89 - 7 BZA-CC-PC-SUM (BCPS) P MEETING DATE 02/13/97  
ITEM # ACCEPTED 01/02/97 PUBLIC HEARING Y BY MP/HD  
EXISTING ZONES C-1 ROI->  
ROI->

## APPLICATION REQUEST

Z-109-89(7) - SNIC II, A NEVADA LIMITED PARTNERSHIP - REQUEST FOR A PLOT  
PLAN AND BUILDING ELEVATION REVIEW ON PROPERTY LOCATED ON THE EAST SIDE OF  
LINDELL ROAD, NORTH OF SAHARA AVENUE FOR A PROPOSED ONE-STORY PARKING GARAG  
E, C-1 (LIMITED COMMERCIAL) ZONE, WARD 1 (MCDONALD), APN: 163-01-810-001.

|                       |        |                         |         |
|-----------------------|--------|-------------------------|---------|
| A P P L I C A N T     | WARD 1 | PARCEL# 16301 810 001   | MORE? N |
| SNIC II               |        | S N I C II              |         |
| 5440 W. SAHARA AVE.   |        | 5420 W SAHARA AVE #201  |         |
| LAS VEGAS, NV. 89102  |        | LAS VEGAS NV 89102-3307 |         |
| 257-4140              |        |                         |         |
|                       |        | SAHARA VISTA            |         |
| P R O P O S E D U S E |        | PLAT BOOK 47 PAGE 6     |         |
| PARKING GARAGE        |        | PT LOT 1                |         |

UPDATE          NEW          DELETE          PRINT          ZACT3          ZACT2          BACK

01/27/97

10:42:11:66

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

CASE   Z   109 89   - 7        BZA-CC-PCOMM (BCP)   P   MEETING DATE   02/13/97

ITEM #            ACCEPTED   01/02/97        PUBLIC HEARING   Y

Z-109-89(7) - SNIC II, A NEVADA LIMITED PARTNERSHIP - REQUEST FOR A PLOT  
PLAN AND BUILDING ELEVATION REVIEW ON PROPERTY LOCATED ON THE EAST SIDE OF  
LINDELL ROAD, NORTH OF SAHARA AVENUE FOR A PROPOSED ONE-STORY PARKING GARAG  
E, C-1 (LIMITED COMMERCIAL) ZONE, WARD 1 (MCDONALD), APN: 163-01-810-001.

P R O P E R T Y   L O C A T I O N

200 SCALE MAP#                            SIZE        .00   ACRES   #LOTS        0

MAP NAME

CC:

SUBD:

NOTICE:

COMMENTS:

UPDATE

PRINT

ZACT3

ZACT1

BACK



# PLANNING AND DEVELOPMENT DEPARTMENT

## APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: NOT RECENTLY

APPLICATION/PETITION FOR: Plot Plan Review  
(Type of Action Requested)

(2-109-89)

Project Address (Location): Lindell and Sahara Avenue

Proposed Use: Parking Garage Assessor's Parcel No.: 163-01-810-001

Project Name: Sahara Vista Parking Garage Ward No.: \_\_\_\_\_

Existing General Plan: \_\_\_\_\_ Sixteenth Section: SW 1/4 of the SE 1/4 of Section: 1 Township: 21 S Range: 60 E

Proposed General Plan: \_\_\_\_\_ Existing Zoning: C-1 Proposed Zoning: \_\_\_\_\_

Gross Acres: \_\_\_\_\_ Lots/Units: \_\_\_\_\_ Density: \_\_\_\_\_ Commercial Sq. Ft.: \_\_\_\_\_

Comments/Additional Information/Special Notification: Saxton, Inc. requests that you consider our application for a plot plan review of a parking garage to serve four professional office buildings in the Sahara Vista Commercial Subdivision.

### APPLICANT INFORMATION:

Property Owner(s): SNIC II: A Nv. Ltd. Ptn. Contact: Michelle Gray

Address: 5440 West Sahara Ave. 3rd floor

City: Las Vegas State: Nv. Zip: 89102 Tel: 257-4140 Fax: 221-1127

Applicant: Saxton, Incorporated Contact: Michelle Gray

Address: 5440 West Sahara Avenue 3rd floor

City: Las Vegas State: Nevada Zip: 89102 Tel: 257-4140 Fax: 221-1127

Represented By: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

SIGNATURE OF OWNER(S) OR AUTHORIZED AGENT  
(SIGN AND PRINT OR TYPE NAME)

Owner(s):

James C. Ayres

Subscribed and sworn before me this 2nd day of January 19 97



Notary Public-State Of Nevada  
County Of Clark  
MARGARET A. BUCHANAN  
My Appointment Expires  
July 31, 2000  
No: 80-0012-1

Margaret A. Buchanan  
Notary Public

### FOR DEPARTMENT USE ONLY

Case No.: 2-109-89 (7)

Meeting Date: 02/13/97

Date Accepted: 01/03/97

Accepted By: Hillevi

Map No.: Q-1-8

Total Fee(s): 375.-

Receipt No.: 6666

AUG 28 1995

33  
Escrow Number 768637 DAC/dac  
When Recorded Mail To:  
SMIC II  
5420 W. Sahara Avenue, Suite 201  
Las Vegas, NV 89102

RPTT: Exempt R4.03  
AFIN#: 163-01-810-001

### QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is acknowledged,

Jim Saxton Inc., a Nevada Corporation

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

SMIC II, a Nevada Limited Partnership

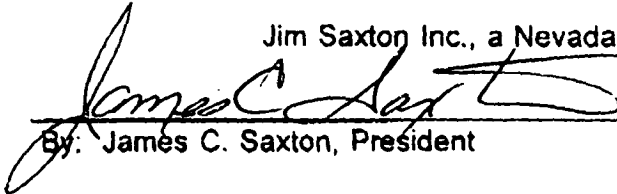
RECORDER'S MEMO  
POSSIBLE POOR RECORD DUE TO  
QUALITY OF ORIGINAL DOCUMENT

all the right, title, and interest of the undersigned in and to the real property situate in the County of Clark, State of Nevada, described as follows:

See exhibit "A" attached hereto for complete legal description and by reference made a part hereof.

THE PURPOSE OF THIS QUITCLAIM DEED IS TO RELINQUISH ANY POSSIBLE INTEREST THE GRANTOR MAY HAVE ACQUIRED BY THAT CERTAIN DEED OF TRUST IN FAVOR OF PAUL AND DOROTHY EISENBERG FAMILY TRUST, RECORDED NOVEMBER 30, 1994 AS DOCUMENT NO. 01365 IN BOOK 941130.

Jim Saxton Inc., a Nevada Corporation

  
By: James C. Saxton, President

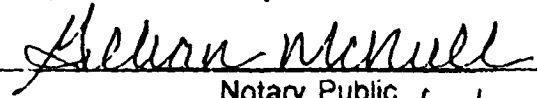
Date

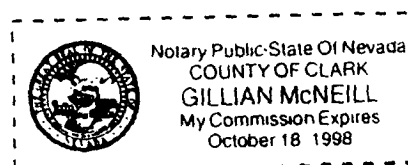
STATE OF NEVADA )

: ss.

COUNTY OF CLARK )

This instrument was acknowledged before me  
or 7/31/95 by  
James C. Saxton, President of Jim Saxton  
Inc., a Nevada Corporation

  
Notary Public  
(My commission expires: 10/18/98)







LV-768637-DAC

DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

## PARCEL A:

THAT PORTION OF SAHARA VISTA, A COMMERCIAL SUBDIVISION SHOWN IN BOOK 47, PAGE 06 OF PLATS, FILED IN THE RECORDER'S OFFICE OF CLARK COUNTY, NEVADA, ALSO BEING THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER (SW COR.) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 1; THENCE NORTH 00°08'29" WEST ALONG THE WESTERLY LINE THEREOF A DISTANCE OF 673.14 FEET; THENCE NORTH 89°26'19" EAST A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LINDELL ROAD (80.00 FEET WIDE), THENCE CONTINUING NORTH 89°26'19" EAST A DISTANCE OF 97.00 FEET; THENCE SOUTH 00°08'29" EAST A DISTANCE OF 155.25 FEET; THENCE NORTH 89°51'31" EAST A DISTANCE OF 150.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°51'31" EAST A DISTANCE OF 166.75 FEET; THENCE SOUTH 00°03'13" EAST A DISTANCE OF 437.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAHARA AVENUE (150.00 FEET WIDE); THENCE SOUTH 89°05'47" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 246.32 FEET THENCE NORTH 00°08'29" WEST A DISTANCE OF 110.55 FEET THENCE NORTH 89°05'47" EAST A DISTANCE OF 79.72 FEET; THENCE NORTH 00°03'13" WEST A DISTANCE OF 329.53 FEET TO THE POINT OF BEGINNING.

("CONTINUED ON NEXT PAGE")



950802.00395

LV-768637-DAC

## PARCEL B:

THAT PORTION OF SAHARA VISTA, A COMMERCIAL SUBDIVISION SHOWN IN BOOK 47, PAGE 06 OF PLATS, FILED IN THE RECORDER'S OFFICE OF CLARK COUNTY NEVADA, ALSO BEING THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER (SW COR.) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 1; THENCE NORTH 00°08'29" WEST ALONG THE WESTERLY LINE THEREOF A DISTANCE OF 673.14 FEET; THENCE NORTH 89°26'19" EAST A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LINDELL ROAD (80 FEET WIDE), SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°26'19" EAST A DISTANCE OF 97.00 FEET; THENCE SOUTH 00°08'29" EAST A DISTANCE OF 155.25 FEET; THENCE NORTH 89°51'31" EAST A DISTANCE OF 150.23 FEET; THENCE SOUTH 00°03'13" EAST A DISTANCE OF 329.53 FEET; THENCE SOUTH 89°05'47" WEST A DISTANCE OF 79.72 FEET; THENCE NORTH 00°08'29" WEST A DISTANCE OF 69.45 FEET; THENCE SOUTH 89°51'31" WEST A DISTANCE OF 167.00 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 00°08'29" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 415.68 FEET TO THE POINT OF BEGINNING.

\* \* \* \* \*

DMJ

- 7 -

CLARK COUNTY, NEVADA  
JUDITH A. VANDEVER, RECORDER  
RECORDED AT REQUEST OF:  
FIRST AMERICAN TITLE COMPANY OF  
08-02-95 08:02 NLE 4  
OFFICIAL RECORDS  
BOOK: 950802 INST: 00395  
FEE: 9.00 RPTT: EX#403

01/06/97

14:07:09:00

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

CASE #   109 89   -   7   BZA-CC PC-SUM (DUPS)   P   MEETING DATE   02/16/97

ITEM #   ACCEPTED   01/02/97   PUBLIC HEARING   Y   BY   00/ND

EXISTING ZONES   C-1   RD1--

RD1--

NEW ZONE

A P P L I C A T I O N   R E Q U E S T

7-109-89(7) - S.N.I.C. II - REQUEST FOR A PLOT PLAN AND BUILDING ELEVATION

REVIEW ON PROPERTY LOCATED ON THE EAST SIDE OF LINDELL ROAD, NORTH OF

SAHARA AVENUE FOR A PROPOSED ONE STORY PARKING GARAGE, C-1 (LIMITED

COMMERCIAL) ZONE, WARD 1 (MCDONALD), APN: 163-01-810-001

A P P L I C A N T   WARD   1   PARCEL#   16301 810 001   NORTH N

SNIC II   S N I C II

5420 W. SAHARA AVE.   5420 W SAHARA AVE #201

LAS VEGAS, NV.   89102   LAS VEGAS NV   89102-3307

237-4140

SAHARA VISTA

P R O P O S E D   U S E   PLAT BOOK 47 PAGE 6

PARKING GARAGE   PT LOT 1

UPDATE

NEW

DELETE

PRINT

ZACT3

ZACT2

BACK

CC

2/5/97

01/16/97

14.10.1810

P A R C E L   F I L E

5400 W SAHARA                      AV                      S N I C II  
PARCEL    163 W1 810 001 THROUGH                      200                      5400 W SAHARA - W1 810  
LAST UPDATE 12/17/96                      ZIP    89102                      LAS VEGAS NV    89102-3007  
EQUIDISTANT PT    SW4 SE4 W1 21 60    WARD    01                      SAHARA VISTA  
DOCUMENT W 91093001510-1-F    9/30/91                      PLAT BOOK 47 PAGE 6  
200 SCALP MAP NO    Q-1-B                      PT LOT 1  
ZONING    C-1                      P-R                      BMB    11/09/93

LOTS/SEAS:    FRONT                      REAR                      SIDE                      CORNER

NOI ZONING FILE                      EXPIRATION

NOI ZONING

ZONING FILE                      Z-109-89

USE PERMIT PL

VARIANCE FILE

MISC FILE

THIS SITE HAS TWO PROPOSED 3 STORY OFFICE BLDG; ONE SINGLE  
STORY SSI BLDG-ADDRESSED 5440;5450 AND 5460 W.SAHARA AVE.-BEN  
LAND USE CODE 3-35-0-0-0    CAPACITY    0    CONST YEAR 93    SIZE:    0.00 ACRES.  
COMMERCIAL                      PROFESSIONAL BUSINESS SERVICES

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



# PLANNING AND DEVELOPMENT DEPARTMENT

## APPLICATION MATRIX

| Type of Application/Petition \ Submittal Requirements | Application/ Petition Form | Notarized Signature | Fee | Deed | Legal Description | Justification Letter | Summerlin Design Review Letter | Building Elevations | Landscape Plan | Site Plan/ Floor Plan | Tentative Map | Final Map/ Parcel Map | AutoCad (DXF File) Compatible Disk | Questionnaire/ Map Checklist |
|-------------------------------------------------------|----------------------------|---------------------|-----|------|-------------------|----------------------|--------------------------------|---------------------|----------------|-----------------------|---------------|-----------------------|------------------------------------|------------------------------|
| Annexation                                            | ●                          |                     |     | ●    | ●                 | ●                    |                                |                     |                |                       |               |                       |                                    |                              |
| General Plan Amendment (19.92.040)                    | ●                          | ●                   | ●   | ●    | ●                 | ●                    |                                |                     |                | ●                     |               |                       | ●                                  |                              |
| Rezoning                                              | ●                          | ●                   | ●   | ●    | ●                 | ●                    |                                | ●                   |                | ●                     |               |                       | ●                                  |                              |
| Extension of Time                                     | ●                          | ●                   | ●   |      |                   | ●                    |                                |                     |                | ●                     |               |                       |                                    |                              |
| Plot Plan Review                                      | ●                          |                     | ●   | ●    |                   | ●                    |                                | ●                   | ●              | ●                     |               |                       |                                    |                              |
| Special Use Permit                                    | ●                          | ●                   | ●   | ●    | ●                 | ●                    |                                | ●                   | ●              | ●                     |               |                       |                                    |                              |
| Variance (BZA)                                        | ●                          | ●                   | ●   | ●    | ●                 | ●                    |                                | ●                   |                | ●                     |               |                       |                                    |                              |
| Administrative Variance (PC)                          | ●                          |                     | ●   | ●    |                   | ●                    |                                |                     |                | ●                     |               |                       |                                    |                              |
| Tentative Map                                         | ●                          |                     | ●   | ●    | ●                 |                      |                                |                     |                |                       | ●             |                       |                                    | ●                            |
| Final Map                                             | ●                          |                     | ●   | ●    | ●                 |                      |                                |                     |                |                       |               | ●                     | ●                                  | ●                            |
| Vacation of Public Rights-of-Way                      | ●                          | ●                   | ●   | ●    | ●                 | ●                    |                                |                     |                | ●                     |               |                       | ●                                  |                              |
| Parcel Map                                            | ●                          |                     | ●   | ●    | ●                 |                      |                                |                     |                |                       |               | ●                     | ●                                  | ●                            |
| Temporary Commercial Permit                           | ●                          |                     | ●   |      |                   | ●                    |                                | ●                   |                | ●                     |               | ●                     |                                    |                              |
| Home Occupation Permit                                | ●                          | ●                   | ●   | ●    |                   | ●                    |                                |                     |                |                       |               |                       |                                    | ●                            |
| Sign Certification                                    | ●                          |                     | ●   |      |                   |                      |                                | ●                   |                | ●                     |               |                       |                                    |                              |
| Review of Condition(s)                                | ●                          |                     | ●   |      |                   | ●                    |                                |                     |                | ●                     |               |                       |                                    |                              |
| Appeals/Waivers/District Use Review                   | ●                          | ●                   | ●   |      |                   | ●                    |                                |                     |                | ●                     |               |                       |                                    |                              |
| Amendments/Revisions                                  | ●                          |                     | ●   |      |                   | ●                    |                                |                     |                | ●                     |               |                       |                                    |                              |
| Aesthetic Review                                      | ●                          |                     | ●   | ●    |                   | ●                    |                                | ●                   | ●              | ●                     |               |                       |                                    |                              |
| Street Name Change                                    | ●                          | ●                   | ●   | ●    |                   | ●                    |                                |                     |                | ●                     |               |                       |                                    |                              |
| Address Change                                        | ●                          |                     | ●   | ●    |                   | ●                    |                                |                     |                | ●                     |               |                       |                                    |                              |
| Development Plan Review                               | ●                          | ●                   | ●   | ●    | ●                 | ●                    |                                | ●                   | ●              | ●                     |               |                       | ●                                  |                              |
| City Referral Group Site Plan Review                  | ●                          |                     | ●   |      |                   |                      | ●                              | ●                   | ●              | ●                     |               |                       |                                    |                              |
| P.C. District Modification (land use)                 | ●                          | ●                   | ●   | ●    | ●                 | ●                    | ●                              | ●                   | ●              | ●                     |               |                       |                                    |                              |
| P.C. District Deviation (variance)                    | ●                          | ●                   | ●   | ●    |                   | ●                    | ●                              | ●                   |                | ●                     |               |                       |                                    |                              |

**Please sign this sheet and turn in with application/petition**

The applicant is aware that deficiencies in exhibits submitted or other required actions needed to complete this submittal may result in delaying the process. The applicant is responsible to correct deficiencies and submit additional data and documents as required.

*M. Gray*  
Applicant's Signature

01/03/97  
Date

# **Saxton, Incorporated**

5440 West Sahara Avenue 3rd Floor  
Las Vegas, Nevada 89102  
(702) 257-4140  
Fax: (702) 221-1127

December 30, 1996

City of Las Vegas  
Department of Planning and Development  
731 South Fourth Street  
Las Vegas, Nevada

**RE: Justification letter for Plot Plan Review**

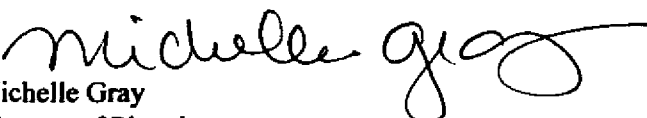
To Whom It May Concern:

Saxton, Incorporated, on behalf of the owner, SNIC II: A Nevada Limited Partnership, requests that you consider our application for a plot plan review for a 43,216 square foot parking garage. The proposed garage would be constructed in the Northwest corner of the existing Sahara Vista Subdivision located on Sahara Avenue between Lindell and Mohawk. This garage would serve the Social Security Building, three professional office buildings, and the Liberty Lock and Key Building.

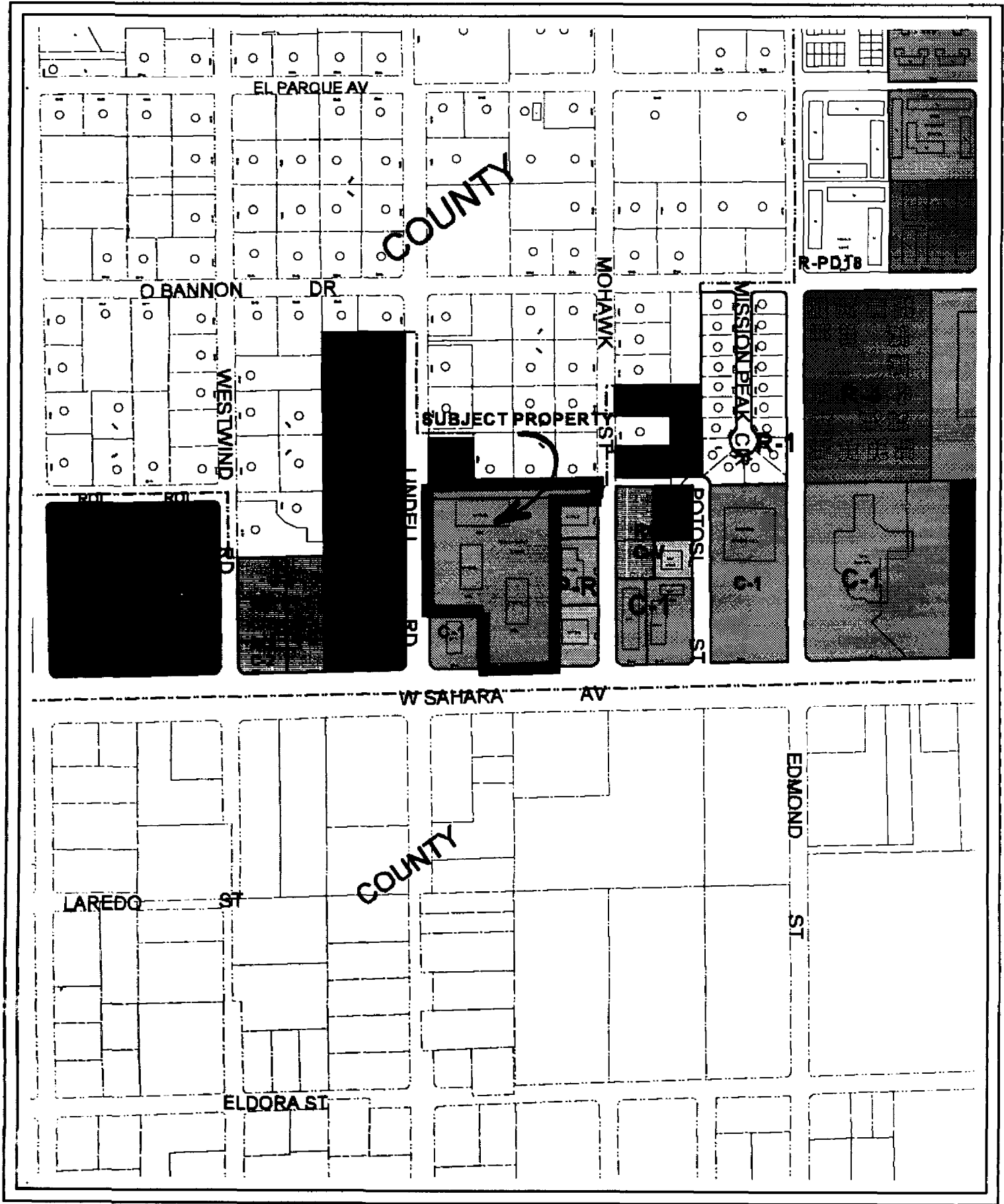
It will consist of two stories and encompass 152 parking spaces. The building materials will most likely be CMU and will be complimentary to the other buildings in the subdivision.

If you have any questions regarding this request please feel free to contact me at (702) 257-4140. Thank you for your cooperation in this matter.

Best regards,

  
Michelle Gray  
Director of Planning

MTG/mg



Case: Z-109-89(7)  
Radius: 750 ft

