

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0120-87

APN 138-02-111-001

Location SEC of Rancho & Lone Mountain

Applicant Lino & Antonette Croaro

Subject

Reclassification of property legally
described as a portion of the North 1/2 of
the NW 1/4 of Section 2, Township 20 South,
Range 60 East, MDB&M.



FILE HISTORY

DATE	MEETING	ACTION	INITIAL
12-10-87	PC	Approved	uk
1-6-88	CC	Approved	
6-9-88	PC	ew. Review approved	
7-6-88	CC		
7/18/88		Permit signed 6515W Lone Mtn Rd	PH
3-10-89		Signed Temp. C.O.	PH
3-29-89		" C.O. card	PH
4/3/89		SIGNED BUS. LIC. FOR JONES FEED & TACK 6515 W. LONE MTN. RD.	KC

PROPERTY OWNERS

PROTESTS:

APPROVALS:

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

FILE NO.: Z-120-80

INTERDEPARTMENT DISTRIBUTION LIST

DATE SENT 11-18-87	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT ✓		
PUBLIC WORKS 11-17 ✓ ✓		
FIRE SERVICES ✓		
DESIGN & DEVELOPMENT		
LAND DEVELOPMENT ✓		
POLICE DEPARTMENT		
LICENSE DEPARTMENT		
HEALTH DEPARTMENT		
CITY ATTORNEY		
CITY MANAGER		

FILE NO. 2-120-87

NOTICE OF PUBLIC HEARING

DECEMBER 10, 1987

Notice is hereby given that on **DECEMBER 10, 1987** at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the following:

Z-120-87 APPLICATION OF LINO AND ANTONETTE CROARO FOR RECLASSIFICATION
OF PROPERTY LOCATED ON THE SOUTHEAST CORNER OF RANCHO DRIVE
AND LONE MOUNTAIN ROAD

FROM: R-E (RESIDENCE ESTATES)

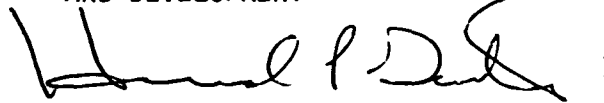
TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: CONVENIENCE STORE WITH GASOLINE SALES, FEED
AND TACK STORE WITH HAY BARN, RESTAURANT,
RENTAL/SERVICE CENTER AND RETAIL BUILDINGS.

The above property is legally described as a portion of
the North Half (N½) of the Northwest Quarter (NW¼) of Section
2, Township 20 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 hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

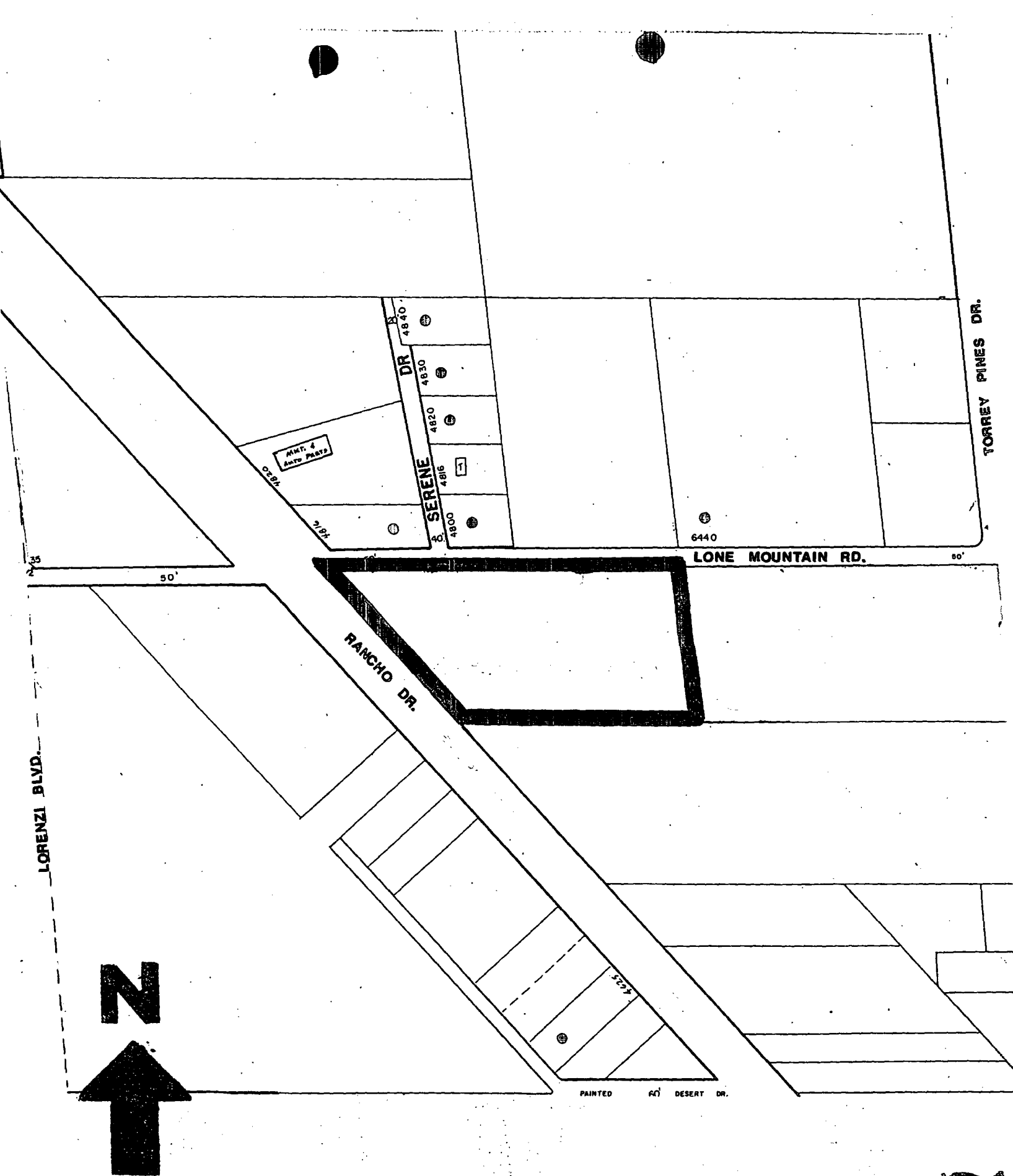


HAROLD P. FOSTER, DIRECTOR

HPF:erh

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.



Z-120-87

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date 11/24/87
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name ERVIN KRAL
Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext.
I. D. Code I-120-87 Date to Be Completed
Remarks

Information Needed:

1. Labels ☒ No. of Sets ☒ Label Tape ☐
2. Print Format: No Print (A) ☐ Valuation (F) ☐
Name, Address, Legal Description (G) ☒

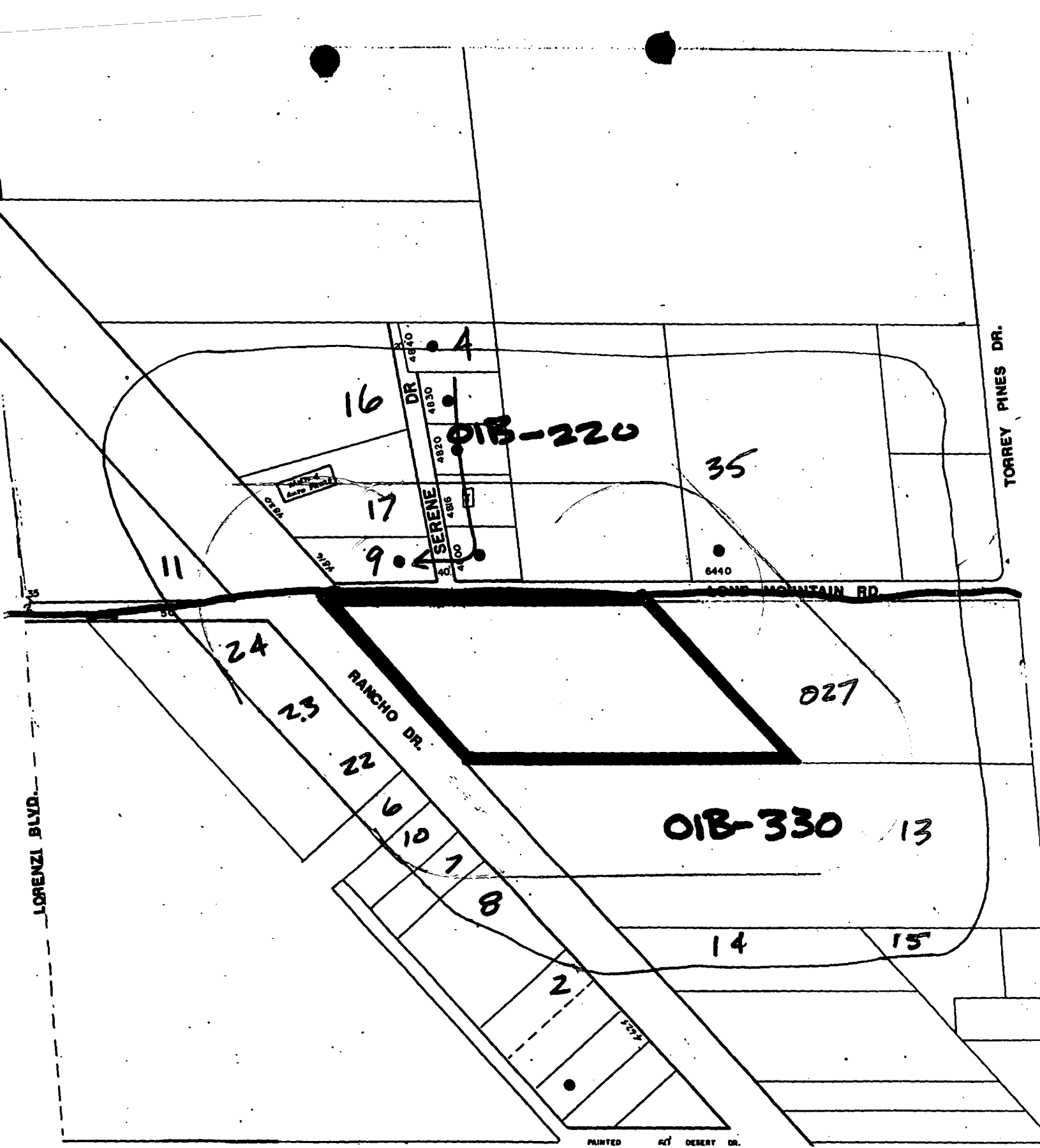
3. Selection by Tax District (List Tax Districts Needed):

4. Selection by Partial Parcel Number; Pa
Partial Page (6 char

Partial Page			Partial Page			Partial Page		
Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
01B	22	0004	01B	33	0010			
		009			013			
		011			015			
		016			022			
		017			024			
		035			027			
		33 0002	— END —					
		006						
		008						

Assessor Approval Billing No.

ok



NOTICE OF PUBLIC HEARING

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Z-120-87 APPLICATION OF LINO AND ANTONETTE CROARO FOR RECLASSIFICATION
OF PROPERTY LOCATED ON THE SOUTHEAST CORNER OF RANCHO DRIVE
AND LONE MOUNTAIN ROAD

FROM: R-E (RESIDENCE ESTATES)

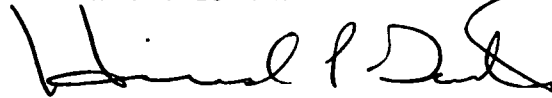
TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: CONVENIENCE STORE WITH GASOLINE SALES, FEED
AND TACK STORE WITH HAY BARN, RESTAURANT,
RENTAL/SERVICE CENTER AND RETAIL BUILDINGS.

The above property is legally described as a portion of
the North Half (N½) of the Northwest Quarter (NW¼) of Section
2, Township 20 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 hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

NOTICE OF PUBLIC HEARING

DECEMBER 10, 1987

Notice is hereby given that on December 10, 1987 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-120-87 APPLICATION OF LINO AND ANTONETTE CROARO FOR RECLASSIFICATION
OF PROPERTY LOCATED ON THE SOUTHEAST CORNER OF RANCHO DRIVE
AND LONE MOUNTAIN ROAD
FROM: R-E (RESIDENCE ESTATES)
TO: C-2 (GENERAL COMMERCIAL)
PROPOSED USE: ~~PHASE-1:~~ CONVENIENCE STORE WITH GASOLINE SALES,
FEED AND TACK STORE WITH HAY BARN,
~~PHASE-2:~~ RESTAURANT, RENTAL/SERVICE CENTER AND
RETAIL BUILDINGS

The above property is legally described as a portion of the North
Half (N½) of the Northwest Quarter (NW¼) of Section 2, Township
20 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 the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

CHECKED: Initial & date

GENZER

✓ 11/20

WILLIAMS

FOSTER

[Signature]

THIS FILE MUST BE RETURNED TO ELDA RAE BY: 11/23/87

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

INTER-OFFICE MEMORANDUM

November 30, 1987

TO: Harold P. Foster, Director
Department of Community Planning
and Development

FROM: Charles Kajkowski, P.E.
City Planning Engineer
Department of Public Works

SUBJECT: Comment Re:
Z-120-87
Lino and Antonette Croaro

COPIES TO:
Richard D. Goecke
C. E. Gilpin

- ✓1. Dedicate 55' radius on the southeast corner of Lone Mountain and Rancho Road. ~~DRIVE~~
- ✓2. Phased half-width street improvements required on Lone Mountain and on Rancho Drive as the sites adjacent are developed.
- ✓3. Drainage plan and technical drainage study to be submitted and approved prior to approval of construction plans of any project phase.
- ✓4. Post an amount equivalent to 25 percent (25%) of the cost of a traffic signal system at the intersection of Lone Mountain Road and Rancho Drive. Phase I - 10%; Phase II - 5%; Phase III - 10%; totaling 25%.

NOTE: An existing 30" culvert on the south side of Lone Mountain Road and running under Rancho Drive will impact this property with stormwater flows.

RECEIVED
NOV 30 1987
PLANNING AND
DEVELOPMENT

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

Nov 20th '87

TO:

Department of Community
Planning and Development

FROM:

Department of Building and Safety

SUBJECT:

Z 120-87 ZONE RECLASS
LINO CROARD ZONE: RE
PARCEL NO: 013-330-026

COPIES TO:

In answer to your memorandum of Nov 18th '87
on the above zone request at SOUTHEAST CORNER OF RANCHO DRIVE
AND LONG MOUNTAIN ROAD

this department has no objections provided all required permits and inspections
are obtained.

RECEIVED

NOV 23 1987

PLANNING AND
DEVELOPMENT

TO: COMMUNITY PLANNING & DEVELOPMENT
FROM: FIRE PREVENTION DIVISION
SUBJECT: 2-120-87

NOV 23 1987
F.L.
DEV. DEPT.

- ☒ 1. No objections
- ☒ 2. Fire hydrants to be installed within 500/~~600~~ feet of the building or existing hydrant.
- ☒ 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ☒ 4. Fire flow requirements to be determined when construction plans are submitted.
- ☒ 5. Hydrants are to be installed and charged with water before construction begins.
- ☒ 6. Must meet requirements of Uniform Fire Code and City Ordinance 3318.
- ☒ 7. Dead end fire lanes not to exceed 150'.
- ☒ 8. Minimum turning radius of 45' 6".
- ☐ 9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
- ☒ 10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

- ☒ 1. Provide this department with information on the available water in the immediate area of building project (water analysis).
- ☒ 2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
- ☒ 3. The required fire flow shall be available at the most remote hydrant(s)
- ☒ 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

N. Mil

11-23-87

INTER-OFFICE MEMORANDUM

November 18, 1987

TO:

PUBLIC WORKS
FIRE SERVICES
BUILDING & SAFETY
LAND DEVELOPMENT

FROM:

HAROLD P. FOSTER, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

ZONING RECLASSIFICATION - Z-120-87

LINO & ANTONETTE CROARO

FROM: R-E TO: C-2

COPIES TO:

This is concerning a request for reclassification on the following described property:

Southeast corner of Rancho Drive and Lone Mountain Road

Parcel No.: 01B-330-026

Proposed Use: Phase 1: Convenience Store with Gasoline Sales, Feed & Tack
Store with Hay Barn
Phase 2: Restaurant, Rental/Service Center and Retail Buildings

11/20 1:30 PM.

CALLED VAY & SONS -
LEFT MESSAGE TO RETURN CALL.

REQUIRE REVISED ELEVATIONS
THAT DETAIL BUILDING MATERIALS

CITY PLANN

Your remar
will be gr

Plot Plan

METAL BUILDING PANELS
BASED ON ENAMEL PAINT

987

HPF: erh

Attachment

INTER-OFFICE MEMORANDUM

11/17/87

TO: PUBLIC WORKS: ED BYRGE, RIGHT-OF-WAY GEORGE FERRIS, ELEC. DIVISION BUILDING AND SAFETY DEPARTMENT FIRE SERVICES - RAY PEEPLES LAND DEVELOPMENT - GIL OR TURK	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: ZONING RECLASSIFICATION APPLICANT: <i>Lino & Antonette Croaro</i> Z-120-87 FROM: R-E TO: C-2	COPIES TO:

This is concerning a request for reclassification on the following described property:

Southeast corner of Rancho Dr. and Long Mountain Rd.

Parcel No.: *018 - 330 - 026*

Proposed Use: *Phase 1: convenience store w/ gasoline, feed & tack store w/ hay barn;*

Phase 2: restaurant, rental/service center, & retail buildings.

Phase 3: restaurant & retail buildings - shown on site plan

CITY PLANNING COMMISSION MEETING: *December 10, 1987*

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

HPF:erh

Attachment: (Plot Plan)

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT:

cc: NAME JONES Fred & Tack / Lino & Antonette Croaro
 REPRESENTATIVE'S NAME 9040 W. El Campo grande
 ADDRESS 4545 N. Jones Rancho Dr. 10, NV 89130-29
 PHONE 645-1992 89108

AGENT:

cc: NAME Vay & Sons
 REPRESENTATIVE'S NAME VICK - NOT IN
 ADDRESS 3 Sunset Way # A-12 / P.O. Box 50150 Henderson, NV
 PHONE 456-0215 89106

TYPE OF APPLICATION:

- ☒ ZONING RECLASSIFICATION
☐ VARIANCE
☐ USE PERMIT
☐ PLOT PLAN REVIEW
☐ OTHER: _____

por. of N $\frac{1}{2}$, NW $\frac{1}{4}$,
 Sec. 2, T. 20 S., R. 60 E.

ZONING: EXISTING R-C PROPOSED C-2

LAND USE: EXISTING VACANT

PROPOSED ^{PHASE 1:} CONVENIENCE store w/ gas service, feed & tack store w/ hay barn;
^{PHASE 2:} RESTAURANT, rental/service center and retail buildings.
^{PHASE 3:} " , RETAIL BUILDINGS - SHOWN ON SITE PLAN

PAST ACTIONS:

CASE NO. _____ ACTION _____ DATE _____

CASE NO. _____ ACTION _____ DATE _____

CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. L-2-1 ASSESSOR'S PARCEL NO. 018-330-026

FLOOD ZONE "A": YES ☒ NO ☐

GENERAL LOCATION: S.E. corner of Rancho Dr. & Long
Mountain Rd.

SPECIAL NOTICE REQUIRED: YES ☒ NO ☐

IF YES: Sheep Mtn. H.O.A.

IN DOWNTOWN REDEVELOPMENT AREA: YES ☐ NO ☒

CHECKED BY: R.P. DATE 11/16/87

GENERAL RECEIPT NO. 25287 CASE NO. Z-120-87

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT
APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this application requesting that certain property be reclassified from the RE Use District to a C-2 Use District, as established by Chapter 19.06, Title 19, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$200.00.

The property hereinbefore referred to, and in relation to which said changes are hereby applied for, is legally described as follows, to wit:

That portion of the North half (N½) of the Northwest quarter (NW¼) of section 2, Township 20 South, Range 60 East, M.D.B. & M. Described as follows:
Parcel (1) one as shown by map three of in file 53 of
parcel maps, page 88, in the office of the County Recorder of Clark
County, Nevada.
Assessor's Parcel Number: _____

OWNER'S AFFIDAVIT
(owner shall mean owner(s) of record only)

STATE OF NEVADA)

SS:

COUNTY OF CLARK)

~~(X)~~ We), Lino and Antonette Croaro,
(please print or type)

the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of record of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my, our) knowledge and belief. (SIGN IN INK)

(1) *Lino Croaro* 9040 West El Campo Grande
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

PHONE NUMBER _____

Las Vegas Nevada 89129
CITY STATE ZIP

(2) _____ SAME AS ABOVE
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

PHONE NUMBER _____

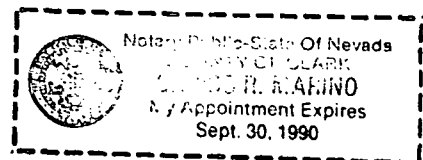
CITY STATE ZIP

Subscribed and sworn to before me this 11th day of November, 1987.

Chriss R Marino
Notary Public in and for said County and State

Sept 30 1990
My Commission Expires

(seal)



FOR DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Chapter 19.92, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 200.00

Received by: R.P.

Receipt No.: 25287

Date: 11/16/87

Case No.: Z-120-87

Meeting Date: 12/10/87

Grant, Bargain, Sale Deed

THIS INSTRUMENT WITNESSETH That W. A. ENE and GRIFFINIA WENDEL of the County of Clark and State of Nevada for and in consideration of the sum of \$100.00 to them hereunto lawfully and lawfully conveyed and to be conveyed by them to THE CALIFORNIA AND ARIZONA TRUST COMPANY of the County of Los Angeles and State of California all that real property situated in the County of Clark State of Nevada, bounded as described as follows:

That portion of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section 2, Township 20 South, Range 60 East, M.D.B. & M., described as follows:

Parcel One (1) as shown by map therof in file 53 of Parcel Maps, Page 88, in the Office of the County Recorder of Clark County, Nevada.

- SUBJECT TO - 1. Taxes for the fiscal year 1986 and 1987 -
2. Covenants, Conditions, Restrictions, Rights, Rights of Way and Easements now of record

together with all and singular the tenements, hereditaments and appurtenances thereto in anywise appertaining

CALIFORNIA
STATE OF ~~NEVADA~~
COUNTY OF LOS ANGELES
on JUNE 5TH 1986
personally appeared before me, a Notary Public,
W. A. ENE
GRIFFINIA WENDEL
and THE CALIFORNIA AND ARIZONA TRUST COMPANY
all of whom being duly sworn, depose and say that the foregoing is a true and correct copy of the original instrument of conveyance as the same appears from the records of the County of Los Angeles State of California.

W. A. ENE

GRIFFINIA WENDEL

THE CALIFORNIA AND ARIZONA TRUST COMPANY

NOTARY PUBLIC

My Commission Expires 1987

INTER-OFFICE MEMORANDUM

Date

JUNE 24, 1992

TO:

VAL STEED
CHIEF CIVIL DEPUTY ATTORNEY

FROM:

 RICHARD L. WILLIAMS, CHIEF
DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
CURRENT PLANNING DIVISION

SUBJECT:

REQUEST FOR ORDINANCE

COPIES TO:

CLARK COUNTY ASSESSOR
JIM ROBISON
LES COMEAU
FILE

Please prepare an Ordinance to rezone the following:

Z-120-87 From R-E to C-2

Legally described as:

Parcel 1 of Parcel Map filed in File 53, Page 88 of Parcel Maps
(PM-44-87).

RLW:JLC:rlr

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, LVMC 19.92.120 provides for an intention of rezoning in the public interest; and

WHEREAS, the City Council of the City of Las Vegas, Nevada, deems it appropriate and in the best interest of the public health, safety, welfare and convenience that an intention to rezone be indicated, so long as certain conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final, and rezoning shall be consummated upon the particular property, when the owner has completed the specified building program in compliance with the conditions thereof.

NOW, THEREFORE, be it resolved by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the date hereinafter subscribed, that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached hereto.

Z-120-87 From R-E to C-2

Legally described as:

Parcel 1 of Parcel Map filed in File 53, Page 88 of Parcel Maps (PM-44-87).

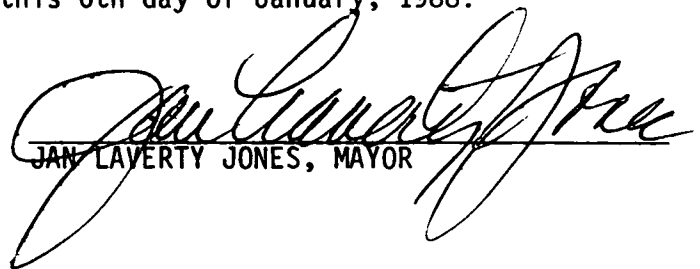
Subject to the following conditions:

1. Resolution of Intent with a twelve month time limit.
2. Dedication of a 55 foot radius at the southeast corner of Lone Mountain Road and Rancho Drive as required by the Department of Public Works.
3. Install half-street improvements on Lone Mountain Road and Rancho Drive as each phase is developed as required by the Department of Public Works.
4. Submittal and approval of a drainage plan and technical drainage study prior to approval of construction plans for any of the projected phases as required by the Department of Public Works.
5. Posting an amount equivalent to 25 percent of the cost of a traffic signal system at the intersection of Lone Mountain Road and Rancho Drive to be divided among the proposed phases as follows: Phase I - 10%, Phase II - 5% and Phase III - 10%, for a total of 25%.
6. Provide paved on-site parking in accordance with the Las Vegas Municipal Code.
7. Aesthetically enhance the building elevations and submit to the City Council and Planning Commission for review and approval prior to development.
8. Conformance to the plot plan as amended by the above conditions.
9. 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.
10. Submittal of a landscaping plan prior to or at the same time

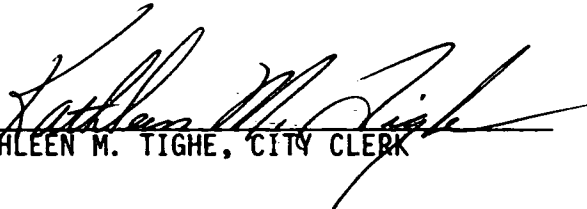
application is made for a building permit or license, or prior to occupancy, whichever occurs first.

11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
12. Satisfaction of City Code requirements and design standards of all City departments.
13. Approval of the parking and driveway plans by the Traffic Engineer.
14. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
15. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PASSED, ADOPTED AND APPROVED this 6th day of January, 1988.


JAN LAVERTY JONES, MAYOR

ATTEST:


KATHLEEN M. TIGHE, CITY CLERK

JUNE 24, 1992
DATE PREPARED

From the Desk of:

LARRY K. BARTON
DEPUTY CITY MANAGER

PLANNING AND
JAN 5 1989
DEVELOPMENT

Harold -

Re: Jones Feed Store on
Lone Mtn. Rd - A/C units
are visible on roof
contrary to standard condition
#4. Is this a violation
and if so, what can be
done to correct/enforce?
Pls attach a copy of their conditions.
B

1-7-89 Called + left message w/ sec.
1-10-89 Per Mr. Gillard, bldg. contractor, A/C units will be screened w/ some type
wood material on side of bldg.

6515 LOVE MTN.

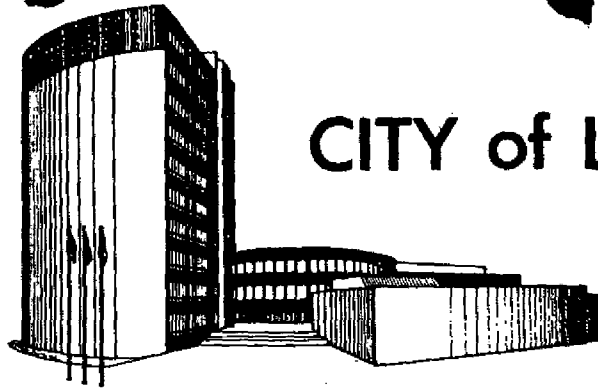
Z-120-87 C-2

~~4760 RANCHO~~

L-2-1

MAYOR RON LURIE
COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

July 20, 1988

Mr. Lino Croaro
Jones Feed and Tack
4545 North Rancho Road
Las Vegas, Nev. 89130

RE: ELEVATION REVIEW
Z-120-87

Dear Mr. Croaro:

The City Council at a regular meeting held July 6, 1988, APPROVED the Review of building elevations on property located on the southeast corner of Rancho Drive and Lone Mountain Road, R-E zone (under Resolution of Intent to C-2), subject to the following conditions:

1. The building shall be aesthetically enhanced with texture coating or other suitable finish including roof line treatment as required by the Department of Community Planning and Development.
2. Permanent landscaped planters shall be installed along the west and northwest side of the building.

Sincerely,

KATHLEEN M. TIGHE
City Clerk

KMT:jp

cc: Dept. of Community Planning and Development
Dept. of Public Works
Dept. of Building and Safety
Dept. of Fire Services
Land Development Services
Mr. Gene Gillard, Gillard Construction,
P. O. Box 571, Henderson, Nev. 89015



CITY COUNCIL MINUTES
MEETING OF

JULY 6, 1988

AGENDA

City of Las Vegas

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 40

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

D. ELEVATION REVIEW

1. Z-120-87 - Jones Feed and Tack

Request for review of building elevations on property located on the southeast corner of Rancho Drive and Lone Mountain Road, R-E Zone (under Resolution of Intent to C-2).

Planning Commission unanimously recommended APPROVAL, subject to:

1. The building shall be aesthetically enhanced with texture coating or other suitable finish including roof line treatment as required by the Department of Community Planning and Development.
2. Permanent landscaped planters shall be installed along the west and northwest side of the building.

Staff Recommendation: APPROVAL - with the building elevations being enhanced

NOLAN -
APPROVED as recommended.
Unanimous

Clerk to notify &
Planning to proceed

1545
to
1546

APPROVED AGENDA ITEM

Laurel Burton

AGENDA

CITY COUNCIL MINUTES
MEETING OF

JULY 6, 1988

City of Las Vegas

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page

ITEM	Council Action	Department Action
X. <u>COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)</u> D. <u>ELEVATION REVIEW</u> 1. <u>Z-120-87 - Jones Feed and Tack</u> Request for review of building elevations on property located on the southeast corner of Rancho Drive and Lone Mountain Road, R-E Zone (under Resolution of Intent to C-2). Planning Commission unanimously recommended APPROVAL, subject to: 1. The building shall be aesthetically enhanced with texture coating or other suitable finish including roof line treatment as required by the Department of Community Planning and Development. 2. Permanent landscaped planters shall be installed along the west and northwest side of the building. Staff Recommendation: APPROVAL - with the building elevations being enhanced		

CITY COUNCIL MINUTES
MEETING OF
JULY 6, 1988

X.

D. ELEVATIONS REVIEW

1. Z-120-87 - Jones Feed and Tack

This request is for a review of building elevations to satisfy a condition of approval on the rezoning of this property for a shopping center. This first building to be constructed will be for the feed and tack store on the rear portion and a convenience store with gasoline sales on the front. Proposed construction is a steel building with a western design motif that includes a boardwalk and a wood canopy on three sides of the building. Landscaping in front of the building shows shrubs in portable pots.

Staff recommended the applicant use wood board and batten walls to cover the steel building and install permanent planters. The applicant was in agreement to these changes.

Planning Commission Recommendation: APPROVAL - with the building elevations to be enhanced

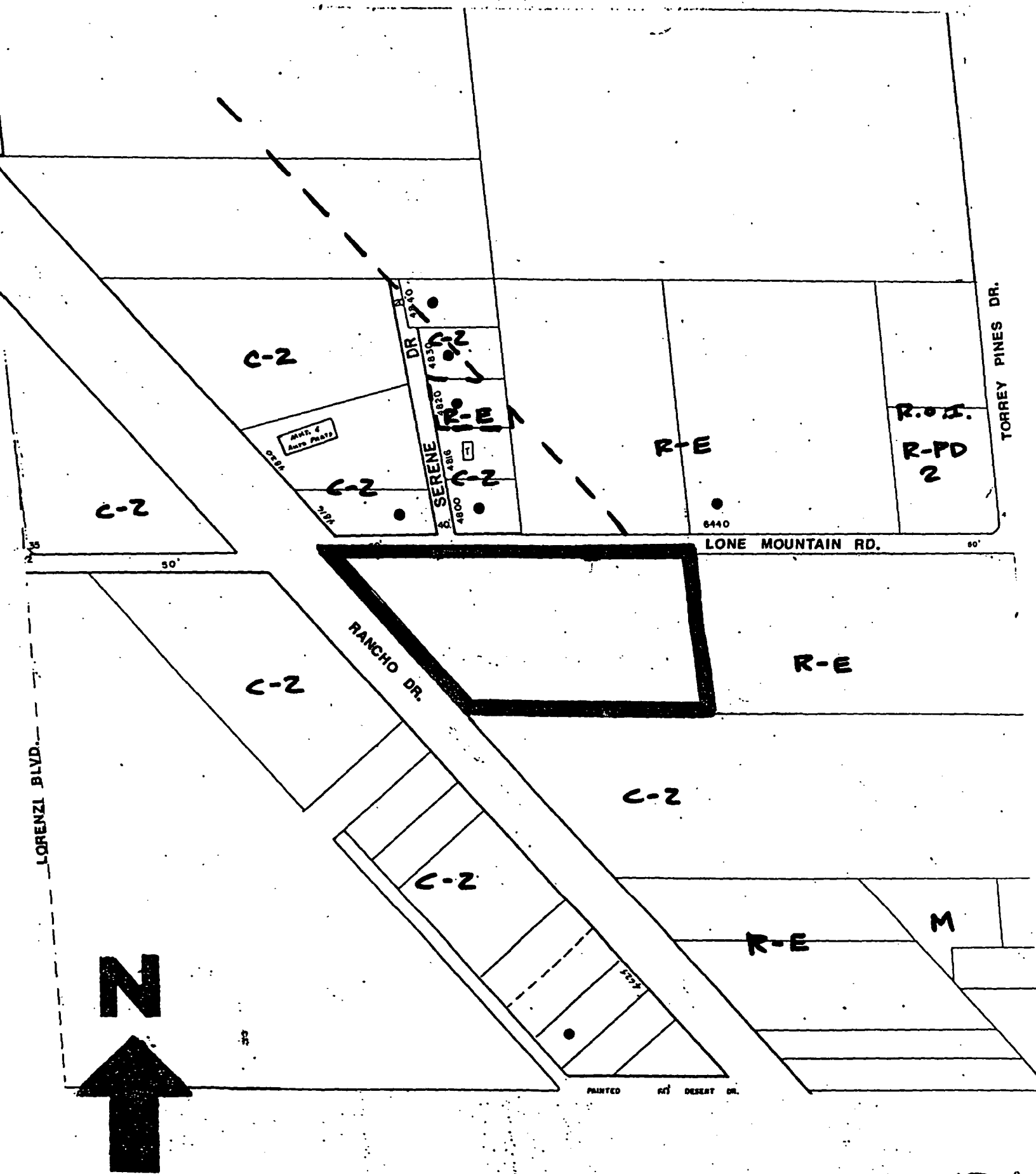
Staff Recommendation: APPROVAL - with the building elevations to be enhanced



HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

CITY COUNCIL MINUTES
MEETING OF
JULY 6, 1988

LOCATION MAP - ITEM X.D.1. - Z-120-87 - Jones Feed and Tack

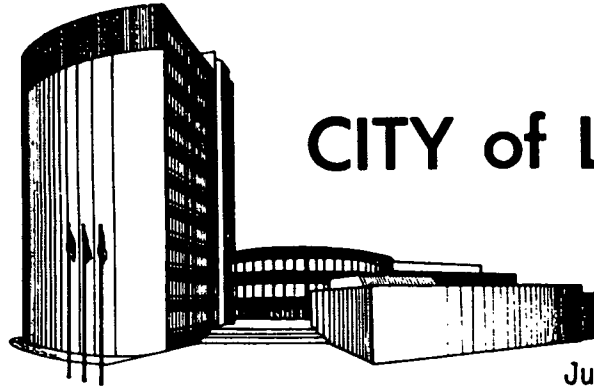


Z-120-87

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

June 15, 1988

Mr. Lino Croaro
Jones Feed and Tack
4545 North Rancho Road
Las Vegas, Nevada 89130

RE: Z-120-87 - ELEVATION REVIEW

Dear Mr. Croaro:

Your request for a review of the building elevations on property located on the southeast corner of Rancho Drive and Lone Mountain Road, R-E Zone (under Resolution of Intent to C-2), was considered by the Planning Commission on June 9, 1988.

The Planning Commission unanimously voted to recommend APPROVAL, subject to:

1. The building shall be aesthetically enhanced with texture coating or other suitable finish, including roof line treatment, as required by the Department of Community Planning and Development.
2. Permanent landscaped planters shall be installed along the west and northwest side of the building.

This item will be considered by the City Council on July 6, 1988, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative to be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Mr. Gene Gillard
Gillard Construction
P. O. Box 571
Henderson, Nevada 89015



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

22. ELEVATION REVIEW - Z-120-87

Applicant: JONES FEED AND TACK
 Application: Review of building elevations
 Location: Southeast corner of Rancho Drive and Lone Mountain Road
 Zone: R-E (under Resolution of Intent to C-2)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The building shall be aesthetically enhanced with texture coating or other suitable finish including roof line treatment as required by the Department of Community Planning and Development.
2. Permanent landscaped planters shall be installed along the west and northwest side of the building.

PROTESTS: N/A

Black -
 APPROVED, subject to staff's conditions.
 Unanimous
 (Coleman excused)

MR. FOSTER stated they propose to use a ribbed steel building which is typical for industrial areas. Staff feels the building needs to be aesthetically enhanced. Staff recommended approval, subject to the conditions.

GENE GILLARD, Gillard Construction Company, Henderson, appeared and represented the applicant. They want to project a western style, and will use a wood board and batten walls.

To be heard by the City Council on 7/6/88.

(8:18-8:21)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

May 31, 1988

Mr. Lino Croaro
Jones Feed and Tack
4545 North Rancho Road
Las Vegas, NV 89130

RE: Z-120-87 - 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 June 9, 1988. This meeting will be held at 7:30 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 on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 386-6301.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

cc: Mr. Gene Gillard
Gillard Construction
P.O. Box 571
Henderson, NV 89015



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME JONES FEED + TACK
 REP'S NAME LINO CROARO
 ADDRESS 4545 N. RANCHO RD
L.V. NV 89130
 PHONE 645-1992

AGENT: NAME Gillard Constrution
 REP'S NAME Gene Gillard
 ADDRESS P.O. Box 571
Henderson, N.V. 89015
 PHONE 565-0199

APPLICATION TYPE:

☐ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT
☐ QTA ☒ OTHER ELEVATION REVIEW
☐ PUBLIC HEARING: IF YES, LEGAL _____

ZONING: EXISTING RE R01 C-2 PROPOSED Same

LAND USE: EXISTING Vacant
 PROPOSED Conv. store w/gas feed + Tack Store etc

PAST ACTIONS:
 CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. L-2-1 ASSESSOR'S PARCEL NO. 01B-330-026

GENERAL LOCATION: SE corner of Rancho Dr
+ Lone Mountain Rd

FLOOD ZONE "A": YES ☒ NO ☐

IN DOWNTOWN REDEVELOPMENT AREA?: YES ☐ NO ☒

SPECIAL NOTICE REQUIRED?: YES ☐ NO ☒

IF YES: _____

CHECKED BY: Les DATE 5/16/88

GENERAL RECEIPT NO. 39012 CASE NO. Z-120-87

PC DATE: 6/9/88 BZA DATE: _____

Jones' Feed & Tack
4545 N. Rancho Rd.
Las Vegas, Nv. 89130
May 13, 1988

Department of Community Planning & Development
400 E. Stewart Ave.
Las Vegas, Nv. 89101

SUBJECT: Z-120-87

Please place item # Z-120-87 for the review of building
enhancement on the schedual for the June meeting.

Enclosed is our \$25.00 filing fee.

Thank You

NO
DISTR.
REQ'D

ELEVATION REVIEW
Z-120-87
P/C 6/9/88
GR 3/16/88

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, LVMC 19.92.120 provides for an intention of rezoning in the public interest; and

WHEREAS, the City Council of the City of Las Vegas, Nevada, deems it appropriate and in the best interest of the public health, safety, welfare, and convenience that an intention to rezone be indicated, so long as certain conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final, and rezoning shall be consummated upon the particular property, when the owner has completed the specified building program in compliance with the conditions thereof.

NOW, THEREFORE, be it resolved by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the date hereinafter subscribed, that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached hereto.

Z-120-87

FROM R-E TO C-2

Legally described as:

Parcel one of Parcel Map filed in file 53, page 88 of Parcel Maps (PM-44-87).

Subject to the following conditions:

1. Resolution of Intent with a twelve (12) month time limit.
2. Dedication of a 55 foot radius at the southeast corner of Lone Mountain Road and Rancho Drive as required by the Department of Public Works.
3. Install half-street improvements on Lone Mountain Road and Rancho Drive as each phase is developed as required by the Department of Public Works.
4. Submittal and approval of a drainage plan and technical drainage study prior to approval of construction plans for any of the project phases as required by the Department of Public Works.
5. Posting an amount equivalent to 25 percent of the cost of a traffic signal system at the intersection of Lone Mountain Road and Rancho Drive to be divided among the proposed phases as follows: Phase I - 10%, Phase II - 5% and Phase III - 10%, for a total of 25%.
6. Provide paved on-site parking in accordance with the Las Vegas Municipal Code.
7. Aesthetically enhance the building elevations and submit to the Planning Commission and City Council for review and approval prior to development.
8. Conformance to the plot plan as amended by the above conditions.
9. 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.
10. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

12. Satisfaction of City Code requirements and design standards of all City departments.
13. Approval of the parking and driveway plans by the Traffic Engineer.
14. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
15. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PASSED, ADOPTED AND APPROVED this 6th day of January, 1988.



RON LURIE, MAYOR

ATTEST:

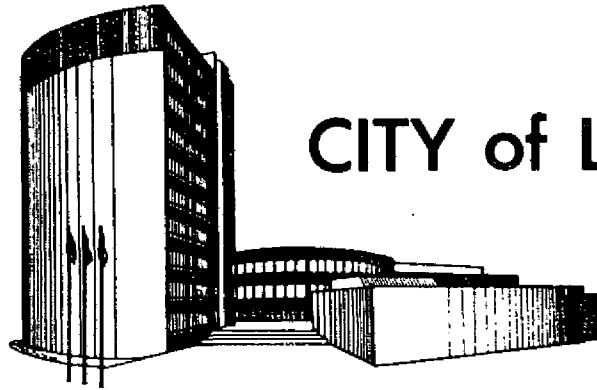


KATHLEEN M. TIGHE, CITY CLERK

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 19, 1988

Mr. and Mrs. Lino Croaro
9040 W. El Campo Grande
Las Vegas, Nevada 89108

RE: RECLASSIFICATION OF PROPERTY
Z-120-87

Dear Mr. and Mrs. Croaro:

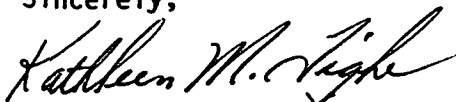
The City Council at a regular meeting held January 6, 1988, APPROVED the Reclassification of Property located on the southeast corner of Rancho Drive and Lone Mountain Road, From: R-E (Residence Estates), To: C-2 (General Commercial), Proposed Use: Convenience Store with Gasoline Sales, Feed and Tack Store with Hay Barn, Restaurant, Rental/Service Center and Retail Buildings, subject to the following conditions:

1. Resolution of Intent with a twelve month time limit.
- OK 2. Dedication of a 55 foot radius at the southeast corner of Lone Mountain Road and Rancho Drive as required by the Department of Public Works.
per Miller
Nancy Miller
3/1/89
3. Install half-street improvements on Lone Mountain Road and Rancho Drive as each phase is developed as required by the Department of Public Works.
4. Submittal and approval of a drainage plan and technical drainage study prior to approval of construction plans for any of the project phases as required by the Department of Public Works.



- OK
per
Joel Harris
3/1/89
5. Posting an amount equivalent to 25 percent of the cost of a traffic signal system at the intersection of Lone Mountain Road and Rancho Drive to be divided among the proposed phases as follows: Phase I - 10%, Phase II - 5% and Phase III - 10%, for a total of 25%.
 6. Provide paved on-site parking in accordance with the Las Vegas Municipal Code.
 7. Aesthetically enhance the building elevations and submit to the City Council and Planning Commission for review and approval prior to development.
 8. Conformance to the plot plan as amended by the above conditions.
 9. 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.
 10. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
 11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
 12. Satisfaction of City Code requirements and design standards of all City departments.
 - OK
per Bill
Flaxa
3/1/89 → 13. Approval of the parking and driveway plans by the Traffic Engineer.
 14. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
 15. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

KMT:jp

cc: Dept. of Community Planning and Development
Dept. of Public Works
Dept. of Building and Safety
Dept. of Fire Services
Land Development Services
Jones Feed and Tack, 4545 N. Rancho Dr.,
Las Vegas, Nev. 89108
Vay and Sons, 3 Sunset Way, #A-12,
P. O. Box 50150, Las Vegas, Nev. 89106

AGENDA

City of Las Vegas

January 6, 1988

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 46

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)

I. ZONE CHANGE

2. Z-120-87 - Lino and Antonette Craro

Request for reclassification of property located on the southeast corner of Rancho Drive and Lone Mountain Road.

From: R-E (Residence Estates)

To: C-2 (General Commercial)

Proposed Use: CONVENIENCE STORE WITH GASOLINE SALES, FEED AND TACK STORE WITH HAY BARN, RESTAURANT, RENTAL/SERVICE CENTER AND RETAIL BUILDINGS

Planning Commission unanimously recommended APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Dedication of a 55 foot radius at the southeast corner of Lone Mountain Road and Rancho Drive as required by the Department of Public Works.
3. Install half-street improvements on Lone Mountain Road and Rancho Drive as each phase is developed as required by the Department of Public Works.
4. Submittal and approval of a drainage plan and technical drainage study prior to approval of construction plans for any of the project phases as required by the Department of Public Works.
5. Posting an amount equivalent to 25 percent of the cost of a traffic signal system at the intersection of Lone Mountain Road and Rancho Drive to be divided among the proposed phases as follows: Phase I - 10%, Phase II - 5% and Phase III - 10%, for a total of 25%.

(continued)

BUNKER -
APPROVED, subject to conditions and condition no. 7 to be amended to include review by Council.
Unanimous

Clerk to notify & Planning to proceed

1438

APPROVED AGENDA ITEM

Larry R. Burton

AGENDA

City of Las Vegas

January 6, 1988

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

I. ZONE CHANGE

2. Z-120-87 - Lino and Antonette Craro
(continued)

APPROVED
See Page 46

6. Provide paved on-site parking in accordance with the Las Vegas Municipal Code.

7. Aesthetically enhance the building elevations and submit to the Planning Commission for review and approval prior to development.

8. Conformance to the plot plan as amended by the above conditions.

9. Standard conditions 2-8.

Staff Recommendation: APPROVAL

PROTESTS: 0

APPROVED AGENDA ITEM

Lucy L. Burton

AGENDA

City of Las Vegas

January 6, 1988

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page

ITEM Council Action Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

I. ZONE CHANGE

2. Z-120-87 - Lino and Antonette Craro

Request for reclassification of property located on the southeast corner of Rancho Drive and Lone Mountain Road.

From: R-E (Residence Estates)

To: C-2 (General Commercial)

Proposed Use: CONVENIENCE STORE WITH GASOLINE SALES, FEED AND TACK STORE WITH HAY BARN, RESTAURANT, RENTAL/SERVICE CENTER AND RETAIL BUILDINGS

Planning Commission unanimously recommended APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Dedication of a 55 foot radius at the southeast corner of Lone Mountain Road and Rancho Drive as required by the Department of Public Works.
3. Install half-street improvements on Lone Mountain Road and Rancho Drive as each phase is developed as required by the Department of Public Works.
4. Submittal and approval of a drainage plan and technical drainage study prior to approval of construction plans for any of the project phases as required by the Department of Public Works.
5. Posting an amount equivalent to 25 percent of the cost of a traffic signal system at the intersection of Lone Mountain Road and Rancho Drive to be divided among the proposed phases as follows: Phase I - 10%, Phase II - 5% and Phase III - 10%, for a total of 25%.

(continued)

AGENDA

City of Las Vegas

January 6, 1988

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page

ITEM Council Action Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

I. ZONE CHANGE

2. Z-120-87 - Lino and Antonette Craro
(continued)

- 6. Provide paved on-site parking in accordance with the Las Vegas Municipal Code.
- 7. Aesthetically enhance the building elevations and submit to the Planning Commission for review and approval prior to development.
- 8. Conformance to the plot plan as amended by the above conditions.
- 9. Standard conditions 2-8.

Staff Recommendation: APPROVAL

PROTESTS: 0

To: The City Council
Re: Community Planning and Development Agenda Item
January 6, 1988 City Council Agenda

X.

I. ZONE CHANGE

2. Z-120-87 - Lino and Antonette Craro

This request is to rezone a vacant 6 acre R-E zoned site to C-2 for a proposed commercial center consisting of five buildings totaling 63,550 sq. ft. (convenience store, feed and tack store, rental/service center, retail stores and a restaurant). The frontage properties along most of Rancho Drive are all zoned C-2 except for several properties along this segment. Previously, this segment was in the City of North Las Vegas and was rezoned from C-2 to R-E.

The center is proposed to be developed in three phases. Phase I consists of the convenience store with gasoline sales and the feed/tack store with hay barn. Phase II consists of a restaurant, rental/service center and retail buildings. Phase III consists of a restaurant and retail buildings. Due to the restaurant use, there is a parking deficiency of 36 spaces and a condition of approval is that the parking Ordinance be satisfied.

A major concern of staff and area property owners at the meeting were aesthetics of the buildings. The building are to be of steel construction and are similar to those found in industrial areas. A western type canopy is included for most of the perimeter of the convenience store/feed and tack store building. The applicant was in agreement to upgrading the appearance of the buildings.

Planning Commission Recommendation: APPROVAL

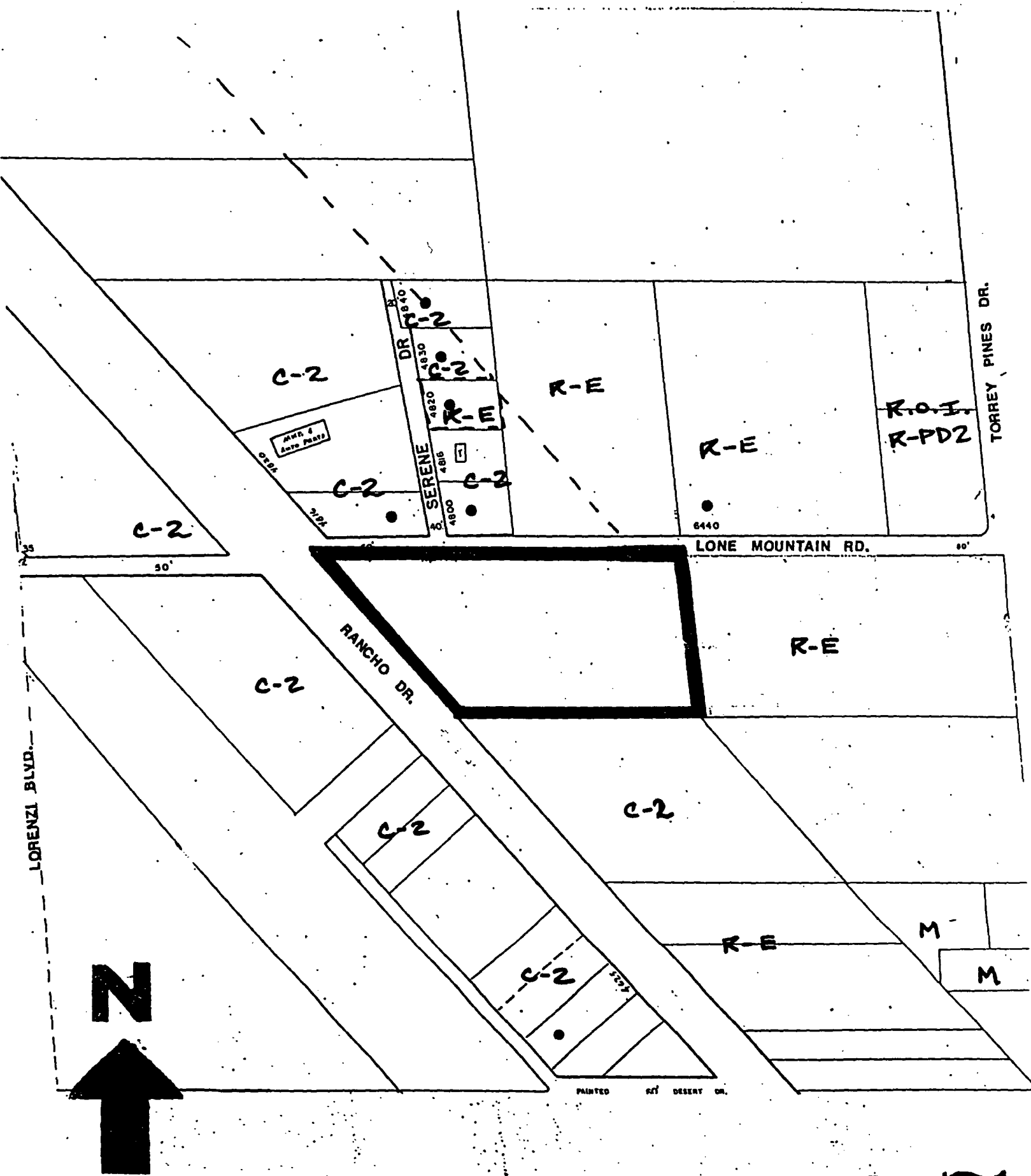
Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP


HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

LOCATION MAP - ITEM X.I.2. - Z-120-87 - LINO AND ANTONETTE CROARO



Z-120-87

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 16, 1987

Lino and Antonette Croaro
9040 W. El Campo Grande
Las Vegas, Nevada 89108

RE: Z-120-87 - ZONING RECLASSIFICATION

Dear Mr. and Mrs. Croaro:

Your request for reclassification of property located on the southeast corner of Rancho Drive and Lone Mountain Road, from R-E Zone to C-1 Zone, was considered by the Planning Commission on December 10, 1987.

The Planning Commission unanimously voted to recommend APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Dedication of a 55 foot radius at the southeast corner of Lone Mountain Road and Rancho Drive as required by the Department of Public Works.
3. Install half-street improvements on Lone Mountain Road and Rancho Drive as each phase is developed as required by the Department of Public Works.
4. Submittal and approval of a drainage plan and technical drainage study prior to approval of construction plans for any of the project phases as required by the Department of Public Works.
5. Posting an amount equivalent to 25 percent of the cost of a traffic signal system at the intersection of Lone Mountain Road and Rancho Drive to be divided among the proposed phases as follows: Phase I - 10%, Phase II - 5% and Phase III - 10%, for a total of 25%.
6. Provide paved on-site parking in accordance with the Las Vegas Municipal Code.

- Continued -



TO: Lino and Antonette Croaro
RE: Z-120-87 - Zoning Reclassification

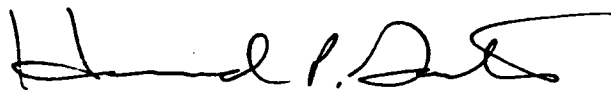
December 16, 1987
Page Two

7. Aesthetically enhance the building elevations and submit to the Planning Commission for review and approval prior to development.
8. Conformance to the plot plan as amended by the above conditions.
9. 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 system shall be cause for revocation of a business license.
10. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, whichever occurs first.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
12. Satisfaction of City Code requirements and design standards of all City departments.
13. Approval of the parking and driveway plans by the Traffic Engineer.
14. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
15. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on January 6, 1988, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative to be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Jones Feed and Tack
4545 N. Rancho Drive
Las Vegas, Nevada 89108

Vay and Sons
3 Sunset Way, #A-12
P. O. Box 50150
Henderson, Nevada 89106

MAYOR BILL BRIARE

COUNCILMEN

RON LURIE

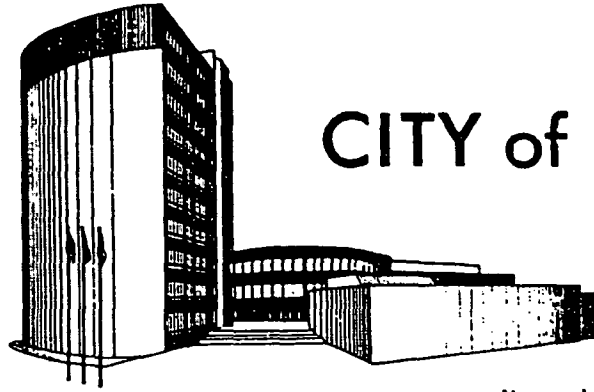
AL LEVY

BOB NOLEN

W. WAYNE BUNKER

CITY MANAGER

ASHLEY HALL



CITY of LAS VEGAS

November 30, 1987

Lino and Antonette Coraro
9040 W. El Campo Grande
Las Vegas, Nevada 89108

RE: Z-120-87 - ZONING RECLASSIFICATION

Dear Applicant:

Please be advised your request as referred to above will be considered by the City Planning Commission at its regular meeting on December 10, 1987.

This meeting will be held at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

cc: Jones Feed and Tack
4545 N. Rancho Drive
Las Vegas, Nevada 89108

Vay & Sons
3 Sunset Way, #A-12
P. O. Box 50150
Henderson, Nevada 89106



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

25. Z-120-87

Applicant: LINO AND ANTONETTE CROARO
Application: Zoning Reclassification
From: R-E
To: C-2
Location: Southeast corner of Rancho Drive and Lone Mountain Road
Proposed Use: Convenience Store with Gasoline Sales, Feed and Tack Store with Hay Barn, Restaurant, Rental/Service Center and Retail Buildings
Size: 6.0 Acres
Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.

2. Dedication of a 55 foot radius at the southeast corner of Lone Mountain Road and Rancho Drive as required by the Department of Public Works.

3. Install half street improvements on Lone Mountain Road and Rancho Drive as each phase is developed as required by the Department of Public Works.

4. Submittal and approval of a Drainage Plan and Technical Drainage Study prior to approval of construction plans for any of the project phases as required by the Department of Public Works.

5. Posting an amount equivalent to 25% of the cost of a traffic signal system at the intersection of Lone Mountain Road and Rancho Drive to be divided among the proposed phases as follows:
Phase I - 10%, Phase II - 5% and Phase III - 10%, for a total of 25%.

Black -
APPROVED, subject to staff's conditions.
Unanimous

MR. FOSTER stated there is a C-2 pattern in this area. This application is for a shopping center in three phases. They do not have the required parking for the restaurant. The main sign at the entryway in Phase III would have to be removed from the right-of-way. Staff recommended approval, subject to the conditions.

CHUCK BICKFORD, 1100 North Center, Henderson, appeared and represented the applicants. He concurred with staff's conditions.

CHARLEY JOHNSON, VTN Nevada, 2300 Paseo Del Prado, appeared and represented U. S. Homes.

KEN SCHERADO, Sheep Mountain Homeowners Association, 6301 Lone Mountain Road, appeared in favor. The only concern is the aesthetics of the buildings.

TOM SENIOR, 6400 Lone Mountain Road, appeared in favor.

To be heard by the City Council on 1/6/88.

(9:36-9:49)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

25. Z-120-87 (Continued)

- 6. Provide paved on-site parking in accordance with the Las Vegas Municipal Code.
- 7. Aesthetically enhance the building elevations and submit to the Planning Commission for review and approval prior to development.
- 8. Conformance to the plot plan as amended by the above conditions.
- 9. Standard Conditions 2 - 8.

PROTESTS: 0