

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0110-87 (1)

APN 163-08-502-003

Location E of Lake Sahara btw Sahara & Lake East

Applicant West Sahara Investments, Inc.

Subject

Plot Plan review and Building Elevation
review.



FILE HISTORY

FILE NO.: 2-110-87 (1)

[illegible]

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

February 15, 1994

West Sahara Investments
5195 Las Vegas Boulevard South
Las Vegas, Nevada 89119

RE: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-110-87(1)

Gentlemen:

Your request for a Plot Plan and Building Elevation Review of a proposed day care center on property located on the east side of Lake Sahara Drive, between Sahara Avenue and Lake East Drive, N-U Zone (under Resolution of Intent to C-1), was considered by the Planning Commission on February 10, 1994.

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

1. Install 24 inch box trees 40 feet on center and ground cover in the on-site landscape area as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
2. Construct a six foot high fence/wall around the perimeter of the pre-school and toddler play areas as required by the Department of Community Planning and Development.
3. All driveways shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
4. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Lake Sahara Drive public right-of-way adjacent to this site if such existing encroachments are not already allowed per an agreement with the Master Developer as required by the Department of Public Works.
5. Conformance to the plot plan and building elevations.
6. 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.
7. 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: West Sahara Investments
RE: Z-110-87(1)

February 15, 1994
Page Two

8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
12. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
14. Provision of fire hydrants and water flow as required by the Department of Fire Services.
15. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

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: Childrens World Learning Centers
c/o C R S Engineers
4290 S. Maryland Parkway
Las Vegas, Nevada 89119

PLANNING COMMISSION

MEETING OF
FEBRUARY 10, 1994

City of Las Vegas

Page 38

AGENDA & MINUTES

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-3. Z-110-87(1) - West Sahara Investments

Request for a Plot Plan and Building Elevation Review of a proposed day care center on property located on the east side of Lake Sahara Drive, between Sahara Avenue and Lake East Drive, N-U Zone (under Resolution of Intent to C-1).

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Install 24 inch box trees 40 feet on center and ground cover in the on-site landscape area as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
2. Construct a six foot high fence/wall around the perimeter of the pre-school and toddler play areas as required by the Department of Community Planning and Development.
3. All driveways shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
4. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Lake Sahara Drive public right-of-way adjacent to this site if such existing encroachments are not already allowed per an

Pippin -
APPROVED
Unanimous
(Segeberblom excused)

MR. GENZER stated this request is for a 7,523 square foot day care center on a 40,000 square foot parcel zoned C-1 (Limited Commercial). Vehicular access will be provided via one driveway connection to Lake Sahara Drive. Twenty-four inch box trees are proposed in the landscaped planter along Lake Sahara Drive and the northern boundary of the property. Shrubs and ground cover are proposed between the parking lot and the south property line. A six foot high block wall will enclose the play area. Elevations depict stucco exteriors and a concrete tile roof. Staff has no objections to the plot plan as long as all of the requirements of the City Code are met. The day care center is a permitted use in the C-1 district. Staff recommendation is for approval subject to the conditions.

Ceto Kapetel, 2290 S. Maryland Parkway, appeared and represented the application. She concurred with staff's conditions.

No was appeared in opposition.

This is final action.

(8:38-8:41)

CONTINUED

● PLANNING COMMISSION ●
MEETING OF

City of Las Vegas

FEBRUARY 10, 1994
AGENDA & MINUTES

Page

39

ITEM

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ACTION

C-3. Z-110-87(1) - West Sahara
Investments - Continued

agreement with the Master
Developer as required by the
Department of Public Works.

5. Standard Condition Nos. 2 - 12.

PROTESTS: N/A

APPROVED - See Page 38

- C-3. Z-110-87(1) - West Sahara Investments - Request for a Plot Plan and Building Elevation Review of a proposed day care center on property located on the east side of Lake Sahara Drive, between Sahara Avenue and Lake East Drive, N-U Zone (under Resolution of Intent to C-1), Parcel No.: 16308-502-001

Not A Public Hearing

P.C.: Final Action

APPLICATION REQUEST:

This request is for a 7,523 square foot day care center on a 40,000 square foot parcel zoned C-1 (Limited Commercial).

BACKGROUND DATA:

11/18/87 The City Council approved C-1 (Limited Commercial) zoning for the site (Z-110-87).

DETAILS OF APPLICATION REQUEST:

Site Area	40,000	Square Feet
Building Square Footage	7,523	Square Feet
Floor Area Ratio	0.19	
Parking Required	15	Parking Spaces
Parking Provided	28	Parking Spaces
Height of Structure	1	Story
Number of Children	163	

The plot plan indicates that vehicular access is provided via one street connection to Lake Sahara Drive. Twenty-four inch box trees are proposed in the landscaped planter along Lake Sahara Drive and the northern boundary of the property. Shrubs and ground cover are shown in the planter between the parking lot and the south property line. The play area will be enclosed with a six foot high block wall. The elevations depict stucco exteriors and a concrete tile roof.

FINDINGS:

Staff has no objections to the plot plan as long as all of the requirements of the City Code are met. The day care center is a permitted use in the C-1 (Limited Commercial) district.

C-3. Z-110-87(1) - Continued

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Install 24 inch box trees 40 feet on center and ground cover in the on-site landscape area as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
2. Construct a six foot high fence/wall around the perimeter of the pre-school and toddler play areas as required by the Department of Community Planning and Development.
3. All driveways shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
4. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Lake Sahara Drive public right-of-way adjacent to this site if such existing encroachments are not already allowed per an agreement with the Master Developer as required by the Department of Public Works.
5. Standard Condition Nos. 2 - 12.

PROTESTS: N/A

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

February 3, 1994

West Sahara Investments
5195 Las Vegas Boulevard South
Las Vegas, Nevada 89119

RE: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-110-87(1)

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on February 10, 1994. 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: Childrens World Learning Centers
c/o C R S Engineers
4290 S. Maryland Parkway
Las Vegas, Nevada 89119



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

DATE

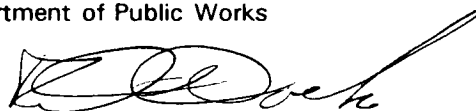
February 7, 1994

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Plot Plan Review
Z-110-87(1)
West Sahara Investments
(NEC of Lake Sahara Dr/North Lake Dr)

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. All driveways shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of a building or grading permit, whichever may occur first.
3. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Lake Sahara Drive public rights-of-way adjacent to this site if such existing encroachments are not already allowed per an agreement with the Master Developer as required by the Department of Public Works.

PLANNING AND
DEVELOPMENT

FEB 8 8 55 AM '94

RECEIVED

MEMO

DATE 1/31/94

TO: **COMMUNITY PLANNING AND DEVELOPMENT**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: 2 - 110.87(1)

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: _____


FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

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

FROM:	DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE:	JANUARY 25, 1994
TO:	BUILDING & SAFETY - GEORGE GARDNER FIRE SERVICES - RICK LAZENBY		
SUBJECT:	PLOT PLAN REVIEW		
APPLICANT:	WEST SAHARA INVESTMENTS		
FILE NUMBER:	Z-110-87(1)		

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

**EAST SIDE OF LAKE SAHARA DRIVE, BETWEEN SAHARA AVENUE AND LAKE EAST
DRIVE**

PARCEL NO.: 16308-502-001

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

PROPOSED USE: DAY CARE CENTER

PLEASE RETURN BY: FEBRUARY 1, 1994

CITY PLANNING COMMISSION MEETING: FEBRUARY 10, 1994

ATTACHMENT: PLOT PLAN

**DEPARTMENT OF
BUILDING & SAFETY
BY**

JAN 31 1994

☒ **NO COMMENTS**
☐ **CONDITIONS REQUIRED**

**PLANNING AND
DEVELOPMENT**

RECEIVED

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

FROM:	DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: JANUARY 25, 1994
TO:	BUILDING & SAFETY - GEORGE GARDNER FIRE SERVICES - RICK LAZENBY	
SUBJECT:	PLOT PLAN REVIEW	
APPLICANT:	WEST SAHARA INVESTMENTS	
FILE NUMBER:	Z-110-87(1)	

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PROPOSED USE: DAY CARE CENTER

PLEASE RETURN BY: FEBRUARY 1, 1994

CITY PLANNING COMMISSION MEETING: FEBRUARY 10, 1994

ATTACHMENT: PLOT PLAN

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: JANUARY 25, 1994																
TO: <table style="width: 100%; border: none;"><tr><td style="width: 50%;">DEVELOPMENT COORDINATION -</td><td style="width: 50%;">JOHN McNELLIS</td></tr><tr><td>ELECTRICAL SERVICES -</td><td>MIKE GOODMAN</td></tr><tr><td>FLOOD CONTROL -</td><td>TOM CHIATOVICH</td></tr><tr><td>LAND DEVELOPMENT -</td><td>CHUCK TURK</td></tr><tr><td>RIGHT-OF-WAY -</td><td>ED BYRGE</td></tr><tr><td>SANITARY SEWERS -</td><td>MARK OWENS</td></tr><tr><td>SURVEY -</td><td>RITA LUMOS</td></tr><tr><td>TRAFFIC ENGINEERING -</td><td>GLENN GRAYSON</td></tr></table>		DEVELOPMENT COORDINATION -	JOHN McNELLIS	ELECTRICAL SERVICES -	MIKE GOODMAN	FLOOD CONTROL -	TOM CHIATOVICH	LAND DEVELOPMENT -	CHUCK TURK	RIGHT-OF-WAY -	ED BYRGE	SANITARY SEWERS -	MARK OWENS	SURVEY -	RITA LUMOS	TRAFFIC ENGINEERING -	GLENN GRAYSON
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SUBJECT: PLOT PLAN REVIEW																	
APPLICANT: WEST SAHARA INVESTMENTS																	
FILE NUMBER: Z-110-87(1)																	

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

EAST SIDE OF LAKE SAHARA DRIVE, BETWEEN SAHARA AVENUE AND LAKE EAST DRIVE

PARCEL NO.: 16308-502-001

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

PROPOSED USE: DAY CARE CENTER

PLEASE RETURN TO JOHN McNELLIS BY: FEBRUARY 1, 1994

CITY PLANNING COMMISSION MEETING: FEBRUARY 10, 1994

ATTACHMENT: PLOT PLAN

01/11/94

15:09:34:41

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

CASE Z 110 87 - 1 BZA-CC-PCOMM (BCP) P MEETING DATE 02/10/94

ITEM # ACCEPTED 01/11/94 PUBLIC HEARING BY AR

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 REVIEW OF A PROPOSED DAY CARE CENTER.

A P P L I C A N T

WEST SAHARA INVESTMENTS

5195 LAS VEGAS BLVD. SOUTH

LAS VEGAS NV 89119

736-6151

PARCEL# 16308 502 001 MORE? N

WEST SAHARA INVESTMENT COMPANY

~~P O BOX 42427~~

~~LAS VEGAS NV 89116~~

PARCEL MAP FILE 50 PAGE 93

P R O P O S E D U S E

LOT 2

DAY CARE CENTER.

ADD

CHANGE

DELETE

PRINT

ZACT3

ZACT2

BACK

01/11/94

15:37:32:57

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

CASE Z 110 87 - 1 BZA-CC-PCOMM (BCP) P MEETING DATE 02/10/94

ITEM # ACCEPTED 01/11/94 PUBLIC HEARING

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

PLOT PLAN REVIEW OF A PROPOSED DAY CARE CENTER.

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

THE EAST SIDE OF LAKE SAHARA DRIVE, BETWEEN SAHARA AVENUE
AND LAKE EAST DRIVE

200 SCALE MAP# Q-8-2 SIZE .92 ACRES #LOTS 0

MAP NAME

CC: CHILDRENS WORLD LEARNING SUBD:

CENTERS C/O CRS ENGINEERS

4290 S. MARYLAND PKWY.

89119

NOTICE:

COMMENTS:

UPDATE

PRINT

ZACT3

ZACT1

BACK

01/11/94

15:38:27:89

P A R C E L F I L E

PARCEL 163 08 502 001 THROUGH	WEST SAHARA INVESTMENT COMPANY
LAST UPDATE 10/12/93 ZIP	P O BOX 42427
GEOGRAPHIC PT E2 NE4 08 21 60	LAS VEGAS NV 89116
DOCUMENT # 20812040301-1-F 3/20/85	PARCEL MAP FILE 50 PAGE 93
200 SCALE MAP NO Q-8-2	LOT 2
WARD 0	

SETBACKS: FRONT REAR SIDE 00 CORNER	
ZONING N-U	1/11/94
ROI ZONING FILE Z-110-87 EXPIRATION	1/11/94
ROI ZONING C-1	
ZONING FILE	
USE PERMIT FL	
VARIANCE FILE	

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
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ORIGINAL

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR PLOT PLAN/BUILDING ELEVATION REVIEW

APPLICANT: Name West Sahara Investments, Inc.
(Owner of Record) Address 5195 Las Vegas Boulevard South, Las Vegas, Nevada
Phone No. (702) 736-6151

AGENT: Name Children's World Learning Centers, C/O CRS Consulting Engineers
Address 4290 S. Maryland Pkwy., Las Vegas, NV 89119 of NV, Inc.
Phone No. (702) 737-3407

Assessor's Parcel Number: Portion of 440-490-058 163-08-502-001
File No: Z-110-87 (1) Zoning District: NU with a resolution of intent for C1
LAND USE: Existing Vacant NU(ROI C-1)
Proposed Day Care

1/11/94

Date of Submittal

E. Collins

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

FOR DEPARTMENT USE ONLY

Legal, (if a Public hearing item) _____

PAST ACTIONS: Case No. Z-110-87 Action APP'D Date 11/18/87
Case No. _____ Action _____ Date _____
Case No. _____ Action _____ Date _____
Case No. _____ Action _____ Date _____
Case No. _____ Action _____ Date _____
Case No. _____ Action _____ Date _____

District Map No. Q-8-2 Flood Zone "A" _____ Yes _____ No
In Downtown Redevelopment Area? _____ Yes _____ No
Special Notice Required? _____ Yes _____ No
If YES _____

Checked By: [Signature] Date: 1/11/94
General Receipt No. 209083 Case No. Z-110-87(1)
P/C Date: 2/10/94 BZA Date _____

BOOK 1844

1803500

NPT
Form 3

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That HUSITE, INC., a Nevada corporationin consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
WEST SAHARA INVESTMENT COMPANY, a Nevada general partnershipall that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

All of Section 8 of Township 21 South, Range 60 East, M.D.M., in the county of Clark, State of Nevada, as shown upon United States Department of Interior Bureau of Land Management Dependent Resurvey plat dated January 10, 1956.

EXCEPTING THEREFROM all mineral rights other than water, sand and gravel, including, without limitation, oil, gas, and precious metals, provided, however, that Grantor has no right to direct surface entry, or to affect or interfere with the lateral support of any improvements that may now or hereafter be constructed on the above described real property.

SUBJECT TO: 1. Taxes for the fiscal year 1983-1984, not yet due and payable

2. Reservations, restrictions and conditions if any, rights of use and easements either of record or actually existing on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereto in anywise appertaining.

Witness my hand and seal this 8th day of December, 1983.

HUSITE, INC., a Nevada corporation

By: Russell W. Dorn
Russell W. Dorn, Vice-President
VICE PRESIDENT

STATE OF NEVADA

County of ClarkOn December 8, 1983 personally appeared before

me, a Notary Public:

Russell W. Dorn

known (or proved) to me to be the person who executed the foregoing instrument and who acknowledged that he executed the above instrument.

Witness my hand and official seal.

Notary Public in and for said County and State



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
FAITH QUICK

ESCROW NO. 8T 50982-T-PQ

ORDER NO.

WHEN RECORDED MAIL TO: West Sahara Investment Company, 5195 Las Vegas Blvd. South, Las Vegas, Nev. 89119

SPACE BELOW FOR RECORDER'S USE ONLY

CLARK COUNTY, NEVADA
JAN. L. SWIFT, RECORDER
RECORDED AT REQUEST OF

STEWART TITLE INSURANCE OF NEVADA
DEC 9 8 17 AM '83

FILED
OFFICIAL RECORDS
INSTRUMENT

1844

1803500



CONSULTING ENGINEERS OF NEVADA, INC.
CALDWELL RICHARDS SORENSEN

TRANSMITTAL

DATE: January 11, 1994

TO: Community Planning & Development
City of Las Vegas
400 E. Stewart
Las Vegas, NV 89101

PROJECT: Children's World - The Lakes
CRS Project No.: 30-22399

We are forwarding ☐ By Mail ☒ By Messenger ☐ Pick-Up

Copies	Date	No.	Description
1			Application for Plot Plan Review
1			Copy of Deed
13			Bluelines of Site Plan
1			Mounted Colored Site Plan
2 Each			Floor Plan, Building Elevations and Landscape Plans
1			Check for \$100.00

REMARKS:

This material is sent for ☒ Approval ☐ Review & Comment ☐ As Requested
☐ Your Information ☐ Other

Sincerely,
CRS CONSULTING ENGINEERS OF NEVADA, INC.

Shital K. Patel

Shital K. Patel, P.E.
Project Manager

SKP/jen