

Planning & Development Department
Scanning Cover Sheet

Case No Z-0133-77 (25)

APN 138-10-815-002

Location 3210 N Tenaya Way

Applicant Jim Tucker

Subject

Site Development Plan review.



FILE HISTORY

[illegible]

FILE NO.: **Z-133-77(25)**

PROPERTY OWNERS

PROTESTS

APPROVALS

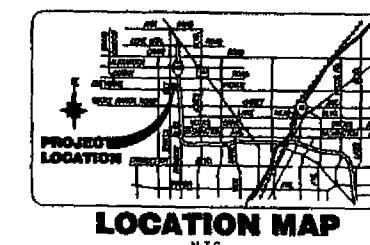
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19. _____	_____
20. _____	_____

FILE NO.: **Z-133-77(25)**

SITE DEVELOPMENT REVIEW



RAINBOW RIDGE APARTMENTS (R-3)



TOTAL NET AREA	9.5 ACRES
PARKING REQ'D	578 SPACES
PARKING PROVIDED	578 SPACES
AC. TO EXPANSION AREA	20463 SQ. FT.
% LOT COVERAGE	34%
APN:	138-10-815-002
ZONING	C-1

SPICE WOOD PLAZA PLAT BOOK 37, PAGE 93, PT
LOT 1, BLOCK 1, BEING A PORTION OF THE SW 1/4,
SE 1/4 OF SECTION 10, TOWNSHIP 20S, RANGE 80 EAST,
M.D.M., CLARK COUNTY, NEVADA

BASIS OF BEARING IS N 89° 52' 00" BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, T.20 S., R. 60 E., M.D.M., AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 31 OF RECORDS SURVEY, PAGE 88.

TARGET CORPORATION
33 S. SIXTH STREET
MINNEAPOLIS, MN 55402
(702) 304-8453

Z-133-77 (25)
4-23-98 PC

STAFF

DRAWN BY: _____ RJM _____ 03/08/98		SHEET		TARGET DEVELOPER 3145 SIXTH STREET MINNEAPOLIS, MN 55402 TEL: (702) 504-6453		CHEYENNE CROSSINGS TARGET EXPANSION	TITLE	
DESIGNED BY: _____ RJM _____ 03/08/98							POSTLEY, BOB BUCKLEY, BOB SERVICES, INC. FRENCHVILLE, MN 55733 PHONE 702/263-9238 FAX 702/263-7388	
CHECKED BY: _____ YRH _____ 03/08/98		SCALE: _____	PROJECT NO: _____					
PROJECT NO: _____								

NOTES

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

MAP LEGEND

001	PARCEL NUMBER
1.00	ACREAGE
202	PARCEL SUB/SEQ NUMBER
PG 25-45	PLAT RECORDING NUMBER
5	BLOCK NUMBER
5	LOT NUMBER
GL5	GOV. LOT NUMBER

BOOK T20S R60E

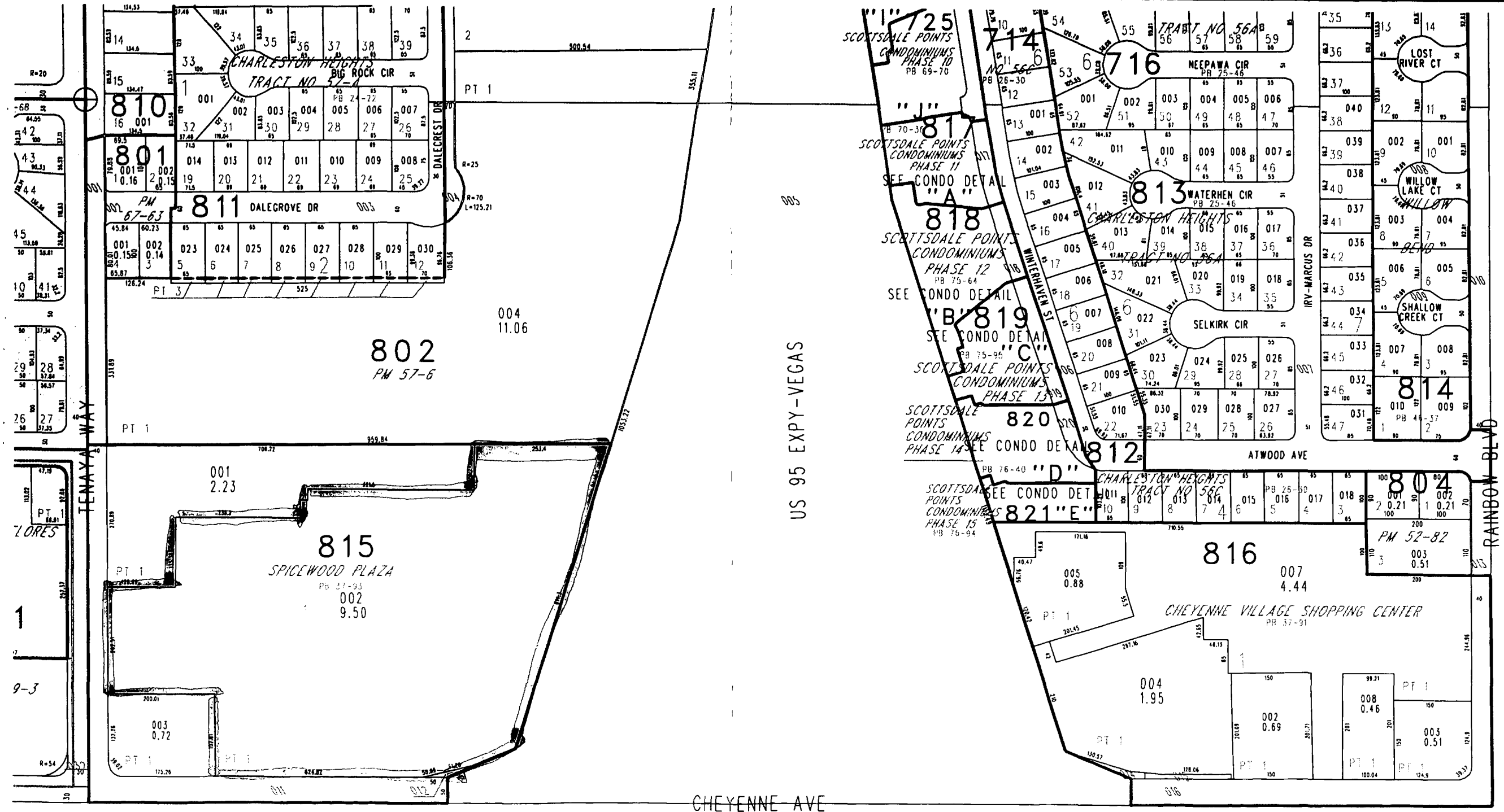
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MAP S 2 SE 4

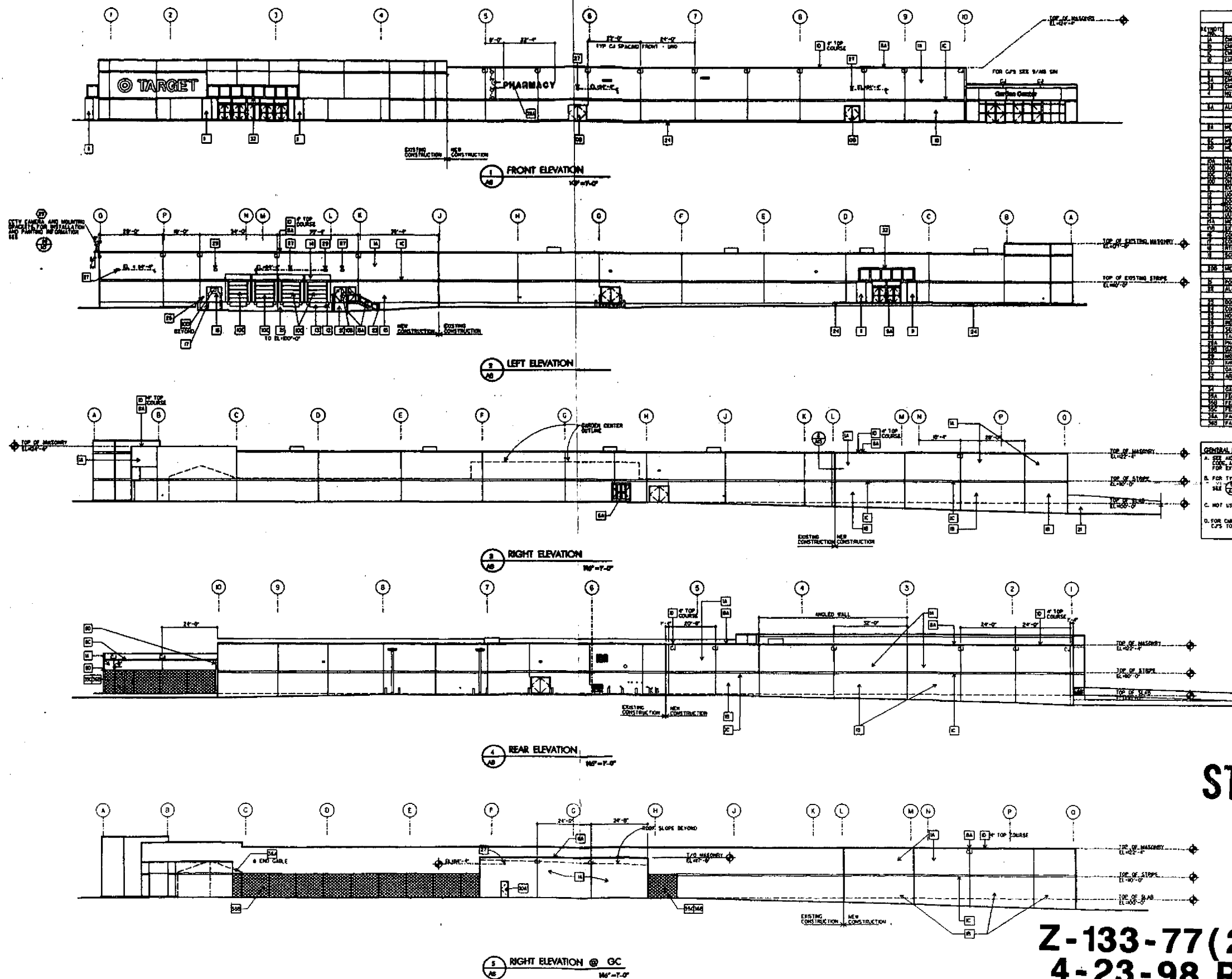
138-10-8



Not To Scale	Rev:03/25/97
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Z-133-77(25)
4-23-98 PC
STAFF



KEYNOTES

KEYNOTE	BASIC MATERIAL	FRESH	COLOR
1	CONC.	SP-1	C-1
2	CONC.	SP-1	C-1
3	CONC.	SP-1	C-1
4	CONC.	SP-1	C-1
5	CONC.	SP-1	C-1
6	CONC.	SP-1	C-1
7	CONC.	SP-1	C-1
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18	CONC.	SP-1	C-1
19	CONC.	SP-1	C-1
20	CONC.	SP-1	C-1
21	CONC.	SP-1	C-1
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28	CONC.	SP-1	C-1
29	CONC.	SP-1	C-1
30	CONC.	SP-1	C-1
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32	CONC.	SP-1	C-1
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42	CONC.	SP-1	C-1
43	CONC.	SP-1	C-1
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99	CONC.	SP-1	C-1
100	CONC.	SP-1	C-1

GENERAL NOTES - CONT.

A. SEE AND FRESH MATERIAL & COLOR FOR EXTERIOR COLOR AND FRESH SYSTEMS FOR EXTERIOR COLOR AND FRESH SYSTEMS.

B. FOR TYPICAL CONTROL JOINT DETAILS SEE 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

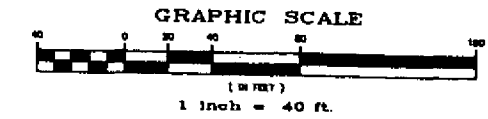
Z-133-77(25)
4-23-98 PC

TARGET
 ARCHITECT
 TERRY G. WICKEN
 ONE SADDLE RIDGE DRIVE
 SUITE 100
 LAS VEGAS, NEVADA 89119
 (702) 735-1111
 FAX (702) 735-1112
 WWW.TARGETARCH.COM

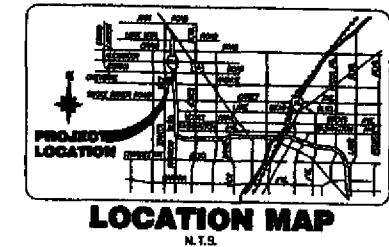
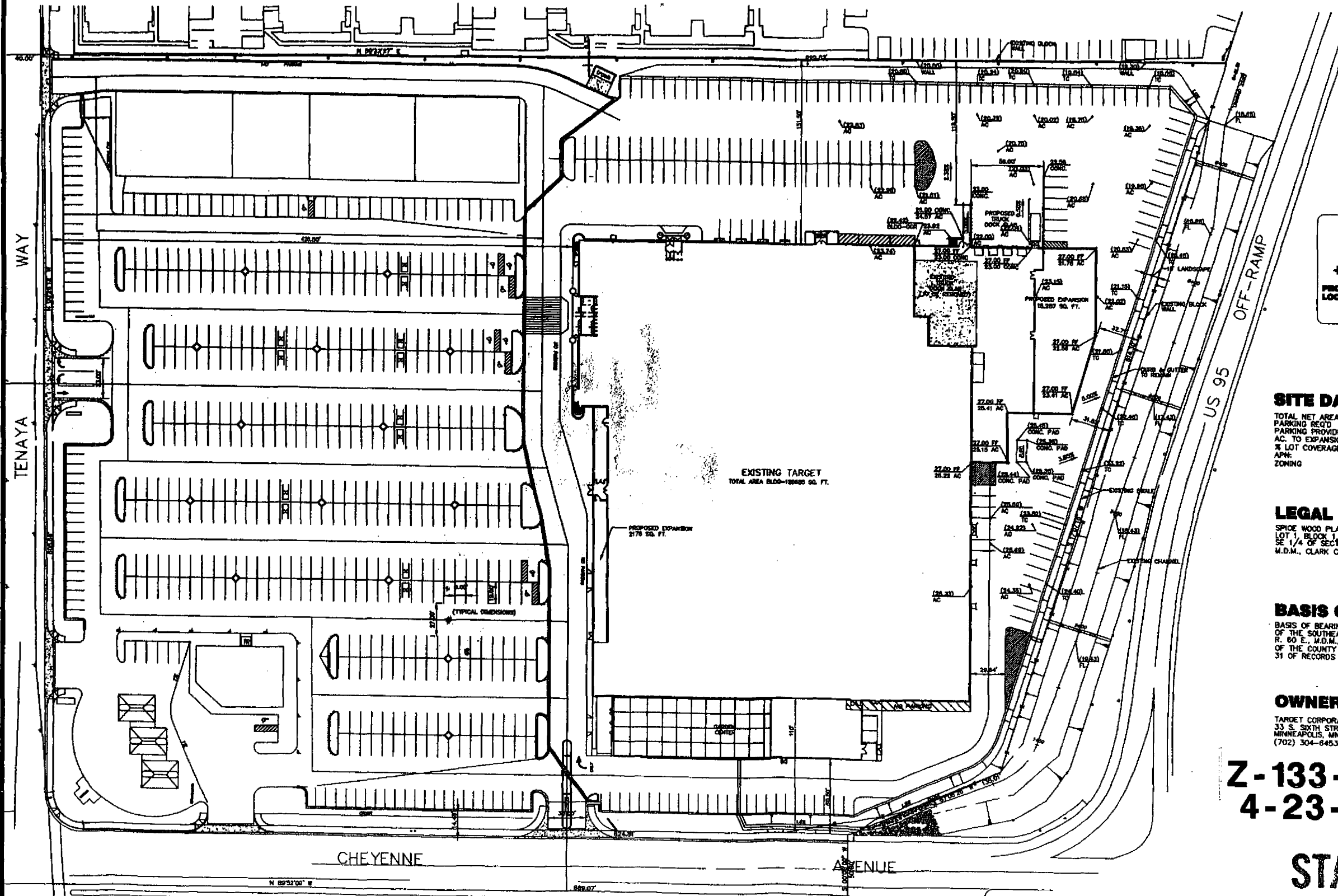
PROJECT NO. **T-826**
 SHEET NO. **P07**
 DATE **4-23-98**
 DRAWN BY **LL**
 CHECKED BY **LL**
 PROJECT NAME **LAS VEGAS NW**
 PROJECT ADDRESS **250826**
 PROJECT TYPE **EXTERIOR ELEVATIONS**
 PROJECT STATUS **A8**

SITE PLAN

SITE DEVELOPMENT REVIEW



RAINBOW RIDGE APARTMENTS (R-3)



SITE DATA

TOTAL NET AREA 9.5 ACRES
PARKING REQ'D 578 SPACES
PARKING PROVIDED 578 SPACES
AC. TO EXPANSION AREA 20463 SQ. FT.
X LOT COVERAGE 34%
APN 138-10-815-002
ZONING C-1

LEGAL DESCRIPTION

SPOKE WOOD PLAZA PLAT BOOK 37, PAGE 93, PT. LOT 1, BLOCK 1, BEING A PORTION OF THE SW 1/4, SE 1/4 OF SECTION 10, TOWNSHIP 20S, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

BASIS OF BEARING

BASIS OF BEARING IS N 89° 52' 00" BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, T.20 S., R. 60 E., M.D.M., AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 31 OF RECORDS SURVEY, PAGE 88.

OWNER/ DEVELOPER

TARGET CORPORATION
33 S. SIXTH STREET
MINNEAPOLIS, MN 55402
(702) 304-8453

Z-133-77(25)
4-23-98 PC

STAFF

TARGET DEVELOPER
33 S. SIXTH STREET
MINNEAPOLIS, MN 55402
TEL: (702) 304-8453



SITE PLAN
CHEYENNE CROSSINGS
TARGET EXPANSION

DRAWN BY: 03/08/98
DESIGNED BY: 03/08/98
CHECKED BY: 03/08/98
PROJECT NO: 51-423
SCALE: 1"=40'

SEAL

REVISION

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 & Inspections 229-6251

Mayor
Jan Lavery Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



April 28, 1998

Mr. Jim Tucker
Dayton Hudson Corporation, Target Store Division
33 South Sixth Street
Minneapolis, Minnesota 55402

RE: Z-133-77(25) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Tucker:

Your request for a Site Development Plan Review on property located at 3210 North Tenaya Way FOR A PROPOSED 18,287 SQUARE FOOT EXPANSION TO AN EXISTING DEPARTMENT STORE (TARGET); AND FOR A WAIVER OF THE PARKING LOT LANDSCAPING REQUIREMENTS, C-1 (Limited Commercial) Zone, Size: 9.50 Acres, Ward 4 (Brown), APN: 138-10-815-002, was considered by the Planning Commission on April 23, 1998.

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

1. Provide landscape planters within the parking lot located north of the Target building in accordance with the Landscape, Wall, and Buffer Standards of the Urban Design Guidelines and Standards. The use of drought tolerant landscaping is encouraged. All landscaping shall be installed within one (1) year of the approval of this application.
2. 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 development site as required by the Department of Public Works.
3. Site development shall comply with all applicable Conditions of Approval for Z-133-77 and subsequent approvals and conditions as may have been amended.
4. All development shall be in conformance with the plot plan and building elevations.
5. 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.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

Mr. Tucker
Z-133-77(25) - Page Two
April 28, 1998

8. All City Code requirements and design standards of all City departments must be satisfied.
9. 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.
10. 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 Planning Commission is final.

Very truly yours,



Kira Wauwie, Senior Planner
Current Planning Division

KW:cl

cc: Mr. Joe Genovese
PBS & J, Incorporated
901 North Green Valley Parkway, Suite #100
Henderson, Nevada 89014

PLANNING COMMISSION

MEETING OF

APRIL 23, 1998

City of Las Vegas

AGENDA & MINUTES

Page 34

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-4.

Z-133-77(25) - DAYTON HUDSON CORPORATION, TARGET

Request for a Site Development Plan Review on property located at 3210 North Tenaya Way FOR A PROPOSED 18,287 SQUARE FOOT EXPANSION TO AN EXISTING DEPARTMENT STORE (TARGET); AND FOR A WAIVER OF THE PARKING LOT LANDSCAPING REQUIREMENTS, C-1 (Limited Commercial) Zone, Size: 9.50 Acres, Ward 4 (Brown), APN: 138-10-815-002.

STAFF RECOMMENDATION: APPROVAL,
subject to the following:

1. Provide landscape planters within the parking lot located north of the Target building in accordance with the Landscape, Wall, and Buffer Standards of the Urban Design Guidelines and Standards. The use of drought tolerant landscaping is encouraged. All landscaping shall be installed within one (1) year of the approval of this application.
2. 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 development site as required by the Department of Public Works.
3. Site development shall comply with all applicable Conditions of Approval for Z-133-77 and subsequent approvals and conditions as may have been amended.
4. Standard Condition Nos. 2 through 6, 11 and 14.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Buckley -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Quinn excused)

MS. WAUWIE stated this is a request for the expansion of an existing Target store. The applicant has requested a waiver of the landscaping. Staff supports the expansion. The parking lot to the west of the larger building is landscaped. There is a lot of landscaping and diamond planters in the parking lot. Staff encourages the use of finger planters. The parking lot located north of the existing store, as well as the parking lot to the east, are not landscaped. Staff would like to see landscaping on the northeast portion of the site. However, it is a paved area so there is a condition that the landscaping be installed within one year. Staff recommended approval, subject to the conditions.

JOE GENOVESE, PBS&J, 901 North Green Valley Parkway, appeared and represented the applicant. He concurred with staff's conditions.

This is final action.

(8:06-8:10) 1 - 2400

- B-4. Z-133-77(25) - DAYTON HUDSON CORPORATION, TARGET - Request for a Site Development Plan Review on property located at 3210 North Tenaya Way FOR A PROPOSED 18,287 SQUARE FOOT EXPANSION TO AN EXISTING DEPARTMENT STORE (TARGET); AND FOR A WAIVER OF THE PARKING LOT LANDSCAPING REQUIREMENTS, C-1 (Limited Commercial) Zone, Size: 9.50 Acres, Ward 4 (Brown), APN: 138-10-815-002.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for a Site Development Plan Review of a proposed 18,287 square foot expansion to an existing department store (Target); and for a waiver of the parking lot landscaping requirements. The applicant's justification letter indicates that the parking lot landscaping should be waived since installing landscaping would reduce the total available parking spaces.

BACKGROUND DATA:

- 12/28/77 The Board of City Commissioners approved a Rezoning to C-1 (Limited Commercial) for this site (Z-133-77).
- 10/25/91 The Planning Commission approved a Plot Plan and Building Elevation Review for this site [Z-133-77(8)].

DETAILS OF APPLICATION REQUEST:

Site Area:	9.5 Acres
Cheyenne Crossing Commercial Center	
Total Building Area:	141,348 Square Feet
Convenience Store Building Area:	3,400 Square Feet
Commercial Strip Center Building Area:	23,100 Square Feet
Target Store Building Area:	120,885 Square Feet
Proposed Target Store Addition Area:	20,463 Square Feet
Center Parking Required:	672 Spaces
Center Parking Proposed:	695 Spaces
Building Height:	27 Feet

The site plan depicts the existing buildings, proposed addition and parking areas. The front of the existing building will be expanded towards the west into the existing sidewalk entrance area. The east side of the existing building will be expanded into an existing parking lot.

The elevation plans depict the existing and proposed elevations of the Target store. The facades will be finished with materials to match the existing facade that consists of concrete masonry units in egg-shell and gray color with a red band accent. The existing flat roof will be extended to the new addition.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	R-3, C-1	Multi-Family Residential, Commercial Strip Building
East	US 95	
South	C-PB, C-1	Medical Center, Convenience Store
West	C-1	Commercial Retail

FINDINGS:

PLOT PLAN:

The request would provide the expansion of an existing Target store with two separate additions, one at the front of the building which would expand the entrance and retail floor area, and one at the back (east) of the building to expand the storage and loading areas. The east expansion would encroach into an existing parking lot and reduce the total number of parking spaces available for the site. However, the site was built with excess parking and adequate parking will be available.

LANDSCAPING:

The Zoning Code requires that all development applications filed, whether new development, for the expansion or alteration of existing development, shall be processed in accordance with the standards, requirements, and procedures established by the Code. The site is improved with landscape planters along US 95, Cheyenne Avenue, Tenaya Way, and the site's north property line. In addition, there are diamond planters located within the parking lot on the west side of the Target store building. However, the parking lot landscaping does not meet the Las Vegas Urban Design Guidelines and Standards requirement of one 24 inch box tree for every six parking spaces located within a parking lot.

The site is designed with 23 excess parking spaces that could be devoted to landscaping. Staff recognizes that this site provides one tree in a diamond planter (a diamond planter is no longer permitted) for every 22 parking spaces in the parking lot west of the Target building. However, no parking lot landscaping is provided in the parking lot located north and east of the Target building. Landscaping should be installed in the north lot in accordance with the Landscape, Wall, and Buffer Standards of the Urban Design Guidelines and Standards.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Provide landscape planters within the parking lot located north of the Target building in accordance with the Landscape, Wall, and Buffer Standards of the Urban Design Guidelines and Standards. The use of drought tolerant landscaping is encouraged. All landscaping shall be installed within one (1) year of the approval of this application.
2. 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 development site as required by the Department of Public Works.
3. Site development shall comply with all applicable Conditions of Approval for Z-133-77 and subsequent approvals and conditions as may have been amended.
4. Standard Condition Nos. 2 through 6, 11 and 14.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

SITE PLAN

SITE DEVELOPMENT REVIEW

RAINBOW RIDGE APARTMENTS (R-3)



LOCATION MAP

SITE DATA

TOTAL NET AREA 8.8 ACRES
PARKING REQ'D 576 SPACES
PARKING PROVIDED 576 SPACES
AC TO EXPANSION AREA 2046.3 SQ. FT.
8 LOT COVERAGE 34%
APR 138-10-015-002
ZONING C-1

LEGAL DESCRIPTION

SPICE WOOD PLAZA PLAT BOOK 37, PAGE 83, PT. 1, BLOCK 1, BEING A PORTION OF THE SW 1/4 OF SECTION 10, TOWNSHIP 20N, RANGE 80E, CLARK COUNTY, NEVADA.

BASIS OF BEARING

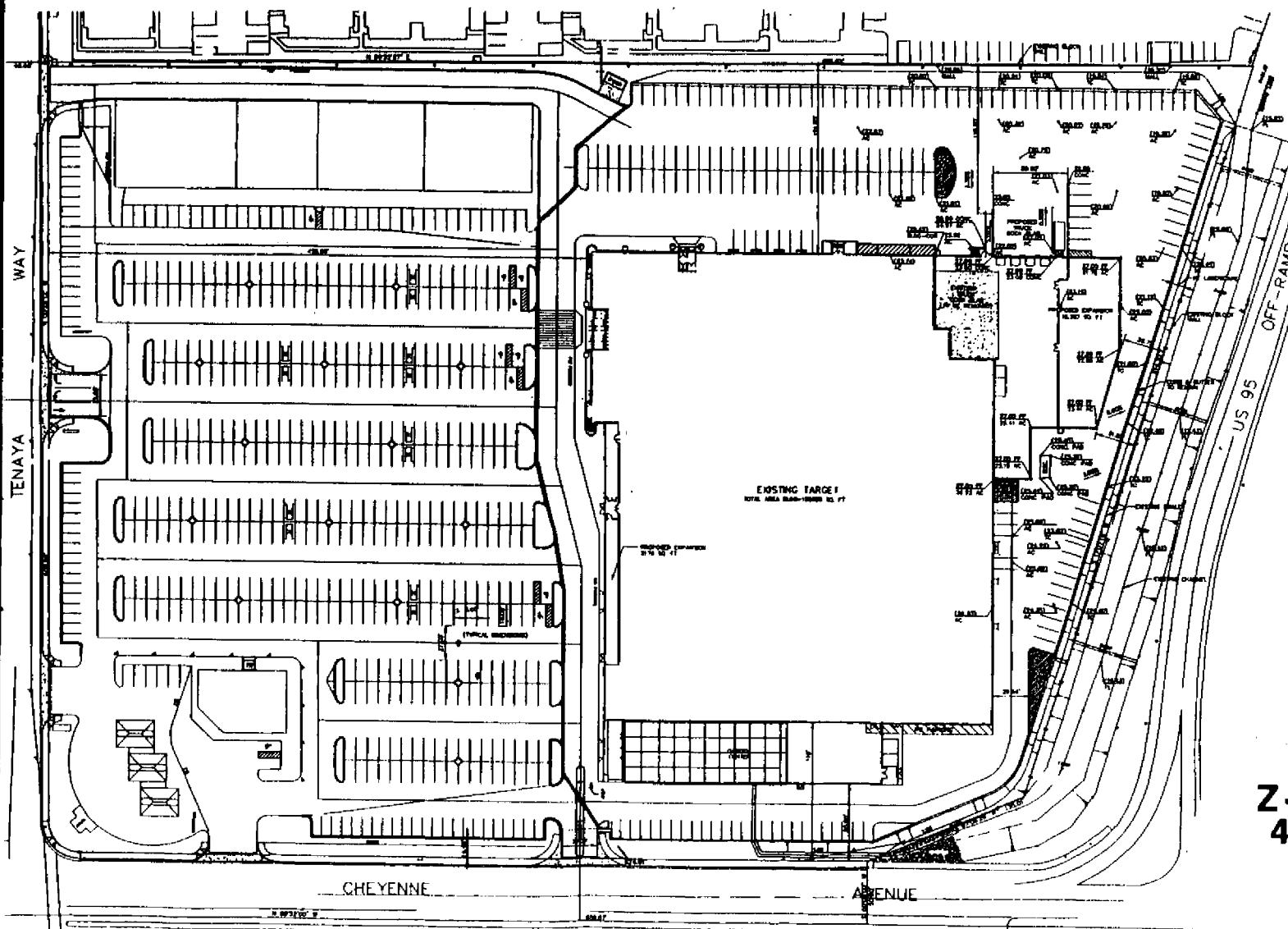
BASES OF BEARING IS N 89° 57' 00" BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, TOWNSHIP 20N, RANGE 80E, CLARK COUNTY, NEVADA, AS SHOWN BY A MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 31 OF RECORDS SURVEY, PAGE 88.

OWNER/ DEVELOPER

TARGET CORPORATION
33 S. MAIN STREET
MINNEAPOLIS, MN 55407
(702) 304-4451

Z-133-77(25)
4-23-98 PC

STAFF



OWNER/ DEVELOPER
33 S. MAIN STREET
MINNEAPOLIS, MN 55407
TEL: (702) 304-4451

CHEYENNE CROSSINGS
TARGET EXPANSION

DATE: 4/23/98
DRAWN BY: [blank]
CHECKED BY: [blank]
PROJECT NO: [blank]
SCALE: [blank]

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

April 10, 1998

Mr. Jim Tucker
Dayton Hudson Corporation, Target Store Division
33 South Sixth Street
Minneapolis, Minnesota 55402

RE: Z-133-77(25) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Tucker:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on **April 23, 1998**. This meeting will be held at 7:00 P. M. in the Council Chambers of City Hall, 400 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 Current Planning Division, Development Services Center, 731 South Fourth Street, or you may obtain this information by calling 229-6301.

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

Very truly yours,

Kira Wauwie, Senior Planner
Current Planning Division

KW:cl

Enclosure

cc: Mr. Joe Genovese
PBS & J, Incorporated
901 North Green Valley Parkway, Suite #100
Henderson, Nevada 89014

Mayor
Jan Lavery Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

DATE

April 6, 1998

TO:

Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Site Development Plan Review
Z-133-77(25)
Dayton Hudson Corporation, Target

(NEC Cheyenne Ave. & Tenaya Way)

COPIES TO:

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

We have no objection to the Site Development Plan Review request for a 18,287 square foot expansion to an existing department store (Target) as long as all applicable conditions of approval for the Z-133-77, all subsequent site-related actions are ultimately complied with and the following condition of approval is imposed at this time:

CONDITIONS OF APPROVAL:

1. 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 development site as required by the Department of Public Works.

RECEIVED
98 APR - 8 AM 10:49
PLANNING AND
DEVELOPMENT

INTER-OFFICE MEMORANDUM

Date

April 6, 1998

TO:

Kira Wauwie(4717)

FROM:

Rod Clark, Architectural Plans Examiner

SUBJECT:

Z-133-77(25)

COPIES TO:

George Gardner

Regarding the Development Review Team Meeting comments, please incorporate the following comments/corrections in the staff report. If any item is unclear, or if you have any questions please call me at X6917.

1. Submit a scaled and dimensioned accessibility plan that provides:
 - a. An accessible route to all portions of the building, accessible building entrances, connecting accessible pedestrian walkways and the public way. Provide marked crossings at vehicular ways per ANSI 4.3.2.1. Ensure that 5% running slopes and 2% maximum cross slopes are maintained and indicated on the drawings. Change in level must comply with ANSI 4.5.2. Submit revised drawings to reflect these requirements.
 - b. Per the Zoning Ordinance requirements, all handicapped parking spaces must be at least nine feet wide and shall have an adjacent access aisle on each side a minimum of eight feet in width for van accessible parking spaces and five feet in width for standard parking spaces. Revise the parking to reflect this new requirement. Ref. Zoning Ord. Chapter 19.10, Section G-3a.
 - c. Per the Zoning Ordinance requirements, concrete wheel stops or curbing at least six inches high and six inches wide shall be provided to prevent vehicles overhanging abutting properties or public right-of-ways, to protect landscape areas and to protect adjacent properties. Such curbing shall be located at least three (3) feet from any adjacent wall, fence, property line, walkway, or structure where parking and/or drive aisles are located. Ref. Zoning Ordinance Chapter 19.10, Section K-9.

- d. At least one for every eight accessible parking spaces but not less than one, are required to be van accessible parking spaces. Provide 96-inch wide access aisles per the Appendix Chapter 11, 1994 UBC and 1992 ANSI A-117.1. Locate these spaces on the shortest possible accessible route of travel to an accessible building entrance.
 - e. Provide parking signs at the accessible stalls. They are required to be placed at a height of more than 48-inches and 80-inches, for regular accessible parking spaces and van accessible parking spaces respectively. Provide characters at the proportions and heights required by ANSI Table 4.28.3.
 - f. Provide sidewalk ramp details with grade slopes indicated. Sidewalk ramps must be located ahead of the access aisles. When wheelchair users have to negotiate across the ramp, occurring within the accessible route of travel, the accessible route of travel must meet the 5% maximum running slope and 2% maximum cross slope requirement, or be considered a ramp requiring handrails.
- 2. The building/complex shall be accessible. Provide ramps where elevation changes (For buildings - occur near the stair locations) Design ramps as per ANSI A117.1 1992 Section 4.8.
 - 3. Provide handicap access route from at least 2 accessible exits where 2 or more are required. Section 1104.1.1 1994 UBC.
 - 4. Appendix Chapter 11, 1994 UBC: When more than one building or facility is located on a site, at least one accessible route shall connect accessible elements, facilities, and buildings that are on the same site. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route.
 - 5. Indicate all property lines as such. Note PROPERTY LINE where they occur.
 - 6. Curb ramps not permitted in access aisles.

7. Provide complete code analysis on existing and new buildings.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENTS

FROM: **PLANNING AND DEVELOPMENT**

2-133-77(25)

HAND DELIVERED

✓ COMPREHENSIVE PLANNING	MARC CASTAGNOLA	DSC
✓ * 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	5 TH 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-2 ND FL.
✓ METRO - INSPECTIONS BUREAU	STAN OLSEN	601 FREMONT-2 ND FL.
SID / STREET REHAB / TRAFFIC - DPW	D. BLISS / B. HAMP / E. FOLK	4 TH FL. CITY HALL
✓ * SURVEY - DPW	RITA LUMOS	415 N. 7 TH 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

APRIL 8, 1998

8:30 AM to 12:00 PM

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

Z-133-77(25) - **DAYTON HUDSON CORPORATION, TARGET** - Request for a Site Development Plan Review on property located at 3210 North Tenaya Way FOR A PROPOSED 18,287 SQUARE FOOT EXPANSION TO AN EXISTING DEPARTMENT STORE (TARGET); AND FOR A WAIVER OF THE REQUIRED PARKING LOT LANDSCAPING, C-1 (Limited Commercial) Zone, Size: 9.50 Acres, Ward 4 (Brown), APN: 138-10-815-002.

PLANNING COMMISSION: **APRIL 23, 1998**

CASE PLANNER: **KIRA WAUWIE 229-4717**

☐
☒

PUBLIC HEARING

NON-PUBLIC HEARING

Comments Due: APRIL 8, 1998

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 CARMAN LIVINGSTON, the agenda tech responsible for this case.

COMMENTS: _____

DEVELOPMENT REVIEW TEAM MEETING

APRIL 8, 1998

8:30 AM to 12:00 PM

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

Z-133-77(25) - DAYTON HUDSON CORPORATION, TARGET - Request for a Site
Development Plan Review on property located at 3210 North Tenaya Way FOR A PROPOSED
18,287 SQUARE FOOT EXPANSION TO AN EXISTING DEPARTMENT STORE (TARGET), e-1
(Limited Commercial) Zone, Size: 9.50 Acres, Ward 4 (Brown), APN: 138-10-815-002.

*with a waiver of
required parking
lot landscaping*

PLANNING COMMISSION: APRIL 23, 1998

City Council MAY 26, 1998

CASE PLANNER: KIRA WAUWIE 229-4717

☐

PUBLIC HEARING

☒

NON-PUBLIC HEARING

Comments Due: **APRIL 8, 1998**

*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 CARMAN
LIVINGSTON, the agenda tech responsible for this case.*

COMMENTS: _____

(Handwritten circle)

DRAFT

MAP KW

[A62693] Z O N I N G A C T I O N S (2 OF 3)] <ZACT2
CASE [Z [133 [77] [25] BZA-CC-PCOMM (BCP) [P] MEETING DATE [04/23/98]
ITEM # ACCEPTED 03/24 [] PUBLIC HEARING N]
Z-133-77 (25) - DAYTON HUDSON CORPORATION - REQUEST FOR A SITE DEVELOPMENT
PLAN REVIEW ON PROPERTY LOCATED AT 3210 NORTH TENAYA WAY FOR A PROPOSED
18,287 SQUARE FOOT EXPANSION TO AN EXISTING DEPARTMENT STORE, C-1 (LIMITED
COMMERCIAL), SIZE: 9.50 ACRES, WARD 4 (BROWN), APN: 138-10-815-002

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

[
[
200 SCALE MAP# [L-10-8] SIZE [.00] ACRES #LOTS [0]
MAP NAME [
CC: [PBSJ] SUBD: []
[JOE GENOVESE] []
[901 N. GREEN VALLEY PKWY] []
[HDM NV 89014 263-7275] []
NOTICE: []
[]
COMMENTS: []
[]
[]
<162059899803241977Z 0133 25]
UPDATE [] PRINT [] ZACT3 [] ZACT1 [] BACK []

[A62693] P A R C E L F I L E] <PAR
 [3210 [N[TENAYA [WY] [] DAYTON HUDSON CORPORATION
 PARCEL [138[10[815[002]THROUGH [] 200 %PPTY TAX DEPT STOR #
 LAST UPDATE 02/19/98] ZIL 89129 777 NICOLLET MALL
 GEOGRAPHIC PT SW4 SE4 10 20 60 WARD [04] MINNEAPOLIS MN 55402-2004
 DOCUMENT # 92011700993-1-F 1/17/92 SPICEWOOD PLAZA
 200 SCALE MAP NO [L-10-8] PLAT BOOK 37 PAGE 93
 ZONING [C-1] [] MP 2/29/96 PT LOT 1 BLOCK 1

SETBACKS: FRONT [] REAR [] SIDE [] CORNER []
 ROI ZONING FILE [] EXPIRATION []
 ROI ZONING [] [] [] []
 ZONING FILE [] [Z-133-77 [] [Z-133-77 [] []
 USE PERMIT FL [] [U-140-88 [] [] []
 VARIANCE FILE [] [V-149-91 [] [] []
 MISC FILE [] [] [] []
 [Z-133-77(25)- SITE REVIEW FOR TARGET EXPANSION] 3/24/98
 []
 LAND USE CODE 3-58-0-0-0 CAPACITY 0 CONST YEAR 92 SIZE: 0.00 ACRES
 COMMERCIAL RETAIL STORES AND SHOPS
 <PAR13810815002TENAYA N03210WY 9802190000]
 <1977Z-133-77 1988U-140-88 1991V-149-91 0000]
 UPDATE [] PRINT [] DELETE [] ASSESSOR'S LOG [] P.C. LOG [] BACK []

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 3/19/98

APPLICATION/PETITION FOR: Site Development Review
(Type of Action Requested)

(ADMIN ONLY)

Project Address (Location): 3210 N. Tenaya Way

Proposed Use: Commercial Retail

Assessor's Parcel No.: 138-10-815-002

Project Name: Target

Ward No.: 4

Existing General Plan: SC Sixteenth Section: SW 1/4 of the SE 1/4 of Section: 10 Township: 20S Range: 60E

Proposed General Plan: N/A Existing Zoning: C-1 Proposed Zoning: N/A

Gross Acres: 9.5 Lots/Units: Density: n/a Commercial Sq. Ft.: 18,287 SF

Comments/Additional Information/Special Notification: Expansion to an existing Target store located at Cheyenne and U.S. 95

RELATED CASES: 2-133-77; U-140-88; V-149-91

APPLICANT INFORMATION:

Property Owner(s): Dayton Hudson Corporation, Target Stores Division Contact: Jim Tucker

Address: 33 S. Sixth Street

City: Minneapolis State: MN Zip: 55402 Tel: (612)304-6453 Fax: (612)304-6008

Applicant: Target Corporation Contact: Jim Tucker

Address: 33 S. Sixth Street

City: Minneapolis State: MN Zip: 55402 Tel: (612)304-6453 Fax: (612)304-6008

Represented By: PBS&J, Inc. Contact: Joe Genovese

Address: 901 N. Green Valley Parkway, #100

City: Henderson State: NV Zip: 89014 Tel: 263-7275 Fax: 263-7200

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

Dayton Hudson Corporation

Owner(s): By:

Edward J. Bierman, Vice President -- Target Stores

Subscribed and sworn before me this 20th day of March 19 98

Notary Public

KARLA K. KILIAN
NOTARY PUBLIC-MINNESOTA
WRIGHT COUNTY
My Commission Expires Jan. 31, 2000

FOR DEPARTMENT USE ONLY

Case No.: 2-133-77(25)

Meeting Date: 04/23/98

Required Signs: N/A

Map No.: L-10-8

Total Fee(s): \$200

Receipt No.: #17811

Date Accepted: 03/24/98

Accepted By: [Signature]

PLANNING AND DEVELOPMENT DEPARTMENT

PRE - APPLICATION CONFERENCE CHECKLIST

On 3/18/98 a pre-application conference was held with Joe Genovese / Jame Tucker regarding property located at NEC Tenaya & Cheyenne. It was determined that the following application(s) will be required: 3210 N. Tenaya Way

Application: Development Site Designer Review Use: Target
Application: _____ Use: _____
Application: _____ Use: _____

The following items were discussed with the applicant and / or his agent:

Possible meeting date: 4/23/98 Filing deadline: 3/20/98

Traffic Impact Analysis (NW Area only) ☒ *See Public Works Required ☐ Not Required ☐ Already on File

Current Zoning: C-1 Do the Residential Adjacency Standards apply? Yes ☐ No ☒

Adjacent Uses: N: R-3 Apts. S: Retail
E: US 95 W: Retail

Do the Residential Adjacency Standards apply? Yes _____ No ☒

Are there any known uses which will require a Special Use Permit? Yes ☐ No ☒

If yes, which use(s): _____

☒ **Justification Letter:** A justification letter must briefly describe the type of request, the reason for the request and justification that the request is in the best interest of the City of Las Vegas, it's residents, and that the request further promotes the objectives of the General Plan.

☒ **Application Packet (One for each submittal):** An application packet was highlighted and explained to the applicant for each submittal to be made.

☒ **Submittal Checklist:** The Submittal Checklist items were stressed as the minimum information which would be accepted for each submittal.

☒ **Explanation of Requirements:** Applicable requirements were highlighted and briefly discussed with the applicant.

☒ **Sign Posting:** The applicant's responsibilities were explained with regard to sign posting and maintenance of the signs on the subject property until final action has been taken.

Additional Comments / Information / Codes Referenced / Case & Parcel History: _____

May request waiver of parking / landscaping

This form must accompany the application at the time of submittal

Joe Genovese Jame Tucker 3/18/98
Applicant / Agent Planner Date



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: _____

APPLICATION/PETITION FOR: _____

(Type of Action Requested)

Project Address (Location): _____

Proposed Use: _____ Assessor's Parcel No(s): _____

Project Name: _____

Existing General Plan Designation: _____ Proposed General Plan Designation: _____

Existing Zoning: _____ Proposed Zoning: _____ Ward No.: _____

Commercial Sq. Ft.: _____ Floor Area Ratio: _____

Gross Acres: _____ Lots/Units: _____ Density: _____

Additional Information: ☒ _____

APPLICANT INFORMATION:

Property Owner(s): _____

Address: _____

City: _____

Applicant: _____

Address: _____

City: _____

Represented By: _____

Address: _____

City: _____

Contact: _____

Tel: _____ Fax: _____

State: _____ Zip: _____

Contact: _____

Tel: _____ Fax: _____

State: _____ Zip: _____

Contact: _____

Tel: _____ Fax: _____

State: _____ Zip: _____

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

PROPERTY OWNER(S): _____

Print First & Last Name: _____

Subscribed and sworn before me this _____ day of _____ 19 _____

Notary Public

FOR DEPARTMENT USE ONLY

Case No.: _____

Meeting Date: _____

Required Signs: _____

Map No.: _____

Total Fee(s): _____

Receipt No.: _____

Date Accepted: _____

Accepted By: _____

PLANNING AND DEVELOPMENT DEPARTMENT

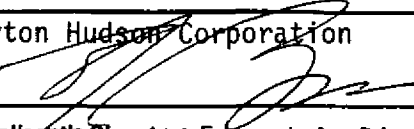
APPLICATION MATRIX

Type of Application/Petition \ Submittal Requirements	Pre-Application Conference	Application/Petition Form	Notarized Signature	Fee(s)	Deed and Legal Description	Justification Letter	Summerlin Design Approval Letter	Laser Print/PMT	Building Elevations	Landscape Plan	Site Plan and Floor Plan	Tentative Map	Final Map/Parcel Map	Word 6.0 or Compatible Disk	Checklist	Public Hearing Sign Posting	Assessor's Parcel/Location Map
Annexation		●	●		●	●								●			●
General Plan Amendment	●	●	●	●	●	●		●						●		●	●
Rezoning	●	●	●	●	●	●		●	●	●	●			●		●	●
Extension of Time		●		●		●											
Site Development Plan Review	●	●	●	●	●	●		●	●	●	●						
Special Use Permit (PC)	●	●	●	●	●	●		●	●	●	●					●	●
Variance (BZA)	●	●	●	●	●	●		●	●		●					●	●
Minor Exception/Certification Form		●	●	●	●	●			●		●						
Tentative Map		●		●	●			●				●			●		
Final Map		●		●	●			●					●		●		
Vacation of Public Rights-of-Way		●	●	●	●	●								●			●
Parcel Map		●		●	●								●		●		●
Temporary Commercial Permit		●	●	●		●			●		●						●
Sign Certification Permit		●		●					●		●						
Review of Condition(s)		●		●		●					●						
All Other Applications	●	●	●	●	●	●			●		●						
Street Name/Address Change		●	●	●	●	●											●
SUMMERLIN																	
Master Development Plan Review	●	●	●	●	●	●		●	●	●	●						
City Referral Group Site Plan Review		●		●			●		●	●	●						●
Major Modification (PC)	●	●	●	●	●	●	●	●	●	●	●					●	●
Major Deviation (BZA)	●	●	●	●	●	●	●	●	●		●					●	●
Minor Modification		●	●	●	●	●	●				●						
Minor Deviation		●	●	●	●	●	●		●		●						

Please sign this sheet and turn in with application/petition

The applicant is aware that deficiencies found in exhibits submitted or with other requirements may cause the application to be deemed incomplete. This will result in processing delays. The applicant is responsible for correcting deficiencies and submitting additional data and documents as required.

Dayton Hudson Corporation

By: 

3-20-98

Applicant's Signature Edward J. Bierman

Date

Vice President -- Target Stores

March 24, 1998

Ms. Kira Wauwie
City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

RE: TARGET STORE EXPANSION AT CHEYENNE/U.S 95
PBS&J REFERENCE # 51473.00

Dear Kira:

On behalf of our client, Target Corporation, we respectfully submit this application package for a Site Development Review. The developer proposes an expansion to the existing Target Store located at U.S. 95 and Cheyenne Avenue (APN 138-10-815-002). The purpose for the expansion is to allow for additional sales area and increased back of house storage. Included in the proposed expansion is the relocation of the existing loading dock area.

The proposed expansion area, a total of 18,287 square feet, is located at the northeast corner of the existing facility. Sight lines for the neighboring Rainbow Ridge apartments to the north shall not be impacted, as the new area abuts U.S. 95. Architectural style shall be completely consistent with the existing building, and additional landscaping along the northern and eastern property lines shall provide additional buffers. Based on the additional square footage, parking requirements for the overall site call for 576 spaces, which is being provided. The additional square footage is mainly storage area which will generate minimal, if any, traffic.

We request at this time a waiver of Title 19A.12 and the Las Vegas Urban Design Guidelines and Standards requiring additional landscaping for the existing parking lot. The developer is proposing sufficient landscaping buffering the expansion area and feels that the costs of upgrading a relatively new facility (1992) at this point would create an undue financial burden on not only Target but the neighboring commercial parcels which are not under their ownership. In addition, new landscaping requirements for the existing parking lot would reduce the number of parking spaces available for the entire commercial center, which includes property not under Target ownership. If required, we would respectfully request a waiver of the parking requirements at this time.

Kira Wauwie

Page 2

We are hopeful that this application can be processed as an administrative item. However, if additional information is required to prepare a staff report for public hearing, please feel free to contact me at your convenience.

Sincerely,

Post, Buckley, Schuh & Jernigan, Inc.



Joe Genovese
Senior Planner

cc: Jim Tucker, Target Corporation
Vern Harkins, P.E., PBS&J

2

4,357.60 2011700993

3

NOTARY PUBLIC

91-04-0304-AG

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CHARLESTON HEIGHTS DEVELOPMENT, A NEVADA PARTNERSHIP

In consideration of \$ ***10.00*** the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to DAYTON HUDSON CORPORATION, A MINNESOTA CORPORATION

all that real property situated in the _____ County of Clerk

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF, FOR THE LEGAL DESCRIPTION

SUBJECT ONLY TO:

1) Rights, rights of way, reservations, restrictions, conditions, and easements listed on Exhibit "B" attached hereto and by reference made a part hereof.

APN 280-724-001

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

Witness my hand this 17th day of January, 1992

CHARLESTON HEIGHTS DEVELOPMENT, A NEVADA PARTNERSHIP

BY:

BARRY W. BECKER, GENERAL PARTNER

STATE OF NEVADA

County of CLARK

on this 17th day of JANUARY, 1992

personally appeared before me, a Notary Public

Barry W. Becker

who acknowledged that he

Signed



CHICAGO TITLE OF LAS VEGAS INC.
4100 WEST FLAMINGO, SUITE 1000
LAS VEGAS, NEVADA 89103
(702) 962-6500

Order No. 91-04-0304-AG

When recorded, mail to DAYTON HUDSON CORPORATION

33 South 6th Street

P. O. Box 1392

Minneapolis, Minnesota

55440-1392

return to Chicago title

EXHIBIT "A"

Situate in the County of Clark, State of Nevada, described as follows:

A parcel of land situated in a portion of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 10, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, and being a portion of SPICEWOOD PLAZA (a commercial subdivision) as shown on the map thereof in Book 37 of Plats, Page 93, Official Records, Clark County, Nevada, more particularly described as follows:

COMMENCING at the South Quarter (S 1/4) corner of said Section 10 and along the centerline of Tenaya Way, North 00°26'12" West, a distance of 74.36 feet; thence leaving said centerline, North 89°33'48" East, a distance of 40.00 feet to the East right-of-way line of said Tenaya Way; thence along said line, North 00°26'12" West, a distance of 132.26 feet to the point of beginning; thence continuing North 00°26'12" West, a distance of 202.51 feet; thence leaving said line, South 89°52'00" East, a distance of 128.69 feet; thence North 00°08'00" East, a distance of 135.38 feet; thence South 89°52'00" East, a distance of 238.30 feet; thence North 00°08'00" East, a distance of 35.12 feet; thence South 89°52'00" East, a distance of 15.00 feet; thence North 00°08'00" East, a distance of 21.45 feet; thence South 89°52'00" East, a distance of 321.50 feet; thence North 00°08'00" East, a distance of 86.24 feet to the North line of Spicewood Plaza; thence along said line, North 89°32'27" East a distance of 253.40 feet to the Westerly right-of-way line of U.S. 95 Expressway; thence along said line, South 17°07'16" West, a distance of 614.30 feet; thence South 67°06'26" West, a distance of 135.01 feet to the North right-of-way line of Cheyenne Avenue; thence along said line, North 89°52'00" West, a distance of 449.55 feet; thence leaving said line, North 00°26'12" West, a distance of 157.01 feet; thence North 89°52'00" West, a distance of 200.01 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion thereof conveyed to the State of Nevada, Department of Transportation, by deed recorded January 2, 1990 in Book 900102 as Document No. 00418, Official Records.

EWB

92011700993

EXHIBIT "B"

Escrow No. 91-04-0304-AG

1. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls. In the Office of the Clark County Assessor, per Nevada Statute 381.260.
2. The described property lies within the boundaries of Clark County Sanitation District and may be subject to all assessments and obligations thereof.
3. Mineral rights, reservations, and exclusions in patent from the State of Nevada.
Recorded : August 4, 1928 in Book 13 of Deeds, Page 155
Document No. : 28896, Official Records.
4. The relinquishment of all abutter's rights in and to U.S. 95 Expressway by Deed to the State of Nevada, Department of Highways, recorded March 22, 1977, in Book 719 as Document No. 678768, Official Records.
5. Dedications and Easements as indicated or delineated on the Plat of said Subdivision on file in Book 37 of Plats, Page 93, Official Records.



CLARK COUNTY, NEVADA
JAN 11 1978
RECORDED AT REQUEST OF
CHICAGO TITLE OF LAS VEGAS
01-17-82 16:21 RLP
BOOK 920117 PAGE 00993
FEE 7.00 WITH 4,337.60