

Planning & Development Department  
Scanning Cover Sheet

Case No AR-3-85

APN 16209110011

Location HIGHLAND INDUSTRIAL PARK

Applicant PONDEROSA EQUITIES CORP.

Subject

REQUEST FOR AN AESTHETIC REVIEW ON PROPERTY  
GENERALLY LOCATED ON THE SOUTHEAST CORNER OF  
PRESIDIO AND HIGHLAND



**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

- |   |  |
|---|--|
| MINUTES:  | Approval of the minutes of the June 13, 1985 Planning Commission meeting   |
| 1. AV-4-85  | Request of DAVID L. BOLES for an Administrative Variance to allow a front yard setback of forty-three feet (43') where fifty feet (50') is required on property generally located on the southwest corner of Bannies Lane and Pine Street, R-E Zone. |
| 2. AR-3-85  | Request of PONDEROSA EQUITIES CORPORATION for an Aesthetic Review on property generally located on the southeast corner of Presidio and Highland.  |
| 3. SO-5-85  | Request of LEWIS HOMES OF NEVADA for a Sales Office at 6416 Vicuna Drive, R-1 Zone.  |
| 4. Z-34-85  | Request of ERNEST A. BECKER ENTERPRISES to waive standard street designs on Marcus Drive generally located north of Oakey Boulevard.   |
| 5. Z-49-82<br><br>PLOT PLAN REVIEW                    | Request of LEO T. MAINWAL for a Plot Plan Review on property generally located on the north side of West Charleston Boulevard, between Bishop Drive and Salem Drive, R-E Zone (under Resolution of Intent to C-1).                                   |
| 6. Z-50-83<br><br>EXTENSION OF TIME                   | Request of GREENE & SHROFF ARCHITECTS LTD., for an Extension of Time on property generally located on the east side of Edmond Street between O'Bannon Drive and El Parque Street, R-E and N-U Zones (under Resolution of Intent to R-PD18).          |
| 7. Z-58-78<br><br>EXTENSION OF TIME                   | Request of GEORGE F. KALB CONSTRUCTION COMPANY for an Extension of Time on property generally located north of Meadows Lane, on the west side of Decatur Boulevard, R-1 Zone (under Resolution of Intent to C-1).                                    |
| 8. Z-32-82<br><br>REINSTATEMENT AND EXTENSION OF TIME | Request of DON YAHRAUS for a Reinstatement and Extension of Time on property generally located on the northwest corner of Potosi Street and Sahara Avenue, N-U Zone (under Resolution of Intent to C-1).   |
| 9. Z-100-64(138)<br><br>PLOT PLAN REVIEW              | Request of GREAT WESTERN HOTELS CORPORATION for a Plot Plan Review on property generally located on the northeast corner of South Casino Center Boulevard and East Clark Avenue, R-4 Zone (under Resolution of Intent to C-2).                       |
| 10. AV-5-85   | Request of LEWIS HOMES OF NEVADA for an Administrative Variance to allow a 16' front yard setback on two curved front yard lots where a 20' setback is required on property generally located at 6832 and 6833 Midpark Circle, R-1 Zone.             |

**AGENDA**

*City of Las Vegas*

August 8, 1985

**PLANNING COMMISSION**

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

2. AR-3-85 - PONDEROSA EQUITIES CORPORATION

Request for an Aesthetic Review on property generally located on the south-east corner of Presidio Avenue and Highland.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.

Coleman -  
APPROVED  
Unanimous  
(Tracy excused)

MR. FOSTER stated this is an office and industrial complex. This requires an aesthetic review because it is on a major street. They have ample landscaping.

JERRY HILDRETH appeared and represented the applicant.

This is final action.

(10:17-10:18)

**AGENDA**

*City of Las Vegas*

May 28, 1985

**PLANNING COMMISSION**

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

ABEYANCE ITEMS:

1. AV-3-85 - BAUGHMAN & TURNER

Request of BAUGHMAN AND TURNER for an Administrative Variance on property generally located on the northwest corner of Pine Street and Oakey Boulevard, R-E Zone.

Staff recommended APPROVAL, subject to:

- 1. Each lot shall have a minimum width of 95 feet.

Bugbee - APPROVED, subject to staff's condition.

Unanimous  
(Tracy & Mack excused)

MR. FOSTER stated this request was held in abeyance from the last meeting because the applicant's representative was not present. This request involves two lots proposed to front on Pine Street. Each lot is proposed at a width of 95 feet where 100 feet is required, but the lots are within the provisions to allow an administrative variance if so approved by the Planning Commission.

RON REISS, 1516 South Eastern Avenue, appeared and represented the applicant.

NOTE: This is final action.

(19:36-19:38)

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

Mr. Roger Ludwig  
Ponderosa Equities Corp.  
3651 S. Lindell Road, Suite A  
Las Vegas, Nv 89103

RE: AR-3-85

Dear Mr. Ludwig:

Your request for an Aesthetic Review of property generally located on the southeast corner of Presidio Avenue and Highland Drive, was considered by the City Planning Commission on August 8, 1985.

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

1. Conformance to the plot plan and elevations.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:1m





TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: AR-3-85

- 1. No objections.
- 2. Fire hydrant(s) to be installed when water is available to area.
- 3. Fire hydrants to be installed within 300 feet of the building or existing hydrant.
- 4. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- 5. Fire flow requirements to be determined when final construction plans are submitted.
- 6. Hydrants are to be installed and charged with water before construction begins.
- 7. Must meet requirements of Uniform Fire Code.
- 8. Dead end fire lanes not to exceed 150'.
- 9. Minimum turning radius of 45' 6".
- 10. Crash gate(s) shall be approved by the Fire Department prior to installation.
- 11. 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; 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).

COMMENTS:

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\_\_\_\_\_

\_\_\_\_\_

*R. Pugh*  
7/29/85

INTER-OFFICE MEMORANDUM

July 30, 1985

<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-3-85 Ponderosa Equities</p>	<p>COPIES TO:</p>

In answer to your memorandum of July 25, 1985  
 on the above aesthetic review located on the southeast corner  
of Presidio and Highland

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

RECEIVED  
 JUL 30 1985  
 PLANNING AND  
 DEVELOPMENT

## INTER-OFFICE MEMORANDUM

July 30, 1985

## TO:

COMMUNITY PLANNING &amp; DEVELOPMENT

## FROM:

DEPARTMENT OF PUBLIC WORKS

RECEIVED  
JUL 31 1985

## SUBJECT:

PONDEROSA EQUITIES CORP.  
AR-3-85

## COPIES TO:

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

Your memorandum dated July 25, 1985, requested comments from this Department prior to July 31, 1985, concerning the request of the Ponderosa Equities Corporation for an Aesthetic Review of a proposed development on property generally located on the southeast corner of Presidio Avenue and Highland Drive in a zoning district designated M - (Industrial).

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

1. Install portland cement concrete sidewalk, commercial driveways and street lighting conforming to City of Las Vegas Standards and Specifications on Highland Drive and Presidio Drive.
2. Submit a parking and driveway plan conforming to City of Las Vegas Standards to the Traffic Engineer.
3. During development any damage done to the existing off-site improvements adjacent to this property will have to be repaired or replaced to current City of Las Vegas Standards and Specifications as required by the Department of Public Works.
4. Obtain all permits and inspections required by the City of Las Vegas Municipal Code.

  
C.D. Peterson, R.L.S.

CDP:bjc

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

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## INTER-OFFICE MEMORANDUM

July 25, 1985

<b>TO:</b> DEPARTMENT OF DESIGN & DEVELOPMENT DEPARTMENT OF BUILDING & SAFETY DEPARTMENT OF FIRE SERVICES	<b>FROM:</b> HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
<b>SUBJECT:</b>  AESTHETIC REVIEW  AR-3-85 PONDEROSA EQUITIES CORP.	<b>COPIES TO:</b>

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

generally located on the southeast corner of Presidio & Highland

CITY PLANNING COMMISSION MEETING: August 8, 1985

Your remarks regarding this application should be received prior to July 31, 1985.

HPF:lm

Attachments



July 24, 1985

Harold Foster  
BUILDING DEPARTMENT  
CITY OF LAS VEGAS  
400 East Stewart Avenue  
Las Vegas, Nevada 89101

Re: Highland Industrial Park

Dear Harold:

Enclosed please find our check in the amount of \$25.00 representing the Application for Request for the Asthetic Review on Highland Industrial park located on the southeast corner of Highland and Presidio in Las Vegas, Nevada.

Please arrange for us to be on the agenda for the August 8th meeting for the asthetic review of this property.

Thank you for your assistance in this regard.

Very truly yours,

PONDEROSA EQUITIES CORPORATION


*Roger Ludwig*  
Roger Ludwig

RL:dj

Enclosure

HAND DELIVERED

AR  
FC 8/8/85

M zone 

AR-3-85

GR # 74626 #25  
MFC

3651 South Lindell Road, Suite A, Las Vegas, Nevada 89103 (702) 871-3233  
CENLOC. SECUR PRESIDIO & HIGHLAND



Ponderosa  
Equities  
Corporation

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TRANSMITTAL

TO: HAROLD - BUILDING DEPARTMENT

DATE: July 24, 1985

FROM: ROGER LUDWIG

SUBJECT: HIGHLAND

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4 Sets of Site Plan

1 Set of Elevations

FOR ARCHITECTURAL/ASTHETIC REVIEW



INTERDEPARTMENT DISTRIBUTION LIST

DATE SENT	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT	7/25/85	
FIRE SERVICES		
DESIGN & DEVELOPMENT	—	
POLICE DEPARTMENT		
LICENSE DEPARTMENT		
HEALTH DEPARTMENT		
CITY ATTORNEY		
CITY MANAGER		

FILE NO. AR-3-85

