

Planning & Development Department
Scanning Cover Sheet

Case No AR-1-86

APN 16207702008

Location NW CORNER OF VALLEY VIEW & FAMILIAN

Applicant SANDHILL GROUP

Subject

AESTHETIC REVIEW OF PROPERTY LOCATED ON THE
NORTHWEST CORNER OF FAMILIAN DR AND VALLEY
VIEW BLVD. C-1 AND M ZONE



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

January 7, 1986

RECEIVED
JAN 7 1986

TO:

DEPARTMENT OF COMMUNITY
PLANNING & DEVELOPMENT

FROM: PLANNING AND
DEVELOPMENT

CDP

SURVEY DIVISION
DEPARTMENT OF PUBLIC WORKS

SUBJECT:

APPLICATION NO. AR-1-86
APPLICANT Sandhill Group

COPIES TO:

LAND DEVELOPMENT & FLOOD CONTROL
RIGHT-OF-WAY
~~SURVEY~~
TRAFFIC ENGINEERING

Reference your memorandum dated 1-2-86 requesting comments
from this Department prior to 1-6-86 concerning subject
application:

XX This Department has no objections to the granting of this request./
subject to dedication of ten (10) feet of right-of-way for Valley
View Boulevard.

 This Department requests that the following be made conditions of
granting this request:

1. Obtain all permits and inspections required by the City of Las Vegas
Municipal Code.

CDP:bjc

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 14, 1986

Mr. Gustavo Pradi
Sandhill Group
7120 Hayvenhurst Avenue, Ste. 112
Van Nuys, Ca 91406-3878

RE: AR-1-86

Dear Mr. Pradi:

Your request for an Aesthetic Review of property located on the northwest corner of Familian Drive and Valley View Boulevard, C-1 and M Zone (under Resolution of Intent to M), was considered by the Planning Commission on January 9, 1986.

The Planning Commission unanimously voted to APPROVE this item, subject to the following conditions:

1. Conformance to the plot plan and elevations.
2. Conformance to the original conditions of Z-83-84.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, whichever occurs first.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Satisfaction of City Code requirements and design standards of all City departments.

- continued -



To: Mr. Gustavo Pradi
Re: AR-1-86

January 14, 1986
Page Two

7. Approval of the parking and driveway plans by the Traffic Engineer.
8. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development of the Department of Community Planning and Development.
9. 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

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is written in a cursive style with a large initial "H" and a long, sweeping underline.

HAROLD P. FOSTER, DIRECTOR

HPF:lm

INTER-OFFICE MEMORANDUM

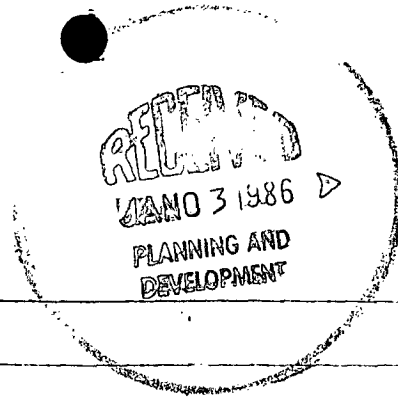
January 3, 1986

<p>TO:</p> <p>DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT</p>	<p>FROM:</p> <p>DEPARTMENT OF BUILDING AND SAFETY</p>
<p>SUBJECT:</p> <p>AR-1-86 Sandhill Group</p>	<p>COPIES TO:</p> <p>RECEIVED JAN 6 1986 PLANNING AND DEVELOPMENT</p>

In answer to your memorandum of January 2, 1986
 on the above aesthetic review

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

TO: COMMUNITY PLANNING & DEVELOPMENT
FROM: FIRE PREVENTION DIVISION
SUBJECT: AR-1-86



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

OTHER:

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

COMMENTS:

R. Peep
4/3/86

INTER-OFFICE MEMORANDUM

January 2, 1986

TO: DEPARTMENT OF PUBLIC WORKS DEPARTMENT OF BUILDING & SAFETY DEPARTMENT OF FIRE SERVICES	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: AESTHETIC REVIEW AR-1-86 SANDHILL GROUP	COPIES TO:

A request for an aesthetic review has been received on the following described property:

generally located on the northwest corner of Valley View Boulevard and Familian.

CITY PLANNING COMMISSION MEETING: January 9, 1986

Your remarks regarding this application should be received prior to January 6, 1986.

HPF:lm

Attachments

INTER-OFFICE MEMORANDUM

January 2, 1986

TO:

DEPARTMENT OF PUBLIC WORKS
 DEPARTMENT OF BUILDING & SAFETY
 DEPARTMENT OF FIRE SERVICES

FROM:

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

SUBJECT:

AESTHETIC REVIEW
 AR-1-86 SANDHILL GROUP

COPIES TO:

A request for an aesthetic review has been received on the following described property:

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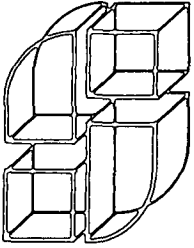
CITY PLANNING COMMISSION MEETING: January 9, 1986

Your remarks regarding this application should be received prior to January 6, 1986.

HPF:lm

Attachments

Architects/Contractors



Sandhill
Group

7120 Hayvenhurst Avenue
Suite 112
Van Nuys, CA 91406-3878

818-989-6211

YOUR CONSTRUCTION EXPERT

For

RESIDENTIAL-COMMERCIAL-MULTIPLE

ALSO NOTIFY is

STEVEN A. JONES

15 YEARS LAS VEGAS BUILDING EXPERIENCE

Mobile 387-8363

CAPRICORN BLDGS. LTD

NEVADA LICENSE # 013678 361-1033

December 20, 1985

Mr. Charles Turk
Las Vegas City Hall
Planning Department
400 East Stewart
Las Vegas, NV 89101

Re: Valley View Business Center

Dear Mr. Turk:

As agents for the owner of the proposed project on Valley View Boulevard at Familian Drive, we are submitting the following information for a Aesthetic Review:

- 1) Seven copies of the site plan
- 2) Seven copies of Building 1 floor plan
- 3) Seven copies of Building 2 floor plan
- 4) Seven copies of elevations
- 5) One check for application fees

Please feel free to contact me if you need any further information regarding this project or for clarification on any information we have provided. I hope to hear from you soon regarding the schedule or results of the Aesthetic Review.

Sincerely,

Gustavo Parodi
Project Manager

GP:crm

/Enclosures

ASTHETIC REVIEW
PC 11/9/86
\$25.00
GR # 082744

AR-1-86

Gen Loc.
NW corner of
Valley View Blvd
and Familian
Drives

S U P P L E M E N T A L
AGENDA

APRIL 22, 1986

City of Las Vegas

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

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- | | | |
|-----------------|----------------|---|
| 1. FINAL MAP | Applicant: | AMERICAN WEST DEVELOPMENT |
| BAYSIDE UNIT | Subdivider: | American West Development |
| NO. 1 (AMENDED) | Location: | West side of Barbuda Road, east
of Lake East Drive |
| | Zone: | N-U (under Resolution of Intent
to R-CL) |
| | Size: 0.61 Ac. | No. of Lots: 5 |

RE: AR-1-86

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