

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0151-63 (3)

APN 138-26-801-008

Location 6115 Clarice Ave

Applicant Becker Enterprises

Subject

Plot Plan review and Building Elevation
review.



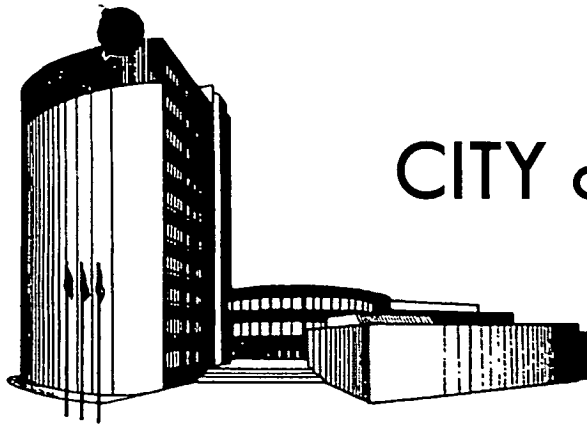
FILE HISTORY

FILE NO.: Z-151-63 (3)

[illegible]

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS



CITY of LAS VEGAS

November 23, 1993

Becker Enterprises
50 South Jones Boulevard, #100
Las Vegas, Nevada 89107-2699

RE: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-151-63(3)

Gentlemen:

Your request for a Plot Plan and Building Elevation Review regarding a proposed communications tower on property located at 6115 Clarice Avenue, R-1 Zone (under Resolution of Intent to C-1) and C-1 Zone, was considered by the Planning Commission on November 18, 1993.

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

1. Conformance to all applicable original Conditions of Approval for Zoning Application Z-151-63.
2. Conformance to the plot plan and building elevations.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Satisfaction of City Code requirements and design standards of all City departments.
5. Provision of fire hydrants and water flow as required by the Department of Fire Services.

The action by the Planning Commission is final.

Sincerely,

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

ROBERT S. GENZER, PRINCIPAL PLANNER
CURRENT PLANNING DIVISION

RSG:erh

cc: Sheryl Hatcher
Alca Engineering
820 S. Valley View Boulevard
Las Vegas, Nevada 89107

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



City of Las Vegas

NOVEMBER 18, 1993

AGENDA & MINUTES

Page 41

ITEM

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ACTION

C-4. PLOT PLAN AND BUILDING
ELEVATION REVIEW -
Z-151-63(3)

Applicant: B E C K E R
ENTERPRISES
Application: P r o p o s e d
Communications
Tower
Location: 6115 Clarice
Avenue
Zone: R-1 (under
Resolution of
Intent to C-1)
and C-1

STAFF RECOMMENDATION: APPROVAL,
subject to the following:

1. Conformance to all applicable
original Conditions of
Approval for Zoning Z-151-63.
2. Standard Conditions 2, 5, 6
and 11.

PROTESTS: N/A

Reese -
APPROVED, subject to staff's conditions.
Unanimous
(Pippin excused)

MR. GENZER stated this request is for a 110 foot high cellular transmission tower and a 336 square foot equipment shelter to be located on the southwest portion of a 2.3 acre parcel. The site is currently occupied by the Fremont West Shopping Center. The submitted plot plan indicates that four foot high concrete filled iron pipes will be placed five feet apart around the perimeter of the shelter and tower site. The site will be enclosed with a gated chain link fence. The elevations indicate that the equipment shelter will have tan fiberglass composite exteriors. Staff feels that the equipment shelter and tower are compatible with the surrounding area. Staff recommended approval, subject to the conditions.

HELEN FOLEY appeared and represented Sprint Cellular. She concurred with staff's conditions.

AL BROWN, Project Manager, Sprint Cellular, appeared and represented the applicant.

This is final action.

(7:30-7:32)

11/18/93 Planning Commission

C-4. PLOT PLAN AND BUILDING ELEVATION Z-151-63(3) NOT A PUBLIC HEARING
Applicant: BECKER ENTERPRISES
Application: Proposed Communications Tower
Location: 6115 Clarice Avenue
Zone: R-1 (under Resolution of Intent to C-1) and C-1
P.C.: FINAL ACTION Parcel No.: 13826-801-003

APPLICATION REQUEST:

This request is for a 110 foot high cellular transmission tower and a 336 square foot equipment shelter to be located on the southwest portion of a 2.3 acre parcel. The site is currently occupied by the Fremont West Shopping Center.

BACKGROUND DATA:

- 3/04/64 The City Council approved a rezoning to C-1 (Limited Commercial) and R-3 (Residence Estates) for this site as part of a larger request (Z-151-63).
- 7/22/93 The Planning Commission approved a Plot Plan and Building Elevation Review for a commercial building on this site (Z-15-63).

DETAILS OF APPLICATION REQUEST:

Site Area	840	Square Feet of a 2.3 Acre Parcel
Building Size	336	Square Feet
Floor Area Ratio	0.08	
Height of Tower	110	Feet

The submitted plot plan indicates that four foot high concrete filled iron pipes will be placed five feet apart around the perimeter of the shelter and tower site. The site will be enclosed with a gated chain link fence. The elevations indicate that the equipment shelter will have tan fiberglass composite exteriors.

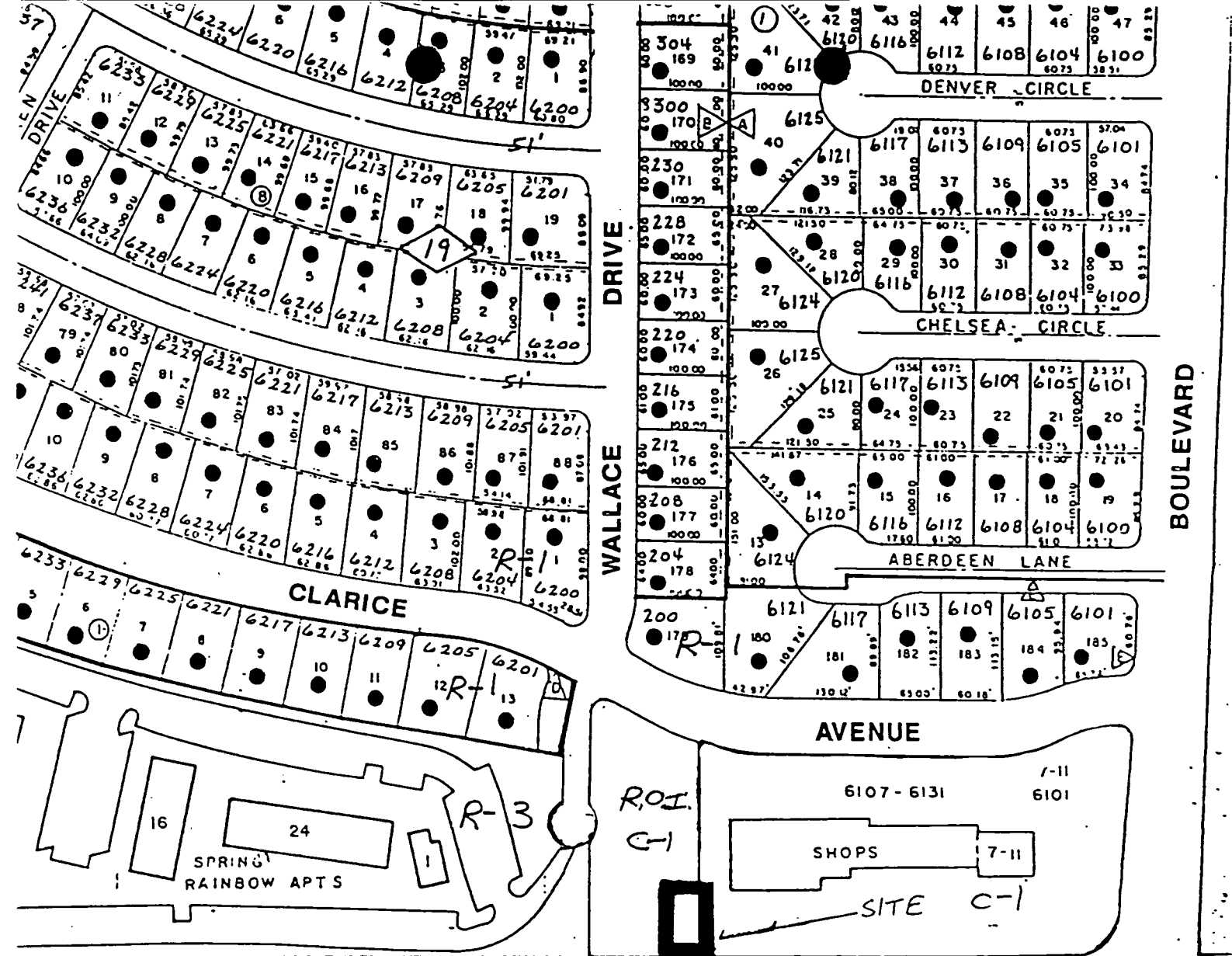
FINDINGS:

Staff feels that the equipment shelter and tower are compatible with the surrounding area.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

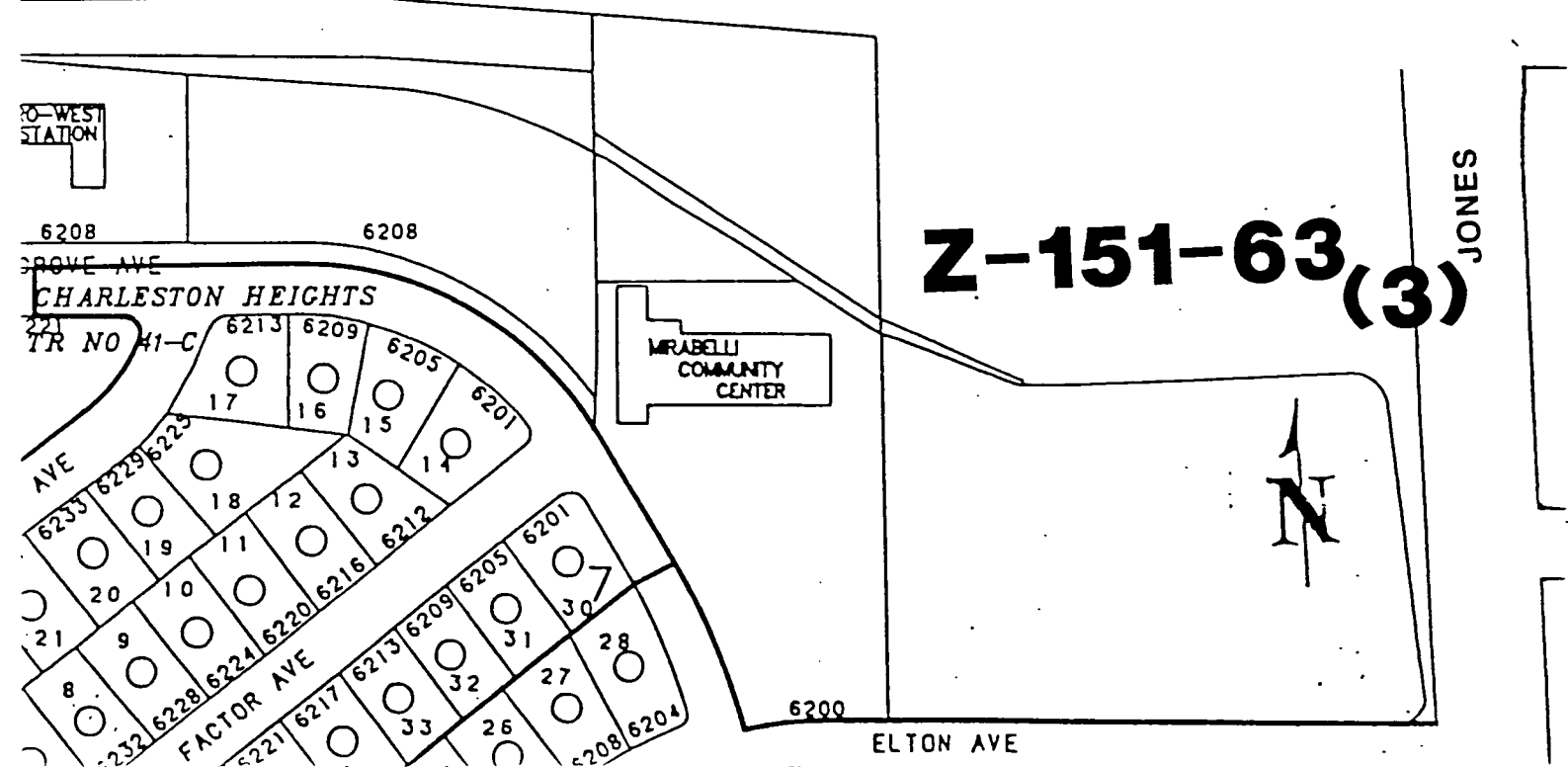
1. Conformance to all applicable original Conditions of Approval for Zoning Application Z-151-63.
2. Standard Conditions 2, 5, 6 and 11.

PROTESTS: N/A



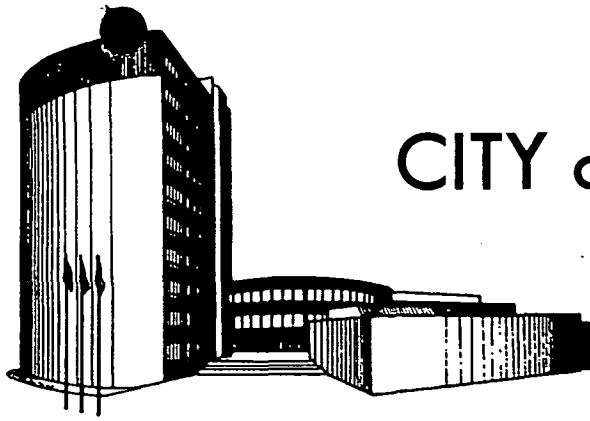
ORAN K GRAGSON

HIGHWAY



MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS



CITY of LAS VEGAS

November 8, 1993

Becker Enterprises
50 South Jones Boulevard, #100
Las Vegas, Nevada 89107-2699

RE: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-151-63(3)

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on November 18, 1993. 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 one week 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

NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure

cc: Sheryl Hatcher
Alca Engineering
820 S. Valley View Boulevard
Las Vegas, Nevada 89107



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

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

DATE

November 9, 1993

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Plot Plan and Building Elevation Review
Z-151-63(3)
Becker Enterprises
(SWC of Jones/Clarice)

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 (TIA's only)

1. We have no comment on the Plot Plan and Building Elevation Review request to allow a Sprint cellular tower to be built on the commercial site as long as all previously imposed conditions of approval for Z-151-63 and all subsequent actions are ultimately complied with.

RECEIVED
Nov 12 12:23 PM '93
PLANNING AND
DEVELOPMENT

MEMO

DATE 11-8-93

TO: **COMMUNITY PLANNING AND DEVELOPMENT**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: 2-151-63(3) - Becker Ext. - Plot Plan

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. * STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
6. ADDITIONAL CONDITIONS/COMMENTS: _____

Rich Laperly

FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

RECEIVED
COMMUNITY PLANNING AND
DEVELOPMENT

NOV 10 8 15 AM '93

RECEIVED

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

FROM:	DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE:	OCTOBER 28, 1993
TO:	BUILDING & SAFETY - GEORGE GARDNER FIRE SERVICES - RICK LAZENBY		
SUBJECT:	PLOT PLAN AND BUILDING ELEVATION REVIEW		
APPLICANT:	BECKER ENTERPRISES		
FILE NUMBER:	Z-151-63(3)		

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

6115 CLARICE AVENUE

PARCEL NO.: 13826-801-003

ZONE: R-1 (UNDER RESOLUTION OF INTENT TO C-1) AND C-1

PROPOSED USE: COMMUNICATIONS TOWER

PLEASE RETURN BY: NOVEMBER 4, 1993

CITY PLANNING COMMISSION MEETING: NOVEMBER 18, 1993

ATTACHMENT: PLOT PLAN

**DEPARTMENT OF
BUILDING & SAFETY
BY**

NOV 03 1993

☒ **NO COMMENT**
☐ **CONDITIONS AS NOTED**

**PLANNING AND
DEVELOPMENT**

Nov 5 12 16 PM '93

RECEIVED

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: OCTOBER 28, 1993
TO: BUILDING & SAFETY - GEORGE GARDNER FIRE SERVICES - RICK LAZENBY	
SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW APPLICANT: BECKER ENTERPRISES FILE NUMBER: Z-151-63 (3)	

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PROPOSED USE: COMMUNICATIONS TOWER

PLEASE RETURN BY: NOVEMBER 4, 1993

CITY PLANNING COMMISSION MEETING: NOVEMBER 18, 1993

ATTACHMENT: PLOT PLAN

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT		DATE: OCTOBER 28, 1993
TO:		
DEVELOPMENT COORDINATION -		JOHN McNELLIS
ELECTRICAL SERVICES -		GEORGE FERRIS
FLOOD CONTROL -		TOM CHIATOVICH
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: BECKER ENTERPRISES		
FILE NUMBER: Z-151-63(3)		

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

6115 CLARICE AVENUE

PARCEL NO.: 13826-801-003

ZONE: R-1 (UNDER RESOLUTION OF INTENT TO C-1) AND C-1

PROPOSED USE: COMMUNICATIONS TOWER

PLEASE RETURN TO JOHN McNELLIS BY: NOVEMBER 4, 1993

CITY PLANNING COMMISSION MEETING: NOVEMBER 18, 1993

ATTACHMENT: PLOT PLAN

10/18/93

15:27:36:73

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

CASE Z 151 63 - 3 BZA-CC-PCOMM (BCP) P MEETING DATE 11/18/93

ITEM # ACCEPTED 10/18/93 PUBLIC HEARING N BY RH

EXISTING ZONES R-1 ROI-> C-1

 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 ~~REVIEW~~ TO ALLOW A 110' CELLULAR TOWER ON A SHOPPING CENTER SITE.

*Building Elevation
Review*

~~A P P L I C A N T~~

CC: ALCA ENG./SHERYL HATCHER

820 S. VALLEY VIEW

L.V., NV. 89107

878-3358

PARCEL# 13826 801 003 MORE? N

FREMONT WEST SHOPPING CENTER

%E A BECKER ENTRPS

50 S JONES BLVD #100

LAS VEGAS NV 89107-2699

P R O P O S E D U S E

COMMUNICATIONS TOWER

PT SE4 SE4 SEC 26 20 60

ADD

CHANGE

DELETE

PRINT

ZACT3

ZACT2

BACK

10/18/93

15:53:36:91

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

CASE Z 151 63 - 3 BZA-CC-PCOMM (BCP) P MEETING DATE 11/18/93
ITEM # ACCEPTED 10/18/93 PUBLIC HEARING
A P P L I C A T I O N R E Q U E S T
PLOT PLAN REVIEW TO ALLOW A 110' CELLULAR TOWER ON A SHOPPING CENTER SITE.

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

6115 CLARICE AV..

200 SCALE MAP# L-26-8 SIZE .00 ACRES #LOTS 0

MAP NAME

CC:

SUBD:

NOTICE:

COMMENTS:

UPDATE

PRINT

PAGE 3

PAGE 1

BACK

10/18/93

15:18:55:30

P A R C E L F I L E

6115 CLARICE AV FREMONT WEST SHOPPING CENTER
PARCEL 138 26 801 003 THROUGH %E A BECKER ENTPRS
LAST UPDATE 10/12/93 ZIP 89107 50 S JONES BLVD #100
GEOGRAPHIC PT SE4 SE4 26 20 60 LAS VEGAS NV 89107-2699
DOCUMENT # 03990358127-1-F 2/01/74 PT SE4 SE4 SEC 26 20 60
200 SCALE MAP NO L-26-8
WARD 1

SETBACKS:	FRONT	REAR	SIDE	00	CORNER
ZONING	R-1				7/08/93
ROI ZONING FILE	Z-151-63		EXPIRATION		7/08/93
ROI ZONING	C-1				
ZONING FILE	Z-151-63				
USE PERMIT FL					
VARIANCE FILE	V-73-93		V-27-64		

LAND USE CODE 3-55-0-0-0 CAPACITY 0 CONST YEAR 64 SIZE: 0.00 ACRES
COMMERCIAL NEIGHBORHOOD SHOPPING CENTERS

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

203211

ALCA

ENGINEERING & SURVEYING, INC.
CIVIL ENGINEERING & LAND SURVEYING
820 SO. VALLEY VIEW BLVD. LAS VEGAS, NV 89107-4411
PHONE: (702) 878-3358 FAX: (702) 878-1092

TO: CITY OF LAS VEGAS

DATE: October 18, 1993

PROJECT: SPRINT/JONES & I-95

RE:

ATTN: PLANNING DEPARTMENT

JOB NO. 8908-01-54

WE ARE FORWARDING

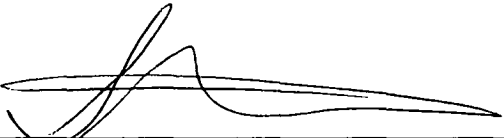
☒ ENCLOSED☐ OVERNIGHT MAIL ☒ BY MESSENGER☐ BY MAIL☐ FEDERAL EXPRESS ☐ FOR PICKUP**DESCRIPTION**

1. ONE (1) ORIGINAL Plot Plan Review Application Signed by Property Owner
2. TWELVE (12) COPIES of the Site Plan, Folded to 8½" X 14"
3. ONE (1) COPY the Site Plan, Colored for Display and Rolled
4. TWO (2) COPIES of the Floor Plan
5. TWO (2) COPIES of the Elevation Drawings
6. ONE (1) CHECK for \$100.00 for Application Fee

☒ FOR REVIEW AND COMMENT☐ FOR YOUR USE☐ FOR SIGNATURE☐ AS REQUESTED

REMARKS:

COPY TO AL BROWN


SHERYL HATCHER, P.E., L.S.I.T.
PROJECT MANAGER



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR PLOT PLAN/ELEVATION REVIEW

(Please Type or Print Clearly)

APPLICANT: NAME FREMONT WEST SHOPPING CENTER C/O BECKER ENTERPRISES

(OWNER OF ADDRESS 50 SOUTH JONES BLVD. #100, LAS VEGAS, NV 89102

RECORD) PHONE NO. (702) 878-1903

AGENT: NAME ALCA ENGINEERING ATTN. SHERYL HATCHER

ADDRESS 820 SOUTH VALLEY VIEW, LAS VEGAS, NV 89107

PHONE NO. (702) 878-3358

ASSESSOR'S PARCEL NUMBER: 138-26-801-003

FILE NO: _____ ZONING DISTRICT: R-1E (R-1E) & C1

LAND USE: EXISTING STORE - RETAIL

PROPOSED UNMANNED CELLULAR TRANSMISSION FACILITY

10-18-93
DATE OF SUBMITTAL

ERNIE BECKER JR.
SIGNATURE OF OWNER OF RECORD

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

ALSO NOTIFY ALCA ENGINEERING
*** FOR DEPARTMENT USE ONLY ***

LEGAL, (IF A PUBLIC HEARING ITEM) _____

PAST ACTIONS: CASE NO. Z-151-63 ACTION _____ DATE _____

PAUNSTER CASE NO. V-73-93 ACTION _____ DATE _____

CASE NO. V-27-64 ACTION _____ DATE _____

DISTRICT MAP NO. _____ FLOOD ZONE 'A' _____ YES _____ NO

IN DOWNTOWN REDEVELOPMENT AREA? _____ YES _____ NO

SPECIAL NOTICE REQUIRED? _____ YES _____ NO

IF YES _____

CHECKED BY: RH/DJ DATE: 10-18-93

GENERAL RECEIPT NO. 203211 CASE NO. Z-151-63(3)

P/C DATE: 11-10-93 BZA DATE _____

10/18/93 NEED TO SUBMIT ELEVATION OF 110' TOWER - WILL SUBMIT
BY TUES 10-19-93.

ALCA

ENGINEERING & SURVEYING, INC.
CIVIL ENGINEERING & LAND SURVEYING
820 SO. VALLEY VIEW BLVD. LAS VEGAS, NV 89107-4411
PHONE: (702)878-3358 FAX: (702) 878-1092

TO: CITY OF LAS VEGAS

DATE: October 19, 1993

PROJECT: SPRINT/JONES & I-95

RE:

ATTN: PLANNING DEPARTMENT

JOB NO. 8908-01-54

WE ARE FORWARDING

☒ ENCLOSED☐ OVERNIGHT MAIL ☒ BY MESSENGER☐ BY MAIL☐ FEDERAL EXPRESS ☐ FOR PICKUP

DESCRIPTION

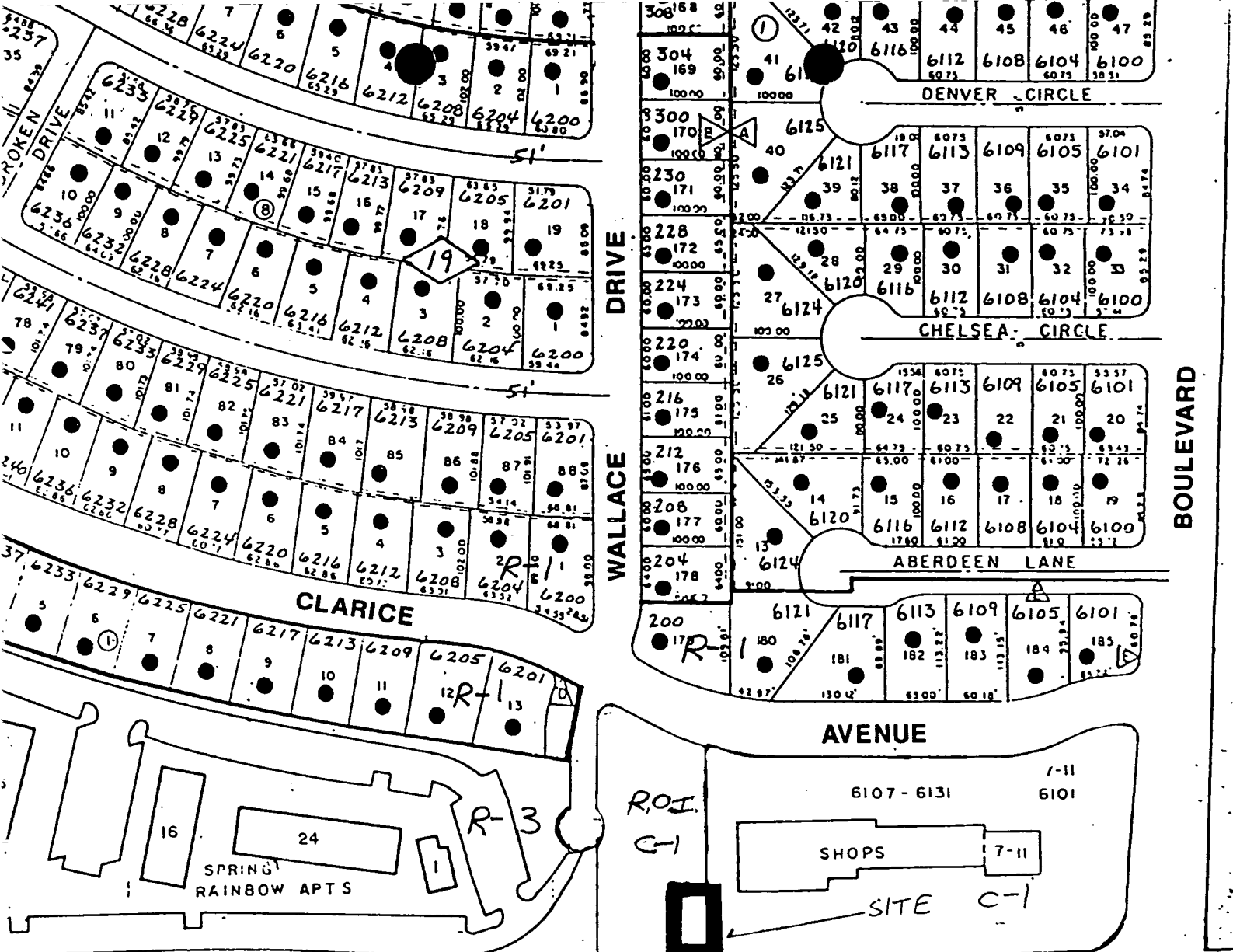
1. TWO (2) COPIES of Tower Elevation

☐ FOR REVIEW AND COMMENT☒ FOR YOUR USE☐ FOR SIGNATURE☐ AS REQUESTED

REMARKS: TO COMPLETE APPLICATION PACKAGE FOR PLOT PLAN REVIEW

COPY TO AL BROWN


SHERYL HATCHER, P.E., L.S.I.T.
PROJECT MANAGER



ORAN K GRAGSON

HIGHWAY

