

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0114-89(4)

APN 138-15-502-007

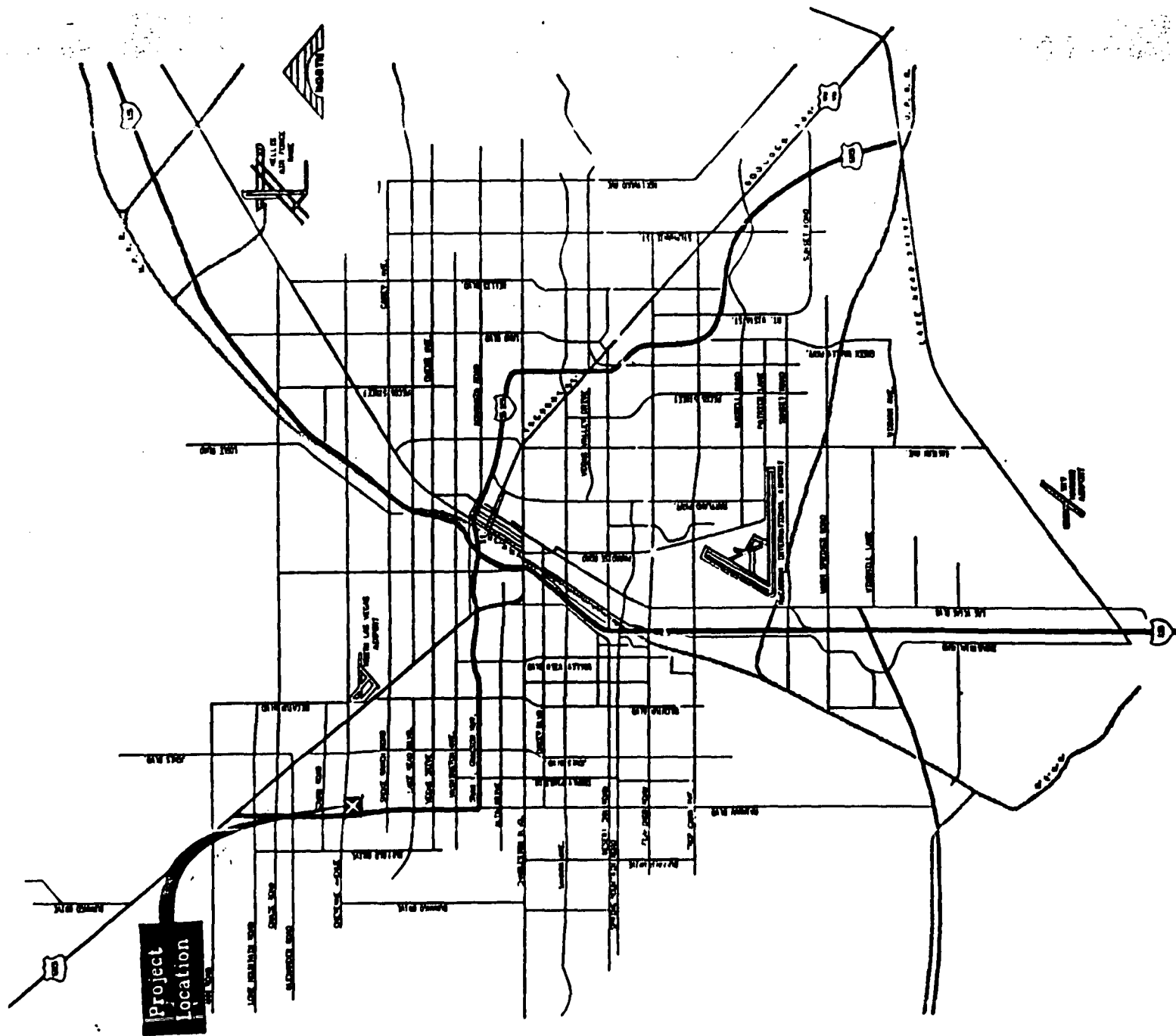
Location SW CORNER OF CHEYENNE & RAINBOW

Applicant REBEL OIL

Subject

PLOT PLAN REVIEW FOR A PROPOSED CONVENIENCE
STORE.





LAS VEGAS VICINITY

CHEYENNE COMMONS SHOPPING CENTER
Cheyenne Avenue & Rainbow Boulevard

DRAWING NO.

91-33185-01

Las Vegas, Nevada

Converse Environmental Consultants Southwest, Inc.



2-114-84(4)

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

DATE

February 20, 1992

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

OK *[Signature]*

SUBJECT:

Plot Plan Review
Z-114-89(4)
Rebel Oil

COPIES TO:

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

1. We have no objection to the plot plan review request.
2. Site development to comply with the conditions of approval for Z-114-89.

RECEIVED
FEB 21 9 38 AM '92
PLANNING AND
DEVELOPMENT

MEMO

DATE 2-14-92

TO: **COMMUNITY PLANNING AND DEVELOPMENT**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: 2-114-89(4)

- ☒ NO OBJECTIONS
- ☒ SUBJECT TO CONDITIONS LISTED
- ☐ DENIAL
- ☒ COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS' ORDINANCE 3545 AND THE NEVADA STATE FIRE MARSHAL'S REGULATIONS.
- ☒ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
- ☐ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CULDESACS, AND RADIUS.

ADDITIONAL CONDITIONS: _____

RECEIVED
FEB 14 3 31 PM '92
COMMUNITY PLANNING AND DEVELOPMENT

Richard A. Branner
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

2/6/92

TO: BUILDING AND SAFETY - MIKE TRAASDAHL
ELECTRICAL SERVICES - GEORGE FERRIS
FIRE SERVICES - CHIEF JUDD
PUBLIC WORKS - ED BYRGE
LAND DEVELOPMENT - CHUCK TURK
DOWNTOWN REDEV - BRAD PURCELL

FROM:

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

SUBJECT:

PLOT PLAN REVIEWApplicant: REBEL OILNumber: Z-114-89(4)

COPIES TO:

A request has been received on the following described property:

THE SOUTHWEST CORNER OF CHEYENNE
AVENUE AND RAINBOW BOULEVARD.

Parcel No.: A PT. OF 290-590-024Zone: N-U (ROI C-1)Proposed Use: CONVENIENCE STORECITY PLANNING COMMISSION MEETING: FEB. 27 1992

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

Attachment: (Plot Plan)



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR PLOT PLAN/ELEVATION REVIEW

(Please Type or Print Clearly)

CHEYENNE COMMONS L.P. ON BEHALF OF REBEL OIL

APPLICANT: NAME Cheyenne Commons Limited Partnership For Rebel Oil(OWNER OF ADDRESS 90 SES Properties 8601 Charleston BLVDRECORD) PHONE NO. 878-9761 89117AGENT: NAME REBEL OIL CO. INC.ADDRESS 1900 W. SAHARA AVE.PHONE NO. 382-5866 89102

PT. OF

ASSESSOR'S PARCEL NUMBER: 290-590-024FILE NO: 2-114-89(4) ZONING DISTRICT: N-U(ROI C-1)LAND USE: EXISTING VACANTPROPOSED CONVENIENCE STORECheyenne Commons Associates Limited Partnership
Cheyenne Commons, Inc. C.P.

SIGNATURE OF OWNER OF RECORD

Also Notify:

BRESLIN BUILDERS
4125 W. DEWEY AVE.LAS VEGAS NV.
89118NT OWNER OF RECORD, A LETTER FROM THE CURRENT
ORIZATION FOR THIS APPLICATION. THE LETTER SHOULD
NG TO CONFORM TO ANY CONDITIONS OF APPROVAL
NGS.ED CHECK SHEET FOR
AL REQUIREMENTS

ARTMENT USE ONLY ***

LEGAL, (IF A PUBLIC HEARING ITEM)

	<u>2-114-89</u>	<u>APP'D</u>	<u>12/6/89</u>
	<u>V-130-91</u>	<u>APP'D</u>	<u>10/24/91</u> OUTDOOR STORAGE
	<u>V-172-91</u>	<u>OVERSIZE SIGNS</u>	
PAST ACTIONS:	CASE NO. <u>U-106-91</u>	ACTION <u>APP'D</u>	DATE <u>6/19/91</u> BEER WINE SLOTS
	CASE NO. <u>U-26-88</u>	ACTION <u>APP'D</u>	DATE <u>3/20/88</u> BILLBOARD
	CASE NO. <u>2-51-85</u>	ACTION <u>APP'D</u>	DATE <u>9/18/85</u>
	<u>2-96-87</u>	<u>DENIED</u>	<u>11/5/87</u>

DISTRICT MAP NO. L-15-2 FLOOD ZONE 'A' YES NOIN DOWNTOWN REDEVELOPMENT AREA? YES X NOSPECIAL NOTICE REQUIRED? YES X NO

IF YES

CHECKED BY: A. Reed DATE: 2/3/92GENERAL RECEIPT NO. 142089 CASE NO. 2-114-89(4)P/C DATE: 2/27/92 BZA DATE



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBMITTAL REQUIREMENTS FOR APPLICATIONS REQUIRING SITE PLANS

- ☐ Rezoning
- ☐ Plot Plan/Evaluation/Aesthetic Review
- ☐ Variances/Special Use Permits

ITEMS
COMPLETED

Compliance with the items listed below shall be required to provide adequate submittal information for review. Staff shall determine if additional information is needed based on the nature and complexity of the proposal. If the application requires more than one type of land use (commercial, single family, multi-family, etc.) each must be clearly identified and all applicable data (uses, parking, acreage, etc) must be separately delineated for each use. ***An appointment for submittal of this information is highly recommended.***

☐

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

☐

- A. **Date of preparation** and all dates of revision.

☐

- B. **North arrow and scale** (the scale chosen should utilize the full size of the sheet).

☐

- C. **Name, address and phone number of owner, developer and person who prepared the map.**

☐

- D. **Statement of the present use** and the proposed use of the property.

☐

- E. **A precise legal description of the property** involved in this application and the number and street name.

☐

- F. **A general vicinity map** of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8 1/2 x 14 inches).

☐

- G. **Property boundaries:**

(1) Define property boundaries with heavy broken line.

(2) Indicate distance to nearest cross street(s).

(3) Identify and label adjoining land uses.

☐

- H. **Total net and gross acreage** (or square footage, if less than two (2) acres.)

☐

- I. **Building Footprints:**

(1) Show location and outline to scale of each proposed building or structure above ground.

(2) Clearly dimensioned, indicating setback lines to adjacent structures, property lines, parking areas, etc.

☐

- J. **Parking:** All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.

☐

- K. **Easements:** The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes.

☐

- L. **Existing Structures:**

(1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.

(2) Show location and size of any existing or proposed fences, walls, etc.

☐

- M. **Size and location of all existing and proposed on-premises signage.**

☐

—OVER—

Revised DEC 89

N. Architectural Information:

- (1) For new structures, elevations are required for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.
- (2) For both existing and proposed structures the type of exterior construction and roofing materials shall be identified.
- (3) Typical floor plans for each floor.

O. Landscape Layout:

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

P. Anticipated number of Employees.

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

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

and shall include the following:

- A. A copy of deed submitted for verification of ownership.
- B. Required fees.
- C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.
- D. Drawing Submittals:
 - (1) Plot Plan: Folded to 8 1/2" x 14" (7 copies),
Rolled (1 copy).
 - (2) Elevations: Folded to 8 1/2" x 14" (1 copy),
Rolled (1 copy).
 - (3) Floor Plans: Folded to 8 1/2" x 14" (2 copies).
Required for all apartments, condominiums, townhouses,
commercial uses, and all other projects as required by
the Dept. of Community Planning and Development.

***** FOR DEPARTMENT USE ONLY *****

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

☐ COMPLETE ☐ NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items): _____

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

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

(Applicant's Signature) (Date)

(Owner of Record) (Date)