

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0116-63 (2)

APN 138-24-215-006

Location NEC of Jones & Lake Mead

Applicant Ernest A. Becker, Jr.

Subject

Administrative Site Development Plan review.



FILE HISTORY

[illegible]

FILE NO.: _____

PROPERTY OWNERS

PROTESTS

APPROVALS

1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
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19. _____	_____
20. _____	_____

FILE NO.: _____

PLANNING &
DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

March 26, 1999

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

RE: Z-116-63(2)

Dear Mr. Becker:

Your request to place two 15 gallon Mexican Bird of Paradise trees in all existing planter islands located at the end of each row of parking within the existing shopping center at the northeast corner of Lake Mead Boulevard and Jones Boulevard has been administratively approved. This requirement replaces condition no. 2 imposed per the Site Development Plan Review letter signed by Rod Allison on December 19, 1997.

This action by the City of Las Vegas Planning and Development staff is final.

Very truly yours,

Robert S. Genzer, Planning Supervisor
Current Planning Division

Mayor
Jan Laverly Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine





January 15, 1999

Bob Ginzer
City of Las Vegas
Department of Building & Safety
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Z-116-63(2)

Dear Bob:

We would appreciate your changing requirement (2) in your letter of December 19, 1997, to allow us to put 15 gallon Mexican Bird of Paradise trees instead of evergreen trees as the evergreen trees block the view of the center from traffic and we get complaints from store owners and customers requesting that they be removed.

We would appreciate it if this could be a staff decision rather than having to go before the council.

Thank you for your consideration. Please call me at 878-1903, Extension 6525 if you have any questions or require anything from us.

Yours truly,

FREMONT WEST SHOPPING CENTER
A NEVADA GENERAL PARTNERSHIP

Ernest A. Becker, Jr.
Agent

am

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
Permits & 229-6251
Inspections

December 19, 1997

Mr. Ernest A. Becker, Jr.
Fremont West Shopping Center
50 South Jones Boulevard, #100
Las Vegas, Nevada 89107

RE: Z-116-63(2) - Administrative Site Development Plan Review

Dear Mr. Becker:

Your request for a Site Development Plan Review on property located on the northeast corner of Lake Mead Boulevard and Jones Boulevard for a PROPOSED 11,800 SQUARE FOOT ADDITION TO AN EXISTING SHOPPING CENTER, C-1 (Limited Commercial) Zone, Size: 15.99 Acres, Ward 4 (Brown), APN: 138-24-215-006, has been reviewed by staff.

Staff has administratively APPROVED your request subject to the following:

1. Provide a minimum eight foot wide landscape planter with 24 inch box evergreen trees spaced 20 feet on center, shrubs and ground cover along the south 447 feet of the east property line as required by the Planning and Development Department.
2. Two 24 inch box evergreen trees shall be placed in all existing planter islands located at the end of each row of parking.
3. A revised site plan, indicating conformance to Conditions Number One and Two, must be submitted to and approved by the Planning and Development Department prior to the issuance of building permits for this expansion.
4. Site development to comply with all applicable conditions of approval for Z-116-63 and all other site-related actions as required by the Planning and the Development Department and the Department of Public Works.
5. Contribute \$1,500 to partially fund the future upgrade of the traffic signal system at the intersection of Jones Boulevard and Lake Mead Boulevard prior to the issuance of building or off-site permits as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal monies for the installation or upgrade of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

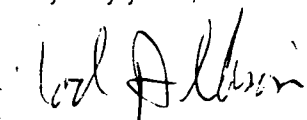
City Manager
Larry K. Barton



6. The final layout of the proposed parking lot, driveways, and on-site circulation shall meet the approval of the Traffic Engineering representative in Land Development prior to the issuance of any permits as required by the Department of Public Works. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
7. 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.
8. 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. Provide and improve all drainageways as recommended in the approved drainage plan/study.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. All City Code requirements and design standards of all City departments must be satisfied.
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 mains are extended along streets and fire hydrants are not needed of 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) with submittal of plans for 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 action by the City of Las Vegas Planning and Development staff is final. If you have any questions please do not hesitate to contact me at (702) 229-2129.

Very truly yours,



Rod Allison, Senior Planner
Current Planning Division

RA:rlr

ADMINISTRATIVE REVIEW:

Z-116-63(2) - FREMONT WEST SHOPPING CENTER - Request for a Site Development Plan Review on property located on the northeast corner of Lake Mead Boulevard and Jones Boulevard for a PROPOSED 11,800 SQUARE FOOT ADDITION TO AN EXISTING SHOPPING CENTER, C-1 (Limited Commercial) Zone, Size: 15.99 Acres, Ward 4 (Brown), APN: 138-24-215-006.

APPLICATION REQUEST:

This is a request for a Site Development Plan Review of a proposed 11,800 square foot addition to an existing shopping center on a 15.99 acre parcel located on the northeast corner of Lake Mead Boulevard and Jones Boulevard.

BACKGROUND DATA:

- 09/25/63 The City Council approved a rezoning to C-1 (Limited Commercial) for a shopping center on this site (Z-116-63).
- 07/13/89 The Planning Commission approved a Plot Plan and Building Elevation Review for a credit union located in the south portion of this site (Z-116-63).
- 03/23/95 The Planning Commission approved a Plot Plan and Building Elevation Review for a Burger King restaurant within the shopping center (Z-116-63[1]).

DETAILS OF APPLICATION REQUEST:

Site Area:	15.99 Acres	
Square footage		
Existing building:	13,440	Square Feet
New building :	11,800	Square Feet
Height of new building	17	Feet Six inches
Parking Required	213	Spaces
Parking Provided	242	Spaces

This site is currently developed with a 13,440 square foot retail building, located in the north portion of the site. A new building, 11,800 square feet in size, is proposed in the east portion of the site. A trash enclosure is shown adjacent to the east side of the new building, 50 feet from an adjacent apartment complex. Access to the shopping center is provided by an existing driveway to Lake Mead Boulevard and two driveways to Jones Boulevard. Eighty-eight parking spaces are shown near the existing building. Thirty-six spaces are depicted adjacent to the new building. The remaining 118 spaces are contained within four parking rows shown in the central portion of the site. Landscape planters are shown along the street frontages. The site plan indicates six existing planters, located along the east property line, are to be removed as part of this expansion. In addition, four planters located in the parking lot are to be removed.

The elevations indicate the new building will have a stucco exterior and a concrete tile roof that matches the existing structure.

FINDINGS:

The proposed expansion of the shopping center is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan. The subject site is physically suited for the type and intensity of land use being proposed. Lake Mead Boulevard, a Primary Street, and Jones Boulevard, a Secondary Street, provide access to the property and are adequate in size to meet the requirements of the proposed use. Approval of this Site Development Plan, with staff's conditions, will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

Staff recommends additional landscaping be provided along the east property line to replace the planters that are to be removed as part of this expansion.

A landscape plan approved by the Planning and Development Department on January 29, 1986 indicated a 15 gallon evergreen tree was to be provided in each planter located in the central parking area. A field check conducted by the Planning and Development Department on October 14, 1997 revealed no 15 gallon trees on site.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Provide a minimum eight foot wide landscape planter with 24 inch box evergreen trees spaced 20 feet on center, shrubs and ground cover along the south 447 feet of the east property line as required by the Planning and Development Department.
2. Two 24 inch box evergreen trees shall be placed in all existing planter islands located at the end of each row of parking.
3. A revised site plan, indicating conformance to Conditions Number One and Two, must be submitted to and approved by the Planning and Development Department prior to the issuance of building permits for this expansion.
4. Site development to comply with all applicable conditions of approval for Z-116-63 and all other site-related actions as required by the Planning and the Development Department and the Department of Public Works.

5. Contribute \$1,500 to partially fund the future upgrade of the traffic signal system at the intersection of Jones Boulevard and Lake Mead Boulevard prior to the issuance of building or off-site permits as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal monies for the installation or upgrade of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
6. The final layout of the proposed parking lot, driveways, and on-site circulation shall meet the approval of the Traffic Engineering representative in Land Development prior to the issuance of any permits as required by the Department of Public Works. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
7. 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.
8. 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. Provide and improve all drainageways as recommended in the approved drainage plan/study.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. All City Code requirements and design standards of all City departments must be satisfied.
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 mains are extended along streets and fire hydrants are not needed of 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) with submittal of plans for 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.

PLANNING &
DEVELOPMENT



Development
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TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
Permits & Inspections 229-6251

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



December 8, 1997

Mr. Ernest A. Becker, Jr.
Fremont West Shopping Center
50 South Jones Boulevard, #100
Las Vegas, Nevada 89107

RE: Z-116-63(2) - Administrative Site Development Plan Review

Dear Mr. Becker:

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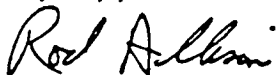
- ① Provide a minimum eight foot wide landscape planter with 24 inch box evergreen trees spaced 20 feet on center, shrubs and ground cover along the south 447 feet of the east property line as required by the Planning and Development Department.
- ② Provide one additional planter island, 6 feet by 38 feet in size, midway between the existing planter islands of each of the four parking rows located in the central portion of the site. Two 24 inch box evergreen trees shall be placed in all existing and proposed planter islands.
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Mr. Ernest Becker, Jr.
December 3, 1997
Z-116-63(2) - Page Two

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MEMO

DATE

10/21/97

OCT 23 2 30 PM '97

TO:

PLANNING AND DEVELOPMENT DEPT.

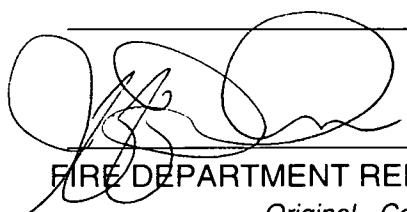
FROM:

FIRE PREVENTION DIVISION

SUBJECT:

2-116-63(2) Fremont West Shopping Center

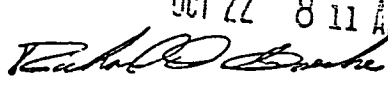
1. ☐ NO OBJECTIONS.
2. ☐ SUBJECT TO CONDITIONS LISTED.
3. ☒ MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. ☒ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY 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

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

DATE

October 21, 1997

TO: Department of Planning & Development	FROM: Richard D. Goecke, Director Department of Public Works  OCT 22 8 11 AM '97 PLANNING AND DEVELOPMENT
SUBJECT: Site Development Plan Review Z-116-63(2) Fremont West Shopping Center (NEC Jones Blvd. & Lake Mead Blvd.)	COPIES TO: John McNellis, Development Coordination Ed Byrge, Right-of-Way Chuck Turk/Dan Muirhead, Land Development Rita Lumos, Survey (FM, PM, & A's only) Gordon Derr, Traffic Engineering

CONDITIONS OF APPROVAL:

1. Contribute \$1,500 to partially fund the future upgrade of the traffic signal system at the intersection of Jones Boulevard and Lake Mead Boulevard prior to the issuance of building or off-site permits as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal monies for the installation or upgrade of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
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5. Site development to comply with all applicable conditions of approval for Z-116-63 and all other site-related actions as required by the Department of Public Works.

COMMENTS:

- a. We note that the northeast corner of Jones Boulevard and Lake Mead Boulevard is a 34.32 foot radius right-of-way, where a 54 foot is standard. However, due to the existance of private improvements associated with the existing convenience store within the area needed for the additional right-of-way, no requirement is being made at this time.

Development Notification Report

Case Number: Z - 114 - 63(2)

Applicant: Fremont West Shopping Center

Date Prepared: 10-21-97

PC Meeting Date: 11-6-97

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:

Smoke Ranch Pines	
Neighbors for Positive Change	
Sincerely Concerned Citizens in NW	

Neighborhood Planner: Angelica Espiritu

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENTS

FROM: **PLANNING AND DEVELOPMENT**

2-116-63(2)

HAND DELIVERED

* DEVELOPMENT COORDINATION - DPW	GARY REID	DSC
* FLOOD CONTROL - DPW	GREG McDERMOTT	DSC
* LAND DEVELOPMENT - DPW	STACEY CAMPBELL	DSC
PERMITS / INSPECTIONS	GEORGE GARDNER	DSC
* RIGHT-OF-WAY - DPW	CAROLYN CAVINESS	DSC
* SANITARY SEWERS - DPW	DAVE McGONEGLE	DSC
* TRAFFIC ENGINEERING - DPW	GARY PHILLIPS/RICK SCHRODER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

REDEVELOPMENT AGENCY	JEFF MARESH	5TH STREET SCHOOL
* ELECTRICAL SERVICES - DPW	DONALD K. BEHUNIN	3104 BONANZA RD.
FIRE PREVENTION	JEFF DONAHUE	500 CASINO CTR.
FIRE SERVICES - COMMUNICATIONS	MELANIE DOBOSH	500 CASINO CTR.
METRO - CRIME PREVENTION	BILL TURLOCK	601 FREMONT-2ND FL.
METRO - INSPECTIONS BUREAU	STAN OLSEN	601 FREMONT-2ND FL.
SID / STREET REHAB / TRAFFIC - DPW	D. BLISS / B. HAMP / E. FOLK	4TH FL. CITY HALL
* SURVEY - DPW	RITA LUMOS	415 N. 7TH STREET

SENT VIA "U.S." MAIL

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

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

DEVELOPMENT REVIEW TEAM MEETING

OCTOBER 22, 1997

9:30 A.M. TO 12:00 P.M.

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

Z-116-63(2) - FREMONT WEST SHOPPING CENTER - Request for a Site Development Plan Review on property located on the northeast corner of Lake Mead Boulevard and Jones Boulevard for a PROPOSED 11,800 SQUARE FOOT ADDITION TO AN EXISTING SHOPPING CENTER, C-1 (Limited Commercial) Zone, Size: 15.99 Acres, Ward 4 (Brown), APN: 138-24-215-006.

PLANNING COMMISSION: NOT APPLICABLE - ADMINISTRATIVE REVIEW ONLY

CASE PLANNER: ROD ALLISON 229-2129



PUBLIC HEARING

NON-PUBLIC HEARING

Comments Due: OCTOBER 22, 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 REBECCA RURY, the agenda tech responsible for this case.

COMMENTS: _____

DEVELOPMENT REVIEW TEAM MEETING

OCTOBER 22, 1997

9:30 A.M. TO 12:00 P.M.

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

Z-116-63(2) - FREMONT WEST SHOPPING CENTER - Request for a Site Development Plan Review on property located on the northeast corner of Lake Mead Boulevard and Jones Boulevard for a PROPOSED 11,800 SQUARE FOOT ADDITION TO AN EXISTING SHOPPING CENTER, C-1 (Limited Commercial) Zone, Size: 15.99 Acres, Ward 4 (Brown), APN: 138-24-215-006.

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COMMENTS: _____

DRAFT

PA
②
AB

[A62693] Z O N I N G A C T I O N S (1 OF 3)] <ZACT1]
 CASE [Z [116 [63] [2] BZA-CC-PC-SUM (BCPS) [P] MEETING DATE [11/06/97]
 ITEM # [] ACCEPTED [10/07/97] PUBLIC HEARING [N] BY [AR]
 EXISTING ZONES [C-1] [] ROI-> []
 [] [] ROI-> []
 NEW ZONE [] [] [] [] []
 A P P L I C A T I O N R E Q U E S T
 [*****ADMINISTRATIVE REVIEW*****]
 [Z-116-63 (2) - FREMONT WEST SHOPPING CENTER - RQST FOR A SITE DVLPMNT PLN]
 [RVW ON PROP LOCATED ON THE N.E. CRNR OF LAKE MEAD BLVD & JONES BLVD FOR A]
 [PROPOSED 11,800 SQ FT ADDN TO AN EXSTNG SHPPNG CTR - C-1 (LTD CML) - SIZE:]
 [15.99 ACRES - WARD 4 (BROWN) - PARCEL NUMBER: 138-24-215-006]
 A P P L I C A N T WARD 4 PARCEL# [13824[215[006] MORE? [N]
 [FREMONT WEST SHOPPING CENTER] [FREMONT WEST SHOPPING CENTER]
 [ERNEST A BECKER JR] [50 S JONES BLVD #100]
 [50 S. JONES BLVD #100] [LAS VEGAS NV 89107-2673]
 [LV NV 89107 878-1903] []
 [SHADOW HILLS SHOPPING CENTER]
 P R O P O S E D U S E [PLAT BOOK 37 PAGE 92]
 [] [PT LOT 1 BLOCK 1]
 [] []
 [] []
 <104025269710071963Z 0116 2
 UPDATE [] NEW [] DELETE [] PRINT [] ZACT3 [] ZACT2 [] BACK []



```
[A62693] Z O N I N G A C T I O N S (2 OF 3) ] <ZACT2 ]
CASE [Z [116 [63] [2 ] BZA-CC-PCOMM (BCP) [P] MEETING DATE [11/06/97]
ITEM # ACCEPTED 10/02/97 PUBLIC HEARING N]
*****ADMINISTRATIVE REVIEW*****
Z-116-63 (2) - FREMONT WEST SHOPPING CENTER - RQST FOR A SITE DVLPMNT PLN
RVW ON PROP LOCATED ON THE N.E. CRNR OF LAKE MEAD BLVD & JONES BLVD FOR A
PROPOSED 11,800 SQ FT ADDN TO AN EXSTNG SHPPNG CTR - C-1 (LTD CML) - SIZE:
15.99 ACRES - WARD 4 (BROWN) - PARCEL NUMBER: 138-24-215-006
P R O P E R T Y L O C A T I O N
[ ]
[ ]
200 SCALE MAP# [L-24-3 ] SIZE [ .00] ACRES #LOTS [ 0]
MAP NAME [ ]
CC: [ ] SUBD: [ ]
[ ] [ ]
[ ] [ ]
[ ] [ ]
NOTICE: [ ]
[ ]
COMMENTS: [ ]
[ ]
[ ]
<104007279710071963Z 0116 2 ]
UPDATE [ ] PRINT [ ] ZACT3 [ ] ZACT1 [ ] BACK [ ]
```

[A62693] P A R C E L F I L E] <PAR]
[2003 [N[JONES [BL] [] FREMONT WEST SHOPPING CENTER
PARCEL [138[24[215[006]THRO [] 200 50 S JONES BLVD # []
LAST UPDATE 09/09/97] 89108 LAS VEGAS NV 891 [] 2673
GEOGRAPHIC PT S2 NW4 24 20 60 WARD [04] SHADOW HILLS SHOPPING CENTER
DOCUMENT # 95070600706-1-F 7/06/95 PLAT BOOK 37 PAGE 92
200 SCALE MAP NO [L-24-3] PT LOT 1 BLOCK 1
ZONING [C-1] [] HD 10/03/97

SETBACKS: FRONT [] REAR [] SIDE [] CORNER []
ROI ZONING FILE [] EXPIRATION []
ROI ZONING [[[[[[]
ZONING FILE [[Z-116-63 [[[[]
USE PERMIT FL [[U-66-95 [[U-182-93 [[U-46-91 []
VARIANCE FILE [[V-2-95 [[V-92-95 [[]
MISC FILE [[Z-116-63-1 [[Z-116-63-2 [[]
[]
[]

LAND USE CODE 3-55-0-0-0 CAPACITY 0 CONST YEAR 87 SIZE: 0.00 ACRES
COMMERCIAL NEIGHBORHOOD SHOPPING CENTERS
<PAR13824215006JONES N02003BL 9709090000]
<1963Z-116-63 1995U-66-95 1995V-2-95 1963Z-116-63-1]
UPDATE [] PRINT [] DELETE [] ASSESSOR'S LOG [] P.C. LOG [] BACK []



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 10/1/97

APPLICATION/PETITION FOR: SITE DEVELOPMENT PLANS

(Type of Action Requested)

Project Address (Location):	<u>NE Corner</u> <u>North Jones Boulevard (Lake Mead and Jones)</u>		
Proposed Use:	<u>C-1</u>	Assessor's Parcel No.:	<u>138-24-215-002 006</u>
Project Name:	<u>SHADOW HILLS SHOPPING CENTER+ADDITION</u>		Ward No.: <u>4</u>
Existing General Plan:	<u>C-1 SC</u>	Sixteenth Section: <u>52</u>	of the <u>NW 1/4</u> of Section: <u>24</u> Township: <u>20S</u> Range: <u>60E</u>
Proposed General Plan:	<u>C-1</u>	Existing Zoning:	<u>C-1</u> Proposed Zoning: <u>C-1</u>
Gross Acres:	<u>15.9993</u>	Lots/Units:	<u>1</u> Density: _____ Commercial Sq. Ft.: <u>11,800 Addition</u>
Comments/Additional Information/Special Notification: _____ <u>This is a proposed addition to an existing commercial center which is fully</u> <u>improved with landscaping</u>			

APPLICANT INFORMATION:

Property Owner(s):	<u>FREMONT WEST SHOPPING CENTER</u> <u>A NEVADA GENERAL PARTNERSHIP</u>		Contact:	<u>Ernest A. Becker, Jr.</u>
Address:	<u>50 South Jones Boulevard, Suite 100</u>			
City:	<u>Las Vegas</u>	State:	<u>NV</u>	Zip: <u>89107</u> Tel: <u>878-1903</u> Fax: <u>878-1057</u>
Applicant:	<u>FREMONT WEST SHOPPING CENTER</u>		Contact:	<u>Ernest A. Becker, Jr.</u>
Address:	<u>50 South Jones Boulevard, Suite 100</u>			
City:	<u>Las Vegas</u>	State:	<u>NV</u>	Zip: <u>89107</u> Tel: <u>878-1903</u> Fax: <u>878-1057</u>
Represented By:	<u>FREMONT WEST SHOPPING CENTER</u>		Contact:	<u>Ernest A. Becker, Jr.</u>
Address:	<u>50 South Jones Boulevard, Suite 100</u>			
City:	<u>Las Vegas</u>	State:	<u>NV</u>	Zip: <u>89107</u> Tel: <u>878-1903</u> Fax: <u>878-1057</u>

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

Owner(s): FREMONT WEST SHOPPING CENTER
A NEVADA GENERAL PARTNERSHIP

Ernest A. Becker, Jr. - agent

Subscribed and sworn before me this 1st day of October 19 97

Anne W. Monger
Notary Public



ANNE W. MONGER
Notary Public - Nevada
My appt. exp. Mar. 7, 2001
No. 97-0281-1

FOR DEPARTMENT USE ONLY

Case No.: 2-116-83(2)

Meeting Date: ADMID.

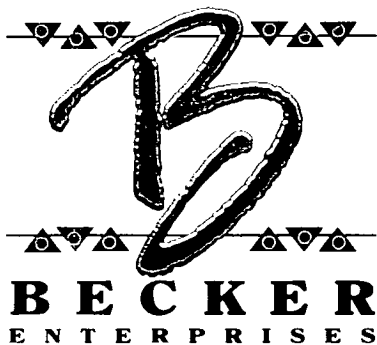
Date Accepted: 10/03/97

Accepted By: Hillevi

Map No.: L-24-3

Total Fee(s): \$200.-

Receipt No.: 11272



October 2, 1997

City of Las Vegas
Department of Planning & Zoning
400 East Stewart Avenue
Las Vegas, Nevada 89101

RE: SHADOW HILLS SHOPPING CENTER
Northeast corner Lake Mead and Jones

Gentlemen:

We are proposing adding a freestanding 11,800 square foot commercial building consisting of eleven, 1,000 and 1,200 square foot retail lease spaces. The building will face west to Jones Boulevard and have a Mediterranean look with three towers and individual units to have lighted signs.

Lake Mead and Jones are fully-developed right of ways. The shopping center has existing parking lot with approved landscaping including row island landscape planters at the end of each parking row.

We have provided two loading zone spaces and a refuse area 50' from the existing apartments. The number of spaces provided exceeds the number of spaces required per codes.

Your consideration in this matter would be appreciated. If you have any questions, please do not hesitate to call.

Yours truly,

FREMONT WEST SHOPPING CENTER
A NEVADA GENERAL PARTNERSHIP

Ernest A. Becker, Jr.
Agent

am



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

Ernest A. Becker, Jr. - Agent

10/01/97

Date