

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0110-87 (2)

APN 163-08-502-010

Location E of Lake Sahara, S of Sahara

Applicant Tom Eden

Subject

Plot Plan review and Building Elevation
review.



2-110-87(2)

PROPERTY OWNERS

PROTESTS

APPROVALS

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
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11. _____
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15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

FILE NO.: 2-110/87(2)

ARCHITECT • GERALD GARADICH &
ASSOCIATES A.I.A.

PLANNING & DEVELOPMENT



400 STEWART
LAS VEGAS
NEVADA
89101

Director
Donna H. Kristaponis

Mayor
Jan Laverly Jones

Council
Arnie Adamsen
Matthew O. Callister
Michael J. McDonald
Gary Reese

City Manager
Larry K. Barton



September 17, 1996

Mr. Tom Eden
West Sahara Investments on behalf of Commercial Finance Group
1609 West Magnolia Boulevard
Burbank, California 91506

RE: Z-110-87(2) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Mr. Eden:

Your request for a Plot Plan and Building Elevation Review on property located on the east side of Lake Sahara Avenue, south of Sahara Avenue for a proposed 26,000 square foot two-story office building, N-U (Non-Urban) Zone under Resolution of Intent to C-1 (Limited Commercial), was considered by the Planning Commission on September 12, 1996.

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

1. Maintain the existing landscaping along Lake Sahara Drive as required by the Planning and Development Department.
2. 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.
3. Remove all substandard public street improvements and 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.
4. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

TO: Mr. Tom Eden
RE: Z-110-87(2)

September 17, 1996
Page Two

5. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.
6. Where new 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.
7. Site development to comply with all applicable Conditions of Approval for Z-110-87 and all other site-related actions as required by the Department of Public Works.
8. Conformance to the submitted landscaping plan.
9. All development shall be in conformance with the plot plan and building elevations.
10. 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.
11. 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.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
13. All City Code requirements and design standards of all City departments must be satisfied.
14. Parking and driveway plans must first be approved by the Traffic Engineer.
15. Any damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
16. All unused driveway cuts must be removed and replaced with "L" curb and new sidewalk meeting current City Standards as required by the Department of Public Works.
17. 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.

TO: Mr. Tom Eden
RE: Z-110-87(2)

September 17, 1996
Page Three

The action by the Planning Commission is final.

Very truly yours,



Rod Allison, Senior Planner
Current Planning Division

RA:erh

cc: Mr. Gary Cook
Green Valley Investments
5195 Las Vegas Boulevard South
Las Vegas, Nevada 89119

Mr. Gerald Garapich
Gerald Garapich & Associates
10 Commerce Center Drive
Henderson, Nevada 89104

PLANNING COMMISSION

MEETING OF

SEPTEMBER 12, 1996

City of Las Vegas

AGENDA & MINUTES

Page 46

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-4.

Z-110-87(2) - GREEN VALLEY INVESTMENTS, A GENERAL PARTNERSHIP

Request for a Plot Plan and Building Elevation Review on property located on the east side of Lake Sahara Avenue, south of Sahara Avenue for a PROPOSED 26,000 SQUARE FOOT TWO-STORY OFFICE BUILDING, N-U (Non-Urban) Zone under Resolution of Intent to C-1 (Limited Commercial).

Size: 1.44 Acres

Ward 2 (Adamsen)

Parcel Number: 163-08-502-004

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Maintain the existing landscaping along Lake Sahara Drive as required by the Planning and Development Department.

2. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, and 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.

3. Remove all substandard public street improvements and 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.

Solomon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Griego, Rivera and Quinn excused)

MR. REED stated access to the site is from two driveways to Lake Sahara Drive. There is existing landscaping along the Lake Sahara Drive street frontage. Additional landscaping is proposed for placement along the property lines and in planter areas adjacent to the building. The elevations depict a two-story building with a stucco exterior and a flat roof. The plot plan and elevations are compatible with existing development in the vicinity. Staff recommended approval, subject to the conditions.

GERALD GARAPICH, Garapich & Associates, 10 Commerce Center Drive, Henderson, Nevada, appeared and represented the applicant. He concurred with staff's conditions.

This is final action.

(7:44-7:45) 1- 1096

PLANNING COMMISSION

MEETING OF

SEPTEMBER 12, 1996

City of Las Vegas

AGENDA & MINUTES

Page 47

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-4.

Z-110-87(2) - GREEN VALLEY INVESTMENTS,
A GENERAL PARTNERSHIP

APPROVED

4. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

5. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.

6. Where new 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.

7. Site development to comply with all applicable Conditions of Approval for Z-110-87 and all other site-related actions as required by the Department of Public Works.

8. Conformance to the submitted landscaping plan.

9. Standard Condition Nos. 2 - 9 and 11.

9/12/96 PLANNING COMMISSION

- B-4. Z-110-87(2) - GREEN VALLEY INVESTMENTS, A GENERAL PARTNERSHIP - Request for a Plot Plan and Building Elevation Review on property located on the east side of Lake Sahara Avenue, south of Sahara Avenue for a PROPOSED 26,000 SQUARE FOOT TWO-STORY OFFICE BUILDING, N-U (Non-Urban) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 1.44 Acres, Ward 2 (Adamsen), Parcel Number: 163-08-502-004.**

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for a Plot Plan and Building Elevation Review for a two-story office building totaling 24,000 square feet on a 1.44 acre parcel located on the east side of Lake Sahara Avenue, south of Sahara Avenue.

BACKGROUND DATA:

- 11/18/87 The City Council approved a rezoning for this property from N-U (Non-Urban) to C-1 (Limited Commercial) as part of a larger overall request (Z-110-87).
- 2/10/94 The Planning Commission approved a Plot Plan and Building Elevation Review of a day care center located north of this site (Z-110-87[1]).
- 9/12/96 The Planning Commission will consider a request for a Plot Plan and Building Elevation Review for a proposed 85,248 square foot three-story assisted living facility located east of this site as Item No. B-5 on this agenda (Z-110-87[3]).

DETAILS OF APPLICATION REQUEST:

Site Area	1.44	Acres
Building Area	24,000	Square Feet
Parking Required	60	Spaces
Parking Provided	105	Spaces
Building Height	32	Feet

Access to the site is from two driveways to Lake Sahara Drive. There is existing landscaping along the Lake Sahara Drive street frontage. Additional landscaping is proposed for placement along the north, south and east property lines, and in planter areas adjacent to the building. A trash enclosure is depicted in the northeast corner of the parcel. Covered parking structures for 56 stalls are shown.

The elevations depict a two-story building with a stucco exterior, cultured stone accents, metal sun screen awnings, reveal details and a flat roof.

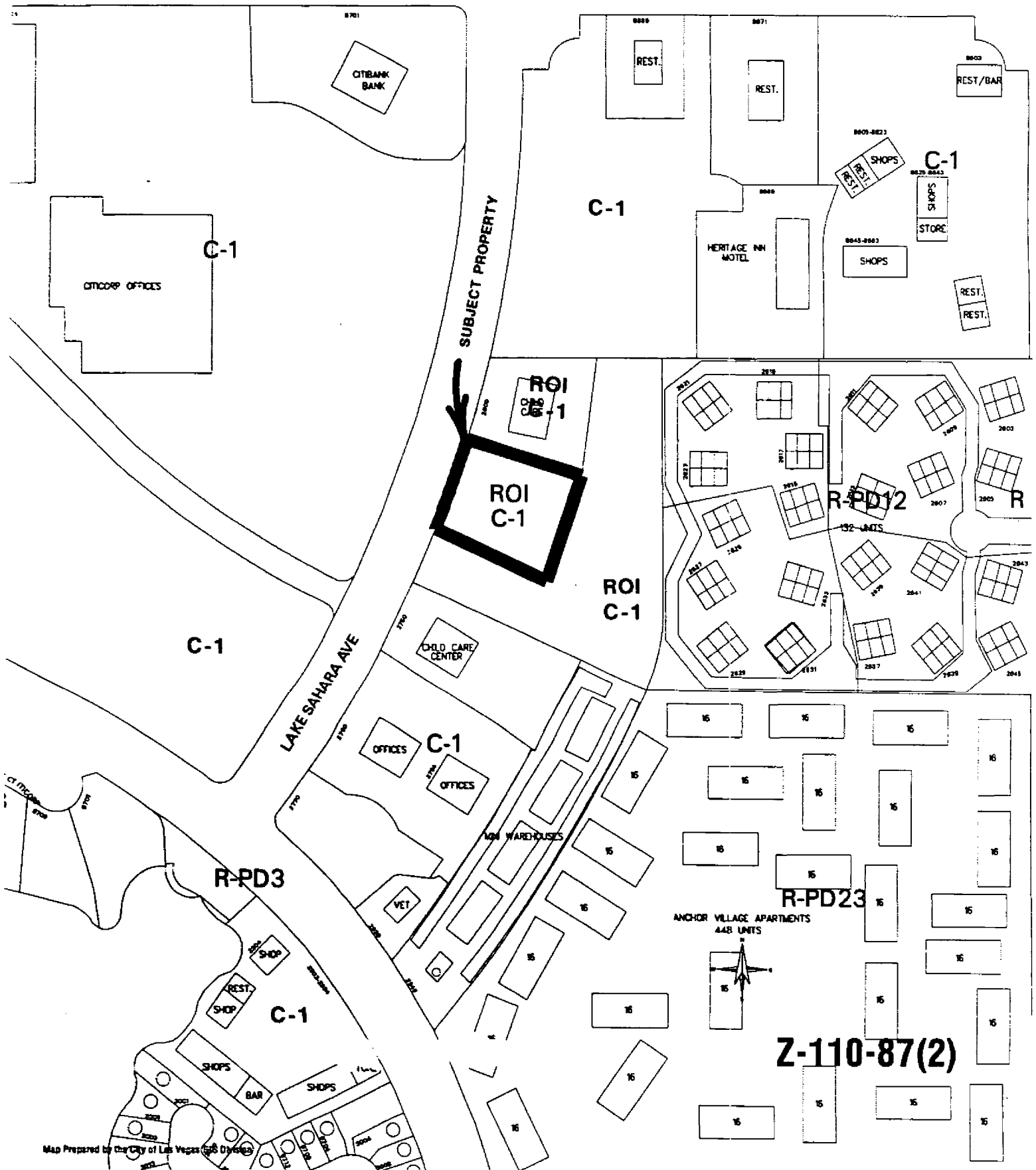
FINDINGS:

Staff has no objection to the plot plan. The submitted plot plan and elevations for the office are compatible with the existing development in the vicinity. The plot plan is in conformance with the Conditions of Approval of Zoning Case Z-110-87.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Maintain the existing landscaping along Lake Sahara Drive as required by the Planning and Development Department.
2. Provide plans showing accessible exterior routes from public transportation stops, accessible parking and 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 in accordance with the applicable code.
3. Remove all substandard public street improvements and 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.
4. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
5. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.
6. Where new 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.
7. Site development to comply with all applicable Conditions of Approval for Z-110-87 and all other site-related actions as required by the Department of Public Works.
8. Conformance to the submitted landscaping plan.
9. Standard Condition Nos. 2 - 9 and 11.

SAHARA AVE



**PLANNING &
DEVELOPMENT**



400 STEWART
LAS VEGAS
NEVADA
89101

Director
Donna H. Kristaponis

Mayor
Jan Laverty Jones

Council
Arnie Adamsen
Matthew Q. Callister
Michael J. McDonald
Gary Reese

City Manager
Larry K. Barton



August 29, 1996

Mr. Tom Eden
West Sahara Investments on behalf of Commercial Finance Group
1609 West Magnolia Boulevard
Burbank, California 91506

RE: Z-110-87(2) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on September 12, 1996. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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

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

Very truly yours,

Rod Allison, Senior Planner
Current Planning Division

RA:erh

Enclosure

cc: Mr. Gary Cook
Green Valley Investments
5195 Las Vegas Boulevard South
Las Vegas, Nevada

Mr. Gerald Garapich
Gerald Garapich & Associates
10 Commerce Center Drive
Henderson, Nevada 89104

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

DATE

August 30, 1996

TO:

Donna Kristaponis, Director
Department of Planning & Development

RECEIVED

SEP 5 4 41 PM '96

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Plot Plan and Building Elevation Review
Z-110-87(2)
West Sahara Investments on behalf of
Commercial Finance
(E. side of Lake Sahara Dr., S. of Sahara Ave.)

PLANNING AND
DEVELOPMENT

COPIES TO:

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

CONDITIONS OF APPROVAL:

1. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new 'L' curb and sidewalk meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
2. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
3. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.
4. Site development to comply with all applicable conditions of approval for Z-110-87 and all other site-related actions as required by the Department of Public Works.

COMMENTS:

We suggest that a Plot Plan Review be required to show the overall development of this site and the adjacent same-owner sites (such as Z-110-87(3)), as well as the "not a part" portion of this site and how they will interface with each other.

DEVELOPMENT REVIEW TEAM MEETING

AUGUST 27, 1996

8:30 AM to 12:00 PM

General Services Conference Room, First Floor, City Hall

Z-110-87(2) - WEST SAHARA INVESTMENTS ON BEHALF OF COMMERCIAL FINANCE GROUP - Request for a Plot Plan and Building Elevation Review on property located on the east side of Lake Sahara Avenue, south of Sahara Avenue for a PROPOSED OFFICE BUILDING, N-U (Non-Urban) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 1.44 Acres, Ward 2 (Adamsen), Parcel Number: 163-08-502-004.

PLANNING COMMISSION: SEPTEMBER 12, 1996

CITY COUNCIL: OCTOBER 2, 1996

CASE PLANNER: ROD ALLISON 229-6052

☐
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PUBLIC HEARING

NON-PUBLIC HEARING

Comments Due: **AUGUST 27, 1996**

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:

- ① CANYON GATE MASTER ASSOC.
- ② N.H. ALLIANCE
- ③ ENCANTADA HOA
- ④ BUFFALO AREA OWNERS, INC.
- ⑤ CHARLES LAM ET. ASSOC.
- ⑥ PECIOLE RANCH
- ⑦ SEC. 7 COMM. ASSOC.
- ⑧ W. SAHARA

MEMO

RECEIVED

DATE 8/21/96

TO: **PLANNING AND DEVELOPMENT DEPT.**

AUG 23 8 39 AM '96

FROM: **FIRE PREVENTION DIVISION**

PLANNING AND
DEVELOPMENT

SUBJECT: 2-110-87(2) WEST SAMANA INVESTMENTS

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

2118-016-11/95

Original - Community Planning

Copy - Fire Prevention Division

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENTS

FROM: PLANNING AND DEVELOPMENT		
* DEVELOPMENT COORDINATION	JOHN McNELLIS	4TH FLOOR
* ELECTRICAL SERVICES	DONALD BEHUNIN	3160 BONANZA RD
* FLOOD CONTROL	RANDY FULTZ	4TH FLOOR
* LAND DEVELOPMENT	CHUCK TURK	3RD FLOOR
* RIGHT-OF-WAY	ED BYRGE	4TH FLOOR
* SANITARY SEWERS	DAVE McGONEGLE	4TH FLOOR
* SPECIAL IMPROVEMENT DISTRICT	NANCY PAYAN	420 N. 4TH STREET
* SURVEY	RITA LUMOS	415 N. 7TH STREET
* TRAFFIC ENGINEERING	GORDON DERR	417 N. 7TH STREET
BUSINESS SERVICES	JIM DiFIORE	1ST FLOOR
COMPREHENSIVE PLANNING	ROBERT BAGGS	2ND FLOOR
FIRE PREVENTION	JEFF DONAHUE	500 CASINO CENTER
FIRE SERVICES - COMMUNICATIONS	MELANIE DOBOSH	500 CASINO CENTER
METRO - CRIME PREVENTION	BILL TURLOCK	601 FREMONT-2ND FL
METRO - TRAFFIC / SPECIAL EVENTS	CARL FRUGE	
NEIGHBORHOOD PLANNING	NANCY GARDNER	8TH FLOOR
PERMITS / INSPECTIONS	GEORGE GARDNER	3RD FLOOR
PLANNING AND DEVELOPMENT	KYLE WALTON	2ND FLOOR
REDEVELOPMENT AGENCY	DOUG DICKERSON	8TH FLOOR
TRANSPORTATION PLANNING	DARRYL NELSON	2ND FLOOR
CLARK COUNTY HEALTH DISTRICT CLARK COUNTY SCHOOL DISTRICT CLARK COUNTY ZONING DIVISION OF WATER RESOURCES FEDERAL HOUSING ADMINISTRATION (2 TENTATIVE MAPS) LAS VEGAS VALLEY WATER DISTRICT NEVADA POWER COMPANY SOUTHWEST GAS CORPORATION SPRINT-CENTRAL TELEPHONE - NEVADA UNITED STATES POSTAL SERVICE		

(*)Route comments to: JOHN McNELLIS, DEVELOPMENT COORDINATOR

2-110-87(2)

PC 9-12-96

DEVELOPMENT REVIEW TEAM MEETING

AUGUST 27, 1996

8:30 AM to 12:00 PM

General Services Conference Room, First Floor, City Hall

Z-110-87(2) - WEST SAHARA INVESTMENTS ON BEHALF OF COMMERCIAL FINANCE GROUP - Request for a Plot Plan and Building Elevation Review on property located on the east side of Lake Sahara Avenue, south of Sahara Avenue for a PROPOSED OFFICE BUILDING, N-U (Non-Urban) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 1.44 Acres, Ward 2 (Adamsen), Parcel Number: 163-08-502-004.

PLANNING COMMISSION: SEPTEMBER 12, 1996

CITY COUNCIL: OCTOBER 2, 1996

CASE PLANNER: ROD ALLISON 229-6052

☐
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PUBLIC HEARING

NON-PUBLIC HEARING

Comments Due: **AUGUST 27, 1996**

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: _____

—

08/13/96

17:32:40:84

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

CASE 2 110 87 - 2 BZA-CC-PC-SUM (BCPS) P MEETING DATE 09/12/96

ITEM # ACCEPTED 08/13/96 PUBLIC HEARING N BY AR

EXISTING ZONES N-U ROI-> C-1

ROI->

NEW ZONE

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

Z-110-87 (2) - WEST SAHARA INVESTMENTS O.B.O. OF COMMERCIAL FINANCE GROUP -
REQUEST FOR A PLOT PLAN AND BUILDING ELEVATION ON PROPERTY LOCATED ON THE
EAST SIDE OF LAKE SAHARA AVENUE, SOUTH OF SAHARA AVENUE FOR A PROPOSED
OFFICE BUILDING - N-U (NON-URBAN) ZONE TO C-1 (LIMITED COMMERCIAL) SIZE:
1.44 ACRES - WARD 2 (ADAMSEN) - PARCEL NO: 163-08-502-004

A P P L I C A N T

PARCEL# 16308 502 004 MORE? N

WEST SAHARA INVESTMENTS O.B.O.

WEST SAHARA INVESTMENT COMPANY

COMMERCIAL FINANCE GROUP

P O BOX 42427

1609 W. MAGNOLIA BLVD.

LAS VEGAS NV 89116-0427

BURBANK CA. 91506

PARCEL MAP FILE 79 PAGE 25

P R O P O S E D U S E

LOT 2-2

UPDATE

NEW

DELETE

PRINT

ZACT3

ZACT2

BACK



08/13/96

17:32:22:49

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

CASE Z 110 87 - 2 BZA-CC-PCOMM (BCP) P MEETING DATE 09/12/96

ITEM # ACCEPTED 08/13/96 PUBLIC HEARING N

Z-110-87 (2) - WEST SAHARA INVESTMENTS D.B.O. OF COMMERCIAL FINANCE GROUP -

REQUEST FOR A PLOT PLAN AND BUILDING ELEVATION ON PROPERTY LOCATED ON THE

EAST SIDE OF LAKE SAHARA AVENUE, SOUTH OF SAHARA AVENUE FOR A PROPOSED

OFFICE BUILDING - N-U (NON-URBAN) ZONE TO C-1 (LIMITED COMMERCIAL) SIZE:

1.44 ACRES - WARD 2 (ADAMSEN) - PARCEL NO: 163-08-502-004

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

200 SCALE MAP# Q-8-5 SIZE .00 ACRES #LOTS 0

MAP NAME

CC: GERALD GARAPICH & ASSOC SUBD:

10 COMMERCE CENTER DR.

HDN NV 89014

454-5842

NOTICE:

COMMENTS:

UPDATE

PRINT

ZACT3

ZACT1

BACK

08/13/96

17:33:09:14

P A R C E L F I L E

WEST SAHARA INVESTMENT COMPANY

PARCEL 163 08 502 004 THROUGH 200 P O BOX 42427
LAST UPDATE 08/08/96 ZIP LAS VEGAS NV 89116-0427
GEOGRAPHIC PT NE4 NE4 08 21 60 WARD 00 PARCEL MAP FILE 79 PAGE 25
DOCUMENT # 20812040301-1-F 3/20/85 LOT 2-2
200 SCALE MAP NO
ZONING

SETBACKS: FRONT REAR SIDE CORNER
ROI ZONING FILE EXPIRATION
ROI ZONING
ZONING FILE
USE PERMIT FL
VARIANCE FILE
MISC FILE Z-110-87 (2)

LAND USE CODE 0-00-0-0-0 CAPACITY 0 CONST YEAR 00 SIZE: 0.00 ACRES

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



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 8/13/96

APPLICATION/PETITION FOR: PLOT PLAN / AESTHETIC REVIEW
(Type of Action Requested)

Project Address (Location): EAST OF LAKE SAHARA DR, SOUTH OF WEST SAHARA
Proposed Use: COMMERCIAL OFFICE BLD'G Assessor's Parcel No.: 440-490-080
Project Name: COMMERCIAL FINANCE Ward No.: 2
Existing General Plan: COMM. Sixteenth Section: LOT 2-2 of the NE 1/4 of Section: 8 Township: 21 S. Range: 60 E
Proposed General Plan: COMMERCIAL Existing Zoning: C-1 Proposed Zoning: C-1
Gross Acres: 1.44 Lots/Units: N/A Density: N/A Commercial Sq. Ft.: 26,000
Comments/Additional Information/Special Notification: SEE ATTACHED LETTER FROM WEST SAHARA COMMUNITY ASSOCIATION. THE E. SIDE OF LAKE SAHARA AVENUE, ± 660 FEET SOUTH OF SAHARA AVENUE.

APPLICANT INFORMATION:

Applicant: COMMERCIAL FINANCE GROUP Contact: TOM EDEN
Address: 1609 WEST MAGNOLIA BLVD.
City: BURBANK State: CA Zip: 91506 Tel: 800-937-7887 Fax: 818-842-8731
Owner(s): GREEN VALLEY INVESTMENTS Contact: GARY COOK
Address: 5195 LAS VEGAS BLVD. SOUTH
City: LAS VEGAS State: NV Zip: _____ Tel: _____ Fax: _____
Represented By: GERALD GARAPICH & ASSOC. Contact: GERALD GARAPICH
Address: 10 COMMERCE CENTER DR.
City: HENDERSON State: NV Zip: 89014 Tel: 454-5842 Fax: 454-7842

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

Owner(s): M. M. Collier

Subscribed and sworn before me this 7th day of August 19 96

Marie Elaine Rock
Notary Public



Notary Public State of Nevada
COUNTY OF CLARK
MARIE ELAINE ROCK
My Commission Expires
July 23, 1997

FOR DEPARTMENT USE ONLY

Case No.: 87(2) 2-110-3587

Meeting Date: 9/12/96

Date Accepted: 8/13/96

Accepted By: [Signature]

Map No.: Q-8-5

Total Fee: 200.00

Receipt No.: 377681

Jerry Garapich & Tom Eden

WEST SAHARA COMMUNITY ASSOCIATION
ARC APPROVAL & NOTICE

The Architectural Review Committee has reviewed West Sahara Investments Inc.
plans & specifications for the improvements on Lake Sahara Drive

Lots 2-2 & 2-3, Blk _____, Parcel 1B

and finds that the plans are _____ in substantial compliance and conformity
with the Architectural Guidelines, noting the following exceptions and
requirements:

Standard Requirements: No roof mounted air conditioning allowed.

Standard Requirements: No asphalt composition shingles allowed.

Jerry Garapich, representing Tom Eden - prospective property owner,
was present to discuss a proposed 2 story, 32' tall, office building.
He also expressed their desire to have covered parking areas on the
sides and rear of the building.

The ARC welcomes submittal of complete plans for this project,
including covered parking. No covered parking will be permitted on
the Lake Sahara Drive side of this building.

You are further advised that any deviation from the approved ARC plans and
specifications of the Developer, as it affects the size of any construction,
location, or the exterior, or the effect of location and use of such
improvements upon neighboring site improvements, including landscaping, must
also be approved by the ARC, as well as obtaining the required City of Las
Vegas Planning and Building Department approvals and permits prior to
commencement of construction. Any deviation, or changes, without prior
approval may require removal of same at your own expense. ARC approval does
not substitute or circumvent the required City of Las Vegas rules,
regulations and permits, as the ARC approval only applies to West Sahara
Community Association.

Your attention is drawn specifically to Article XII, Section 2 of the
Covenants, Conditions and Restrictions, which is set out on pages 18 and 19
thereof.

ARCHITECTURAL REVIEW COMMITTEE

July 1, 1996

Date


Kenneth Hall, Chairman

950621100232

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That WEST SAHARA INVESTMENTS, INC., a Nevada corporationin consideration of \$ 10.00

the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

GREEN VALLEY INVESTMENTS, a general partnership

all that real property situate in the

County of Clark

State of Nevada, bounded and described as follows:

lot 2-2 as shown on Parcel Map File 79 page 25 recorded May 17,
1994 as Document No. 00839 in Book 950517 of Official Records,
Clark County, Nevada.

SUBJECT TO: 1. Taxes for the fiscal year
2. Eights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness my hand and seal this 14th day of JUNE, 1996WEST SAHARA INVESTMENTS, INC.H. H. Collins, Pres.STATE OF NevadaCounty of Clark } ssThis instrument was acknowledged before me on 6-14-96

by

H. H. Collins

Notary Public for said County and State



MARILYN BROADSHAW
Notary Public, State of Nevada
My Appointment Expires
March 31, 1997

ESCROW NO. 71478-21WHEN RECORDED MAIL TO Green Valley Inv

21925 Lakeside Blvd. So
Las Vegas, NV 89119

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

NATIONAL TITLE COMPANY

06-21-96 PA 16 INC

BOOK 950521 NST 00734

FEE: 7.00 RPT: 745.60



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.

Applicant's Signature

Date

8/13/90