

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0128-89(4)

APN 163-04-406-005

Location NE CORNER OF SAHARA & LAKES PACIFIC ST.

Applicant PACIFIC CONSTRUCTION & DEVELOPMENT

Subject

PLOT PLAN AND BUILDING ELEVATION REVIEW FOR
A PROPOSED DELI WITH PACKAGED LIQUOR SALES.



FILE HISTORY

FILE NO.: Z-128-89(4)

[illegible]

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
FRANK HAWKINS JR.
KEN BRASS
MATTHEW Q. CALLISTER

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

May 16, 1995

Pacific Construction and Development
2955 E. Sunset Road, #101
Las Vegas, Nevada 89120

RE: Z-128-89(4) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Gentlemen:

Your request for a Plot Plan and Building Elevation Review for a proposed deli with packaged liquor sales on property located on the northeast corner of Sahara Avenue and Lakes Pacific Street, N-U Zone (under Resolution of Intent to C-1), was considered by the Planning Commission on May 11, 1995.

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

1. Provide a minimum 20 foot wide landscape planter along the Sahara Avenue frontage, 10 feet of which shall be on site with minimum 24 inch box evergreen trees 40 feet on center with shrubs and ground cover as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
2. Install minimum 24 inch box trees 30 feet on center with ground cover and shrubs in all planter areas as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Provide a 6 foot high decorative block wall along the rear property line abutting the residential property or make the rear wall of the building decorative as required by the Department of Community Planning and Development.
4. Relocate the trash enclosure away from the residential property towards the front and side of the building as required by the Department of Community Planning and Development.
5. Where new water mains are extended along streets and where hydrants are not needed for protection of structures, fire hydrants shall be spaced a maximum of 1,000 feet apart to prevent transportation hazards as required by the Department of Fire Services.

- Continued -

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



TO: Pacific Construction and Development
RE: Z-128-89(4)

May 16, 1995
Page Two

6. Dedicate an additional 14.5 feet of right-of-way adjacent to this site for a total half-street width of 75 feet on Sahara Avenue prior to the issuance of any permits as required by the Department of Public Works.
7. Construct all incomplete half-street improvements, if any, on Sahara Avenue adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
8. Redesign the driveways, median openings and parking lot layout to meet the approval of the Traffic Engineer prior to the issuance of any permits. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
9. Contribute \$1,500 to partially fund/upgrade a traffic signal system at the intersection of Sahara Avenue and Cimarron Road prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation 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.
10. Landscape and maintain all unimproved right(s)-of-way on Sahara Avenue adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
11. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Sahara Avenue public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
12. Site development to also comply with all applicable conditions of approval for Z-128-89 and all subsequent site-related actions as required by the Department of Public Works.
13. Conformance to the plot plan and building elevations.
14. 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.
15. 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.

- Continued -

TO: Pacific Construction and Development
RE: Z-128-89(4)

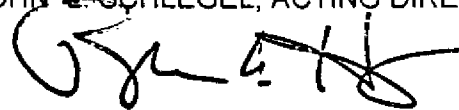
May 16, 1995
Page Three

16. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
17. Satisfaction of City Code requirements and design standards of all City departments.
18. Approval of the parking and driveway plans by the Traffic Engineer.
19. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
20. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
JOHN L. SCHLEGEL, ACTING DIRECTOR



PHYLLIS HARGROVE, SENIOR PLANNER
CURRENT PLANNING DIVISION

PH:erh

cc: Mr. Sam Murado
1608 Windsford Circle
Las Vegas, Nevada 89117

Pacific International Realty
2955 E. Sunset Road, #102
Las Vegas, Nevada 89120

PLANNING COMMISSION

MEETING OF

MAY 11, 1995

City of Las Vegas

AGENDA & MINUTES

Page 19

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-5.

Z-128-89(4) - Pacific Construction and Development-

Request for a Plot Plan and Building Elevation Review for a proposed commercial building with restaurant deli, market with packaged liquor sales and retail lease space on property located on the northeast corner of Sahara Avenue and Lake Pacific Drive, N-U Zone (under Resolution of Intent to C-1).

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Provide a minimum 20 foot wide landscape planter along the Sahara Avenue frontage, 10 feet of which shall be on site with minimum 24 inch box evergreen trees 40 feet on center with shrubs and ground cover as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
2. Install minimum 24 inch box trees 30 feet on center with ground cover and shrubs in all planter areas as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Provide a 6 foot high decorative block wall along the rear property line abutting the residential property or make the rear wall of the building decorative as required by the Department of Community Planning and Development.
4. Relocate the trash enclosure away from the residential property towards the front and side of the building as required by the Department of Community Planning and Development.
5. Where new water mains are extended along streets and where hydrants are not needed for protection of structures, fire hydrants shall be spaced a maximum of 1,000 feet apart to prevent transportation hazards as required by the Department of Fire Services.

Buckley -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH STANDARD CONDITION NO. 10 DELETED.

UNANIMOUS

(Black and Moran excused)

MS. HARGROVE stated access to the site is via one two-way drive lane along Sahara Avenue and two drives along Lake Pacific Street. The plan indicates a single building with a deli and gourmet foods market with packaged liquor. Staff has no objection to the proposed uses, layout or elevations. The applicant needs to relocate the trash enclosure away from the residential property towards the side area in front of the building. Also, the applicant should provide a decorative block wall along the rear property and/or make the rear wall of the building decorative. Staff recommended approval, subject to the conditions.

ROBERT BLUE, 3021 South Valley View Boulevard, appeared and represented the applicant. They would like to work with staff on the wall. Otherwise, he concurred with staff's conditions.

JOHN McNELLIS, Public Works, stated that standard Condition No. 10 needs to be deleted.

This is final action.

(7:15-7:17)

PLANNING COMMISSION

MEETING OF
MAY 11, 1995

City of Las Vegas

AGENDA & MINUTES

Page 20

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-128-89(4) - (Continued)

6. Dedicate an additional 14.5 feet of right-of-way adjacent to this site for a total half-street width of 75 feet on Sahara Avenue prior to the issuance of any permits as required by the Department of Public Works.

7. Construct all incomplete half-street improvements, if any, on Sahara Avenue adjacent to this site prior to occupancy of this site as required by the Department of Public Works.

8. Redesign the driveways, median openings and parking lot layout to meet the approval of the Traffic Engineer prior to the issuance of any permits. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

9. Contribute \$1,500 to partially fund/upgrade a traffic signal system at the intersection of Sahara Avenue and Cimarron Road prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation 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.

10. Landscape and maintain all unimproved right(s)-of-way on Sahara Avenue adjacent to this site prior to occupancy of this site as required by the Department of Public Works.

11. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Sahara Avenue public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.

12. Site development to also comply with all applicable conditions of approval for Z-128-89 and all subsequent site-related actions as required by the Department of Public Works.

PLANNING COMMISSION

MEETING OF

MAY 11, 1995

City of Las Vegas

AGENDA & MINUTES

Page 21

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-128-89(4) - (Continued)

13. Standard Condition Nos. 2 - 11.

PROTESTS: N/A

- B-5. Z-128-89(4) - Pacific Construction and Development - Request for a Plot Plan and Building Elevation Review for a proposed deli with packaged liquor sales on property located on the northeast corner of Sahara Avenue and Lakes Pacific Street, N-U Zone (under Resolution of Intent to C-1), Ward No.: 2, Parcel No.: 163304-4006-005**

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for Plot Plan and Building Elevation Review for a commercial building with a restaurant deli and a market with gourmet foods and package liquor sales

BACKGROUND DATA:

- | | |
|----------|--|
| 1/03/90 | The City Council approved C-1 (Limited Commercial) zoning for the property as part of a larger request (Z-128-89). |
| 3/20/91 | The City Council approved a two year Extension of Time which expired on March 20, 1993 [Z-128-89(1)]. |
| 3/17/93 | The City Council approved an Extension of Time that expired on March 20, 1994. |
| 9/21/94 | The City Council approved an Extension of Time that expires on September 21, 1995. |
| 11/18/94 | The City Council approved a request to rezone the northerly 404 feet of the original parcel to R-PD13 (Z-70-92). The approval included a condition expunging the C-1 (Limited Commercial) Resolution of Intent for that portion of the property. |
| 5/23/95 | The Board of Zoning Adjustment will hear a request for a Special Use Permit for packaged liquor sales (U-59-95). |

DETAILS OF APPLICATION REQUEST:

Site Area	25,400 Square Feet
Building Area:	4,500 Square Feet Total
Market Area	3,250 Square Feet
Restaurant	1,250 Square Feet
Parking Required	44 Spaces
Parking Provided	48 Spaces

B-5. Z-128-89(4) - Continued - Page Two

Access to the site is via one two way drive lane along Sahara Avenue and two drives along Lakes Pacific Street. The plan indicates a single building with a deli restaurant and market. The restaurant deli has both indoor and outdoor seating. Landscaping is provided along the Sahara Avenue property line with a twenty-four foot wide landscape planter. Additional landscaping is provided along the Lakes Pacific Street frontage and along the east property line. There are 48 parking spaces proposed on the site.

The elevations depict a single story building with stucco and concrete masonry exteriors with columns, storefront windows, an awning and concrete tile roof.

FINDINGS:

Staff has no objection to the proposed uses, layout or elevations. Staff recommends that the applicant relocate the trash enclosure away from the residential property towards the side area in front of the building. Also the applicant should provide a decorative block wall along the rear property abutting the residential property and or make the rear wall of the building decorative.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Provide a minimum 20 foot wide landscape planter along the Sahara Avenue frontage, 10 feet of which shall be on site with minimum 24 inch box evergreen trees 40 feet on center with shrubs and ground cover as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
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4. Relocate the trash enclosure away from the residential property towards the front and side of the building as required by the Department of Community Planning and Development.
5. Where new water mains are extended along streets and where hydrants are not needed for protection of structures, fire hydrants shall be spaced a maximum of 1,000 feet apart to prevent transportation hazards as required by the Department of Fire Services.

B-5. Z-128-89(4) - Continued - Page Three

6. Dedicate an additional 14.5 feet of right-of-way adjacent to this site for a total half-street width of 75 feet on Sahara Avenue prior to the issuance of any permits as required by the Department of Public Works.
7. Construct all incomplete half-street improvements, if any, on Sahara Avenue adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
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9. Contribute \$1,500 to partially fund/upgrade a traffic signal system at the intersection of Sahara Avenue and Cimarron Road prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation 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.
10. Landscape and maintain all unimproved right(s)-of-way on Sahara Avenue adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
11. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Sahara Avenue public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
12. Site development to also comply with all applicable conditions of approval for Z-128-89 and all subsequent site-related actions as required by the Department of Public Works.
13. Standard Conditions Nos. 2 - 11.

PROTESTS: N/A

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
FRANK HAWKINS JR.
KEN BRASS
MATTHEW Q. CALLISTER

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

May 1, 1995

Pacific Construction and Development
2955 E. Sunset Road, #101
Las Vegas, Nevada 89120

RE: Z-128-89(4) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on May 11, 1995. This meeting will be held at 7:00 P. M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

ROBERT S. GENZER, PLANNING SUPERVISOR
CURRENT PLANNING DIVISION

RSG:erh

Enclosure

cc: Mr. Sam Murado
1608 Windsford Circle
Las Vegas, Nevada 89117

Pacific International Realty
2955 E. Sunset Road, #102
Las Vegas, Nevada 89120



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

DATE

May 10, 1995

TO:

John L. Schlegel, Acting Director
Department of Community Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works

Richard D. Goecke

SUBJECT:

Plot Plan and Building Elevation Review
Z-128-89(4)
Pacific Construction and Development
(NEC Sahara Avenue and Lake Pacific Drive)
May 11, 1995 Planning Commission Meeting

COPIES TO:

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

1. Dedicate an additional 14.5 feet of right-of-way adjacent to this site for a total half-street width of 75 feet on Sahara Avenue prior to the issuance of any permits as required by the Department of Public Works.
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6. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Sahara Avenue public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
7. Site development to also comply with all applicable conditions of approval for Z-28-89 and all subsequent site-related actions as required by the Department of Public Works.

MEMO

DATE

4/26/95

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

FIRE PREVENTION DIVISION

SUBJECT:

2-128-89 (4) PACIFIC Construction + Development

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

Original - Community Planning

Copy - Fire Prevention Division

APR 26 11 37 PM '95

MEMORANDUM

DATE : 4-24-95
TO : LV DEPT of COMMUNITY PLANNING and DEVELOPMENT
FROM : RON CORBIN; CPTED SPECIALIST, LVMPD
APPLICANT : PACIFIC CONSTRUCTION & DEVELOPMENT
FILE NO. : Z-128-89 (4)
PROPOSED
USE : DELI w/ PACKAGED LIQUOR SALES

(checked all applicable)

- ☐ No Crime Prevention Concerns at this time due to limited information received.
- ☒ Handicapped Parking Space(s) need loading buffer on both sides of space.
- ☒ Trash Enclosures should be constructed of wrought-iron instead of concrete block masonry.

ADDITIONAL COMMENTS/CONCERNS:

- 1) PARKING SPACE(S) #1, 23, 24 WILL CAUSE
SOME DISCOMFORT TO "OUTDOOR DINING" AREA...
(EXHAUST FUMES).

File:PLAN.REV

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: APRIL 20, 1995
TO: BUILDING & SAFETY - GEORGE GARDNER FIRE PREVENTION - JEFF DONAHUE METRO - CRIME PREVENTION - RON CORBIN	
SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW	
APPLICANT: PACIFIC CONSTRUCTION AND DEVELOPMENT	
FILE NUMBER: Z-128-89(4)	

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

NORTHEAST CORNER OF SAHARA AVENUE AND LAKE PACIFIC DRIVE

PARCEL NO.: 16304-406-005

ZONE: N-U (NON-URBAN - UNDER RESOLUTION OF INTENT TO C-1)

PROPOSED USE: DELI WITH PACKAGED LIQUOR SALES

PLEASE RETURN BY: APRIL 27, 1995

CITY PLANNING COMMISSION MEETING: MAY 11, 1995

ATTACHMENT: PLOT PLAN

DEPARTMENT OF
BUILDING & SAFETY
BY

APR 26 1995

☒ NO COMMENT
☐ CONDITIONS AS NOTED

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

FROM:	DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: APRIL 20, 1995
TO:	BUILDING & SAFETY - GEORGE GARDNER FIRE PREVENTION - JEFF DONAHUE METRO - CRIME PREVENTION - RON CORBIN	
SUBJECT:	PLOT PLAN AND BUILDING ELEVATION REVIEW	
APPLICANT:	PACIFIC CONSTRUCTION AND DEVELOPMENT	
FILE NUMBER:	Z-128-89(4)	

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

NORTHEAST CORNER OF SAHARA AVENUE AND LAKE PACIFIC DRIVE

PARCEL NO.: 16304-406-005

ZONE: N-U (NON-URBAN - UNDER RESOLUTION OF INTENT TO C-1)

PROPOSED USE: DELI WITH PACKAGED LIQUOR SALES

PLEASE RETURN BY: APRIL 27, 1995

CITY PLANNING COMMISSION MEETING: MAY 11, 1995

ATTACHMENT: PLOT PLAN

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: APRIL 20, 1995
TO: DEVELOPMENT COORDINATION - JOHN McNELLIS ELECTRICAL SERVICES - MIKE GOODMAN FLOOD CONTROL - RANDY FULTZ LAND DEVELOPMENT - CHUCK TURK RIGHT-OF-WAY - ED BYRGE SANITARY SEWERS - MARK OWENS SURVEY - RITA LUMOS TRAFFIC ENGINEERING - GLENN GRAYSON	

SUBJECT:	PLOT PLAN AND BUILDING ELEVATION REVIEW
APPLICANT:	PACIFIC CONSTRUCTION AND DEVELOPMENT
FILE NUMBER:	Z-128-89(4)

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

NORTHEAST CORNER OF SAHARA AVENUE AND LAKE PACIFIC DRIVE

PARCEL NO.: 16304-406-005

ZONE: N-U (NON-URBAN - UNDER RESOLUTION OF INTENT TO C-1)

PROPOSED USE: DELI WITH PACKAGED LIQUOR SALES

PLEASE RETURN TO JOHN McNELLIS BY: APRIL 27, 1995

CITY PLANNING COMMISSION MEETING: MAY 11, 1995

ATTACHMENT: PLOT PLAN

04/14/95

07:48.53:78

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

CASE Z 128 89 - 4 BZA-CC-PC-SUM (BCPS) P MEETING DATE 05/11/95

ITEM # ACCEPTED 04/11/95 PUBLIC HEARING N BY HD

EXISTING ZONES N-U ROI-) C-1

ROI-)

NEW ZONE

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

PLOT PLAN AND BUILDING ELEVATION REVIEW

A P P L I C A N T

PARCEL# 16304 406 005 MORE? N

PACIFIC CONST. & DEV.

PACIFIC CONSTRUCTION & DEV

2955 EAST SUNSET ROAD #101

P O BOX 95576

LAS VEGAS NV 89120

LAS VEGAS NV 89193

456-4562

PT GOV LOT 88

P R O P O S E D U S E

DELI WITH PACKAGED LIQUOR

ADD

CHANGE

DELETE

PRINT

ZACT3

ZACT2

BACK

04/14/95

07:02:43:22

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

CASE Z 128 89 - 4 BZA-CO-PCOMM (BCP) P MEETING DATE 05/11/95

ITEM 0 ACCEPTED 04/11/95 PUBLIC HEARING N

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

PLOT PLAN AND BUILDING ELEVATION REVIEW

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

NORTHEAST CORNER OF SAHARA AVENUE AND LAKE PACIFIC DRIVE

200 SCALE MAP# Q-4-6 SIZE .00 ACRES #LOTS 0

MAP NAME

CO: SAM MUDARO

SUBD: PACIFIC INTERNATIONAL REALTY

1608 WINDSFORD CIRCLE

2955 EAST SUNSET ROAD, #102

LAS VEGAS, NEVADA 89117

LAS VEGAS, NEVADA 89120

456-7999

NOTICE:

COMMENTS:

UPDATE

PRINT

ZACT3

ZACT1

BACK

06/14/95

07/11/95 149

P A R C E L F I L E

PACIFIC CONSTRUCTION & DEV

PARCEL 163 04 406 000 THROUGH 200 P O BOX 95076
LAST UPDATE 03/06/95 ZIP LAS VEGAS NV 89193
GEOGRAPHIC PT SW4 SW4 04 21 60 PT 60V LOT 88
DOCUMENT # 89031000151-1-F 3/10/89
200 SCALE MAP NO Q-4-7
WARD *2*

SETBACKS: FRONT REAR SIDE CORNER
ZONING N-U JBH 9/26/94
ROI ZONING FILE Z-128-89 EXPIRATION 09/21/95 JBH 9/26/94
ROI ZONING C-1
ZONING FILE Z-128-89 Z-24-87
USE PERMIT FL
VARIANCE FILE
PPR 5/11/95 PC HD 4/14/95

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

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



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
APPLICATION FOR PLOT PLAN/BUILDING ELEVATION REVIEW

APPLICANT: Name Pacific Construction & Dev
(Owner of Address 2955 E. SUNSET, SUITE 101
Record) Phone No. 456-4562

AGENT: Name SAM MIDARO
Address 1608 WINSFORD CIRCLE
Phone No. (702) 242-0136 CC: PACIFIC INTERNATIONAL REALTY INC.
2955 E. SUNSET, SUITE 102
456-7999 PAUL PETERSON.

Assessor's Parcel Number: 163-40-406-005

Existing File No: Z-128-89 Zoning District: C-1

LAND USE: Existing UNIMPROVED SITE
Proposed DELI/PACKAGED LIQUOR

Location of Site: NE CORNER AUSAHARA & LAKE PACIFIC DRIVE

4.11.95
Date of Submittal

[Signature] V.P.
Signature of Owner of Record
Pacific Construction & Development Inc.
Print name

NOTE: Unless the applicant is the current owner of record, a letter from the current owner is required, giving authorization for this application. The letter should also include a statement agreeing to conform to any conditions of approval imposed at the time of any hearings.

USE ATTACHED CHECK SHEET FOR SUBMITTAL REQUIREMENTS

FOR DEPARTMENT USE ONLY

Legal, (if a Public hearing item) _____

PAST ACTIONS:	Case No.	Action	Date
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

District Map No. Q-4-7 Flood Zone "A" _____ Yes _____ No
In Downtown Redevelopment Area? _____ Yes _____ No
Special Notice Required? _____ Yes _____ No Metro _____
If YES _____

Checked By: _____ Date: 4/11/95
General Receipt No. 333780 Case No. Z-128-89(4)
P/C Date: 5/11/95 Ward No. 2

I. THE FOLLOWING APPLICATION INFORMATION SHALL BE SUBMITTED:

- A. The original application cover sheet, signed by the property owner;
- B. Fifteen copies of the plot plan (If a 24" by 36" sheet size is used, fourteen of the copies must be folded into 8½" by 14"); and
- C. One rolled and colored plot plan for display. Colors to use: Residential Buildings - Yellow; Multi-family Buildings - Orange; Commercial Buildings - Pink; Landscaping - Green; Pavement - Gray
- D. If required, two copies of the elevation drawings, floor plan and landscape plan (If a 24" by 36" sheet size is used, it must be folded into 8½" by 14"). **Important, check with a staff person to see if a floor plan or landscape plan is required.**
- E. A copy of the Recorded Deed verifying ownership.

II. PREPARING THE PLOT PLAN OF THE PROPERTY. The plot plan shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. The following information shall be located in the lower right hand corner of the plot plan:
 - 1. Date of preparation;
 - 2. North arrow;
 - 3. Scale; the scale selected should use the majority of the sheet;
 - 4. A title block containing; name, address, and phone number of the person who prepared the plot plan;
 - 5. The address number and street name.
- B. The following information shall be located on the plot plan:
 - 1. The lot configuration shall be shown with a heavy line and all dimensions clearly marked;
 - 2. The total square footage of the lot. If the lot is greater than two acres, the lot shall be identified by acreage;
 - 3. The location and outline to scale of each proposed or existing building, building addition, wall, fence, and structure. All structures shall be marked proposed or existing;
 - 4. Setback dimensions from all property lines shall be shown for all existing and proposed structures;
 - 5. The location of all driveways providing access to the lot;
 - 6. The off-street parking and loading schedule and the number and location of all existing or proposed off-street parking and loading spaces;
 - 7. 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; and
 - 8. The size and location of all existing and proposed on-premise ground signage.

III. PREPARING BUILDING ELEVATIONS. The building elevation drawing shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

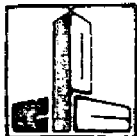
- A. For new structures or additions, elevations are required for each side of all proposed buildings or additions without landscaping.
 - 1. The type of exterior construction and roofing material shall be identified for both existing and proposed structures.
- B. If there are only existing structures involved and no exterior modifications are proposed, a set of photographs clearly showing the property from all sides may be substituted for elevation drawings. The photographs must be dated and the side of the structure identified by direction (i.e. north side).

IV. PREPARING THE FLOOR PLAN FOR THE PROPOSED OR EXISTING STRUCTURES ON THE PROPERTY A typical floor plan of each floor with square footages shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. **Important, check with a staff person to see if a floor plan is required.**

V. PREPARING THE LANDSCAPE PLAN. A typical landscape plan showing the type and size of the irrigation system and the number and type of plants shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. **Important, check with a staff person to see if a landscape plan is required.**



GRAND PACIFIC HOLDINGS, INC.

Subsidiary of PACIFIC CONSTRUCTION CO., LTD

April 11, 1995

City of Las Vegas
Department of Community Planning and
Development
400 Stewart Avenue 2nd Floor
Las Vegas, Nevada 89101

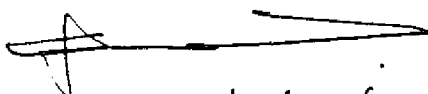
Re: Plot Plan/Building Elevation Review &
Special-Use Permit
APN: 163-04-406-005
NWC Sahara Avenue and Lakes Pacific Drive
Las Vegas, Nevada

Gentlemen:

This letter is to inform you the Mr. Samuel Mudaro, Jr. has our permission to file for a Plot Plan/Building Elevation Review and for a Special-use permit on the above-referenced property. The purpose for the application is for the use of a liquor store (not for on-site consumption) and a delicatessen that Mr. Mudaro will be operation at that location. We agree to conform to any conditions regarding the approval of the intended use.

If there are any questions, please feel free to call upon us.

Sincerely,


Vice president. of
Pacific Construction.

3,062.50
440 620 916
410 612 617

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That GEORGE FILIOS and NITSA FILIOS, husband and wife, DAVID M. GUBLER and CHRISTINA E. GUBLER, husband and wife, and RONALD ANDRESS and MARCELINE ANDRESS, husband and wife

FOR AND IN CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to PACIFIC CONSTRUCTION & DEVELOPMENT, INC.

of Nevada, SS/2003100

all that and property situated in the County of CLARK

State of Nevada, described and described as follows:

Government 195 EIGHTY-SEVEN (87) and
EIGHTY-EIGHT (88) in Section 4, Town-
ship 21 North, Range 40 East, N.E.B. &
N., Clark County, Nevada.

There are no other mortgages, liens, claims and encumbrances of record belonging or in answer appearing.

Witness my hand and seal of office this 9th day of March 1989.

STATE OF NEVADA
COUNTY OF CLARK

On March 9, 1989
before me, a Notary Public, personally appeared
George Filios, Nitsa Filios,
David M. Gubler, Christina
E. Gubler, Ronald Andress
and Marcelline Andress,

who acknowledged to me that they executed the foregoing instrument for the purposes and consideration therein expressed and that they signed the same.

Notary Public

NOTARY PUBLIC
STATE OF NEVADA
COM. EX. 11118
JAMES H. HARRIS
My Commission Expires 12-31-91

ENCLOSURE
88-11-0530 JM
MAIL TAX STATEMENTS TO: Pacific Construction
& Development, Inc.
2420 Chandler Ave, #21, Las Vegas, NV
89130

CLARK COUNTY, NEVADA
JAMES H. HARRIS, Notary Public
RECORDED AT REQUEST OF
NEVADA TITLE CO
02-10-89 08:00 CLK
BOOK 890310 PAGE 00131
FEE 5.00 1989 2,035.00

65-59 65-27

R-E

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R-PD13

PACIFIC SPRING AVE

PAGE TWO

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OWINGO APTS.

SHOPS

65-59 65-27

**BANK
ATM**

15 MISWOT

URSTLA ST

LAREDO AVE

LISA LAY

