

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0116-90(5)

APN 138-22-601-004

Location NE CORNER OF LAKE MEAD & TENAYA

Applicant GEORGE HALL

Subject

PLOT PLAN REVIEW FOR A PROPOSED 88,325 SF
SHOPPING CENTER.



FILE HISTORY

[illegible]

FILE NO.:

2-116-90(5)

PROPERTY OWNERS

PROTESTS

APPROVALS

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

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18. _____

19. _____

20. _____

FILE NO.: 2-116-90(5)

TRAFFIC STUDY ADDENDUM

for

TENAYA MARKET PLACE

CRS Job # 30-22776
Date: August 20, 1997

Prepared for:

Robert Kubicek Architects
5190 S. Valley View, Suite 108
Las Vegas, Nevada 89118



DEVELOPMENT
SERVICES
CENTER



Public Works Department
Engineering Planning

731 S. Fourth Street
Las Vegas, NV 89101

Voice 702-229-6541
FAX 702-382-8551
TDD 702-386-9108

September 17, 1997

Ted T. Egerton, P.E.
CRS Consulting Engineers of Nevada, Inc.
4290 South Maryland Parkway
Las Vegas, NV 89119-7503

**RE: Traffic Impact Analysis and Addendum for Tenaya Marketplace
Z-116-90(5)**

Dear Mr. Egerton:

The Transportation Planning Section of the Engineering Planning Division of the City of Las Vegas Department of Public Works has reviewed the traffic impact analysis and addendum for the Tenaya Marketplace, to be located on the northeast corner of Lake Mead Boulevard and Tenaya Way. The study has been approved, with the following conditions:

1. Additional right-of-way in conformance with Clark County Area Standard Drawing #201.1 as shown on Sheets C3 and C4, dated 9/9/97, must be dedicated prior to the issuance of any permits. Construction of improvements for this additional right-of-way will not be required at this time.
2. The developer must contribute \$12,600 for area traffic mitigation prior to the approval of the civil improvement plans.
3. As part of the off-site improvements, a median island must be constructed on Tenaya Way as shown on Sheets C3 and C4, dated 9/9/97, except that the median shall extend 50 feet north of the north return of the southern driveway.
4. Lake Mead Boulevard and Tenaya Way must be posted adjacent to the site to prohibit parking. The signage will need to be incorporated into the off-site improvement plans.

Mayor
Jan Laverly Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton

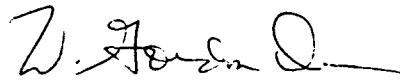


5. Site plans do not show perimeter walls of adjacent property or all building locations. Site visibility restriction easements must be maintained at all driveways.
6. An accident analysis must be submitted for review, as stated in your addendum.

These conditions of approval do not supersede or eliminate conditions of approval imposed by the Planning Commission and/or the City Council. An addendum to this traffic study is required if the development of the site occurs in a manner not in keeping with the land use assumptions contained in the report.

Please contact Rick Schroder at 229-6327 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Gordon Derr", with a horizontal line extending to the right.

Gordon Derr, P.E.
Assistant City Traffic Engineer

WGD:RES

cc: John McNellis, P.E.
Dan Muirhead, P.E.
Shital Patel, P.E.
Walter Cairns
Gary Phillips
Rick Schroder



CONSULTING ENGINEERS OF NEVADA, INC.
CALDWELL RICHARDS SORENSEN

August 20, 1997

W. Gordon Derr, P.E.
Assistant Traffic Engineer
City of Las Vegas
731 South 4th Street
Las Vegas, Nevada 89101

Re: Tenaya Market Place

Dear Mr. Derr:

CRS Consulting Engineers of Nevada, Inc. is in receipt of your comment letter regarding the above referenced project. In response to your comments, the following information is presented:

1. Comment 1

The study does not address the expected level of service at the Lake Mead Boulevard/Tenaya Way intersection after the recommended installation of dual left turn lanes.

Response:

As requested, the intersection of Lake mead Boulevard at Tenaya Way was analyzed with the installation of dual left turn lanes on the east and west of lake Mead Boulevard. The results are as follows:

SIGNALIZED INTERSECTION			
LAKE MEAD AT TENAYA WAY			
		1998 WITH PROJECT VOLUMES	
		AM PEAK	PM PEAK
EASTBOUND	LEVEL OF SERVICE	*	*
	DELAY (SEC)	*	*
WESTBOUND	LEVEL OF SERVICE	C	*
	DELAY (SEC)	18.1	*
NORTHBOUND	LEVEL OF SERVICE	D	D
	DELAY (SEC)	29.9	30.3
SOUTHBOUND	LEVEL OF SERVICE	D	*
	DELAY (SEC)	32.7	*
INTERSECTION	LEVEL OF SERVICE	*	*
	DELAY (SEC)	*	*

2. **Comment 2**

The driveways on Tenaya Way are too close together for left turns to be permitted for both. Please provide recommendations as to which driveway should be restricted to right turns only, and the necessary measures to accomplish this satisfactorily.

Response:

In consideration of the queue, which forms on the north leg of Tenaya Way at Lake Mead Boulevard, it is recommended that the southern driveway be restricted for left turning movements. This restriction is to be achieved by a raised median island. This island is to be extended a minimum of 25 feet north of the southern driveway.

3. **Comment 3**

Scaled site plans must be provided. These plans are to show the improvements recommended in the study, as well as both existing and proposed striping and signage. These plans also are to show existing or approved driveways across Lake Mead Boulevard and Tenaya Way.

Response:

A scaled site plan has been enclosed with this addendum.

4. **Comment 4**

An accident analysis must be submitted for review.

Response:

Accident information has been requested from the Nevada Department of Transportation. Upon receipt of this information, an addendum shall be provided to the City of Las Vegas.

5. **Comment 5**

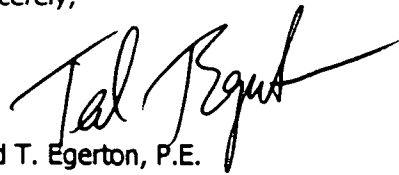
Please revise site plans to conform to Standard Drawing #201.1 or provide reasoning as to why conformance is not needed.

Response:

The developer has been notified of this requirement.

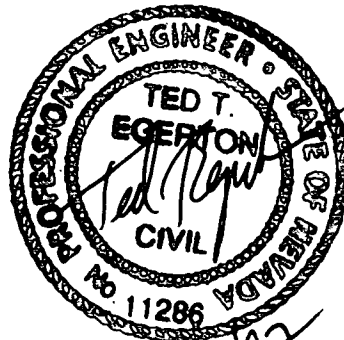
If you have any additional question or comments, please contact me at your convenience.

Sincerely,



Ted T. Egerton, P.E.

TTE/jdz



Streets: (E-W) LAKE MEAD BLVD
Analyst: TTE
Area Type: Other
Comment: 1997 WITH PROJECT

(N-S) TENEYA WAY
File Name: LMTEAMP.HC9
12-26-96 AM PEAK

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	3	<	2	3	<	1	2	<	1	2	1
Volumes	345	2249	81	129	1147	76	29	166	197	185	138	151
Lane W (ft)	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
RTOR Vols			5			5			13			16
Lost Time	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left	*				*	*		
Thru		*				*		
Right		*				*		
Peds								
WB Left		*			*	*		
Thru			*			*		
Right			*			*		
Peds								
NB Right					EB Right			
SB Right					WB Right			
Green	20.0A	50.0A			Green	10.0A	20.0A	
Yellow/AR	4.5	5.3			Yellow/AR	4.5	5.7	
Cycle Length: 120 secs Phase combination order: #1 #2 #5 #6								

Intersection Performance Summary

	Lane	Group:	Adj Sat	v/c	g/C	Delay	LOS	Approach:	
	Mvmts	Cap	Flow	Ratio	Ratio			Delay	LOS
E3	L	634	3539	0.667	0.179	31.5	D	*	*
	TR	2424	5561	1.256	0.436	*	*		
WB	L	634	3539	0.230	0.179	27.3	D	18.1	C
	TR	2414	5539	0.610	0.436	17.1	C		
NB	L	374	1770	0.091	0.217	18.9	C	29.9	D
	TR	649	3432	0.658	0.189	30.8	D		
SB	L	246	1770	0.866	0.217	39.6	D	32.7	D
	T	705	3725	0.237	0.189	26.7	D		
	R	299	1583	0.521	0.189	29.6	D		

Intersection Delay = * (sec/veh) Intersection LOS = *
(g/C)*(V/c) is greater than one. Calculation of D1 is infeasible.

Center For Microcomputers In Transportation

Streets: (E-W) LAKE MEAD BLVD

(N-S) TENEYA WAY

Analyst: TTE

File Name: LMTEPMP.HC9

Area Type: Other

12-26-96 PM PEAK

Comment: 1997 WITH PROJECTS

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	3	<	2	3	<	1	2	<	1	2	1
Volumes	239	1911	53	246	2044	228	71	293	259	598	460	212
Lane W (ft)	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
RTOR Vols			3			15			17			22
Lost Time	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00

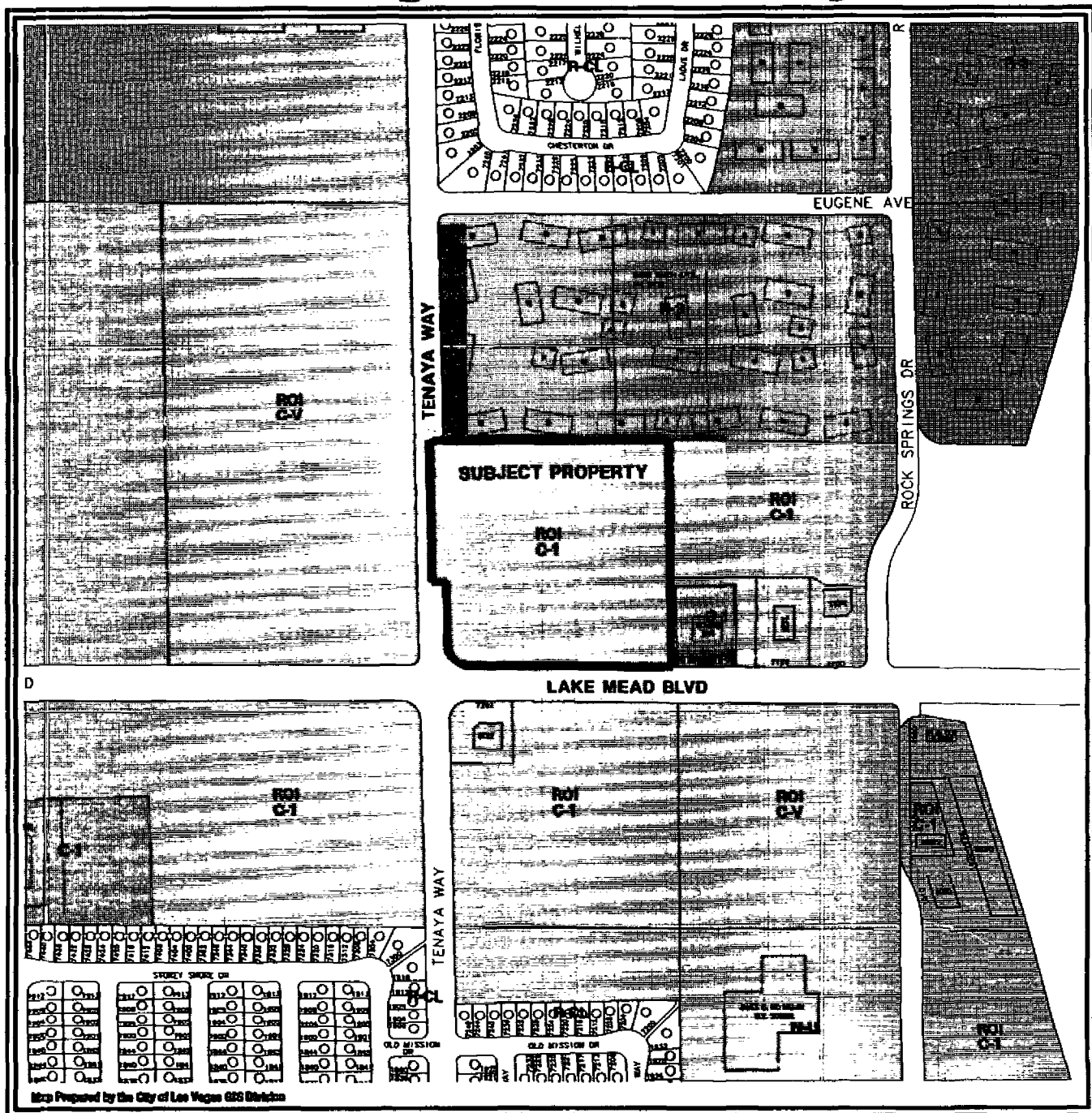
Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left	*					*		
Thru		*				*		
Right		*				*		
Peds								
WB Left		*				*		
Thru			*			*		
Right			*			*		
Peds								
NB Right								
SB Right								
Green	20.0A	30.0A			20.0A	30.0A		
Yellow/AR	4.5	5.3			4.5	5.7		
Cycle Length: 120 secs Phase combination order: #1 #2 #5 #6								

Intersection Performance Summary

	Lane	Group:	Adj Sat	v/c	g/C	Delay	LOS	Approach:	
	Mvmts	Cap	Flow	Ratio	Ratio			Delay	LOS
EB	L	634	3539	0.442	0.179	28.7	D	*	*
	TR	1498	5567	1.636	0.269	*	*		
WB	L	634	3539	0.470	0.179	28.9	D	*	*
	TR	1483	5509	1.970	0.269	*	*		
NB	L	401	1770	0.257	0.383	12.3	B	30.3	D
	TR	946	3473	0.860	0.273	32.5	D		
SB	L	379	1770	1.900	0.383	*	*	*	*
	T	1015	3725	0.573	0.273	24.9	C		
	R	431	1583	0.529	0.273	24.9	C		

Intersection Delay = * (sec/veh) Intersection LOS = *
 (g/C)*(V/c) is greater than one. Calculation of D1 is infeasible.



Case Number: Z-116-90(5) **Applicant:** GEORGE HALL

Request:

Location:

PLANNING & DEVELOPMENT

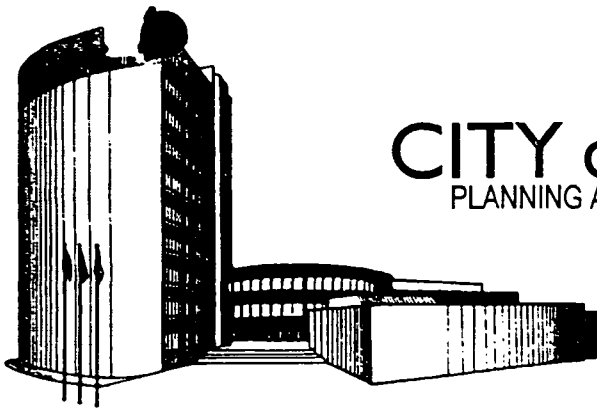
400 STEWART
LAS VEGAS
NEVADA 89101
229-6301

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. McDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON

December 24, 1996



CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

Mr. George Hall
382 South Bluff Street, Suite 150
St. George, Utah 84770

RE: Z-116-90(5) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Mr. Hall:

Your request for a Plot Plan and Building Elevation Review on property located on the northeast corner of Lake Mead Boulevard and Tenaya Way for a proposed 88,325 square foot shopping center, N-U (Non-Urban) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 8.94 Acres, Ward 4 (Callister), was considered by the Planning Commission on December 19, 1996.

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

1. Provide minimum 10 foot wide landscape planters along the exterior street frontages as required by the Planning and Development Department. A plan depicting the type of landscaping including spacing of trees to be installed in the planters shall be approved by the Planning and Development Department prior to the issuance of building permits. The use of drought tolerant landscaping is encouraged.
2. Provide a minimum 5 foot wide landscape planter along the north property line and install 24 inch box trees a minimum of 20 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
3. Provide a minimum 5 foot wide landscape planter along the east property line and install 24 inch box trees a minimum of 30 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
4. Relocate the trash enclosures away from the north property line to a minimum of 50 feet from the north property line.
5. The proposed driveway access, on site circulation and parking lot layout shall meet the approval of the Traffic Engineer prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. Site development shall be in compliance with the recommendations of the approved Traffic Impact Analysis and Master Driveway Analysis for this site required by Zoning Action Z-116-90 as amended by Z-116-90(4).



TO: Mr. George Hall
RE: Z-116-90(5)

December 24, 1996
Page Two

6. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.
7. Site development to comply with all applicable conditions of approval for Z-116-90 and all subsequent site-related actions as required by the Department of Public Works.
8. Conformance to the plot plan as amended by the above conditions.
9. Conformance to the building elevations.
10. 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.
11. 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.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
13. All City Code requirements and design standards of all City departments must be satisfied.
14. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
15. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
16. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
17. 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.

TO: Mr. George Hall
RE: Z-116-90(5)

December 24, 1996
Page Three

18. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
19. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
20. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) prior to the issuance of 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,



David Clapsaddle, Senior Planner
Current Planning Division

DC:cc

cc: Mr. Craig Bergstrom
Layton Southwest, Inc.
3875 North 44th Street, Suite 100
Phoenix, Arizona 85018

Mr. Rudy Starks, Jr.
Robert Kubicek Architects, & Associates
5190 South Valley View Boulevard, Suite 108
Las Vegas, Nevada 89118

PLANNING COMMISSION

MEETING OF

City of Las Vegas

AGENDA & MINUTES

Page 52

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
Item Number	
DISCUSSION/ACTION ITEMS	
PLANNING AND DEVELOPMENT	
B-7.	
<u>Z-116-90(5) - GEORGE HALL</u>	Griego -
Request for a Plot Plan and Building Elevation Review on property located on the northeast corner of Lake Mead Boulevard and Tenaya Way for a PROPOSED 88,325 SQUARE FOOT SHOPPING CENTER, N-U (Non-Urban) Zone under Resolution of Intent to C-1 (Limited Commercial).	APPROVED, SUBJECT TO STAFF'S CONDITIONS AND APPLICANT TO MEET WITH STAFF REGARDING THE LANDSCAPING.
Size: 8.94 Acres	Unanimous
Ward 4 (Callister)	
APN: 138-22-601-004	
STAFF RECOMMENDATION: Based on the findings of this report, staff has NO OBJECTION to this request. If this request is approved, staff recommends the following conditions be imposed:	
1. Provide minimum 10 foot wide landscape planters along the exterior street frontages and install 24 inch box trees a minimum 40 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.	MR. LINDER stated the building height is 27 feet. Access to the site is via two 40 foot wide driveways from Lake Mead Boulevard and a 40 and 28 foot wide driveway from Tenaya Way. Twenty-seven foot wide landscape planters are shown along the exterior street frontages. Five foot wide landscape buffers are shown around the perimeter of the site. The building elevations depict stucco exteriors with a gray concrete tile roof and decorative stone. Staff's main concern is the trash enclosures located along the northern portion of the lot which abuts an R-3 zone. Staff feels they should be located a minimum of 50 feet away from any residential zone. The applicant is willing to make adjustments to the trash enclosures. Staff has no objection to this request.
2. Provide a minimum 5 foot wide landscape planter along the north property line and install 24 inch box trees a minimum of 20 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.	RON SINGER, Architect, 5190 South Valley View Boulevard, appeared and represented the applicant. He questioned the trees along the street frontage as they could block the view of signage and storefronts.
3. Provide a minimum 5 foot wide landscape planter along the east property line and install 24 inch box trees a minimum of 30 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.	MR. LINDER said staff consistently recommends trees along any exterior street frontages, especially an area as busy as this. The trees will not block the view of the shopping center.
	JAMES McCALL, P. O. BOX 1932, appeared and represented the application. He was unaware of trees blocking any other shopping center in Las Vegas. This site will have trees along the north and east sides of the site. The trees will create traffic problems along the street frontage. They plan to put trees in the facility where they won't block the facility.
	COMMISSIONER GRIEGO objected to allowing a shopping center on this property unless trees are planted.
	JAMES McCALL did not object to trees, just where they are being required to be located. There is 660 feet of street frontage on Lake Mead Boulevard.

PLANNING COMMISSION

MEETING OF
DECEMBER 19, 1996

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM		ACTION
Item Number	DISCUSSION/ACTION ITEMS	
	PLANNING AND DEVELOPMENT	
B-7.	<u>Z-116-90(5) - GEORGE HALL</u>	
	4. Relocate the trash enclosures away from the north property line to a minimum of 50 feet from the north property line.	VICE CHAIRMAN BROWN felt staff could work with the applicant on the type and location of the trees.
	5. The proposed driveway access, on-site circulation and parking lot layout shall meet the approval of the Traffic Engineer prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. Site development shall be in compliance with the recommendations of the approved Traffic Impact Analysis and Master Driveway Analysis for this site required by Zoning Action Z-116-90 as amended by Z-116-90(4).	RON SINGER said they are just contesting that the requirement is to space the trees so closely.
	6. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.	MR. GENZER said staff will work with the applicant on a clustering plan for the trees rather than have them placed 40 feet on center.
	7. Site development to comply with all applicable conditions of approval for Z-116-90 and all subsequent site-related actions as required by the Department of Public Works.	
	8. Conformance to the plot plan as amended by the above conditions.	
	9. Conformance to the building elevations.	
	10. Standard Condition Nos. 3 - 9 and 11 - 14.	This is final action. (7:57-8:06) 1 - 1709

- B-7. Z-116-90(5) - GEORGE HALL - Request for a Plot Plan and Building Elevation Review on property located on the northeast corner of Lake Mead Boulevard and Tenaya Way for a PROPOSED 88,325 SQUARE FOOT SHOPPING CENTER, N-U (Non-Urban) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 8.94 Acres, Ward 4 (Callister), APN: 138-22-601-004.**

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for the approval of a Plot Plan and Building Elevation Review for a 88,325 square foot shopping center located on the northeast corner of Tenaya Way and Lake Mead Boulevard. The applicant has indicated that potential uses include a grocery store, several retail shops, fast food and sit down restaurants.

BACKGROUND DATA:

10/23/90 The City Council approved C-1 (Limited Commercial) zoning for this site as part of a larger request (Z-116-90).

DETAILS OF APPLICATION REQUEST:

Site Area	8.94	Acres
Building Area	88,325	Square Feet
Floor Area Ratio	0.49	
Parking Required	512	Spaces
Parking Provided	533	Spaces
Building Height	20	Feet

This plot plan contains more square footage than the one approved at the time of rezoning, but is not significantly different in design. Access to the site is via two 40 foot driveways from Lake Mead Boulevard and 40 and 28 foot wide driveways from Tenaya Way. Twenty-seven foot wide landscape planters are shown along the exterior street frontages. Five foot wide buffers are located along the north and west property lines. Additional landscaping is located within the parking area. All of the parking is shown at 90 degrees with adequate aisle widths. Nine trash enclosures are located on the site, seven on the perimeter property lines and two on the lots interior. The building elevations depict stucco exteriors and a gray concrete tile roof with decorative stone.

FINDINGS:

Staffs only concern is the location of the trash enclosures on the north property line. Staff has consistently recommended that trash enclosures be located a minimum of 50 feet from residential zones, and the zoning to the north is R-3 (Limited Multiple Residence).

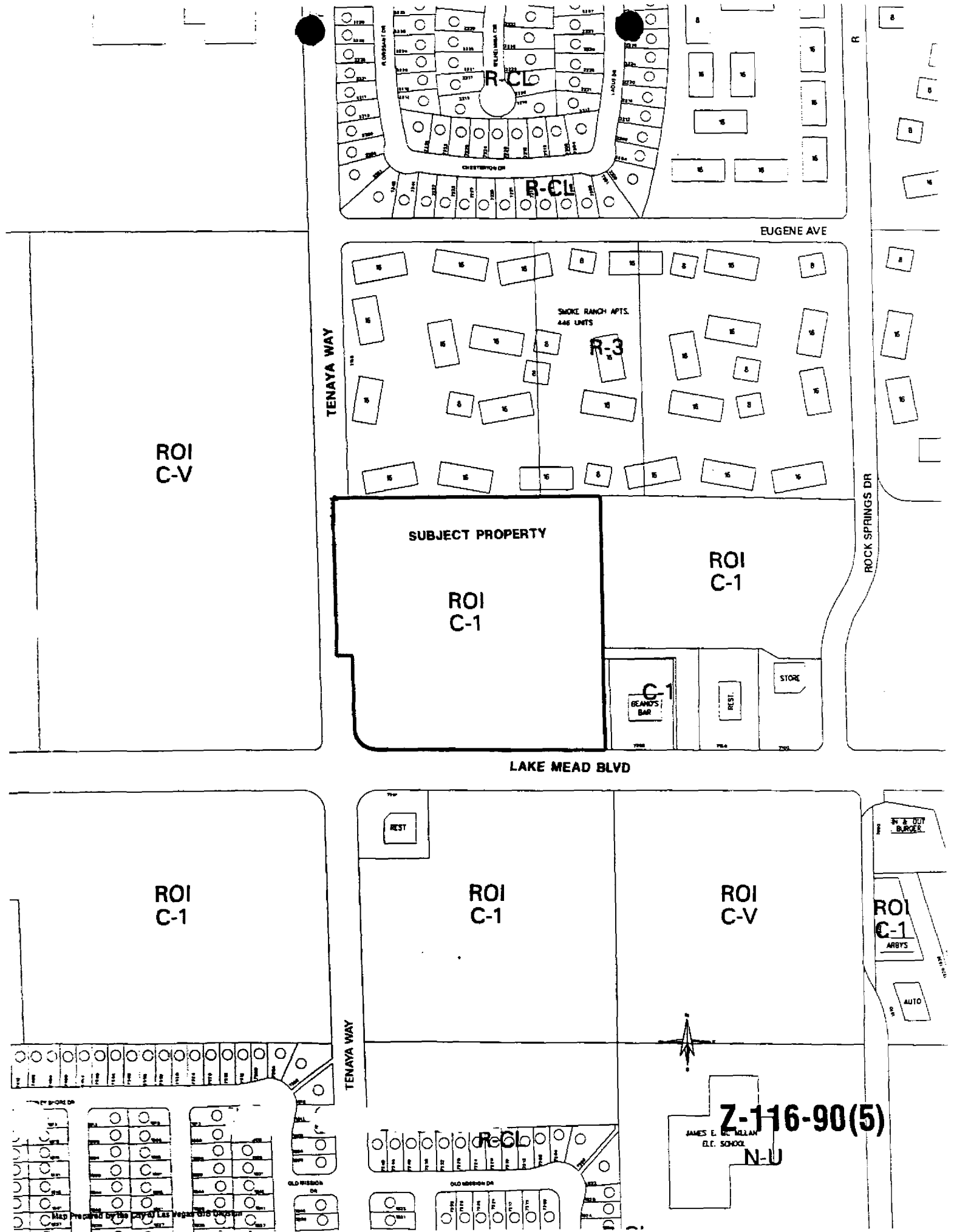
The original conditions of approval specified the type of landscape material to be used in the landscape planters, but provided no details regarding the width of the planters. Staff has suggested conditions reflecting what the applicant has indicated on the plot plan.

Staff has no other objections to the plot plan.

STAFF RECOMMENDATION: Based on the findings of this report , staff has NO OBJECTION to this request, If this request is approved, staff recommends the following conditions be imposed:

1. Provide minimum 10 foot wide landscape planters along the exterior street frontages and install 24 inch box trees a minimum 40 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
2. Provide a minimum 5 foot wide landscape planter along the north property line and install 24 inch box trees a minimum of 20 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
3. Provide a minimum 5 foot wide landscape planter along the east property line and install 24 inch box trees a minimum of 30 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
4. Relocate the trash enclosures away from the north property line to a minimum of 50 feet from the north property line.
5. The proposed driveway access, on site circulation and parking lot layout shall meet the approval of the Traffic Engineer prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. Site development shall be in compliance with the recommendations of the approved Traffic Impact Analysis and Master Driveway Analysis for this site required by Zoning Action Z-116-90 as amended by Z-116-90(4).

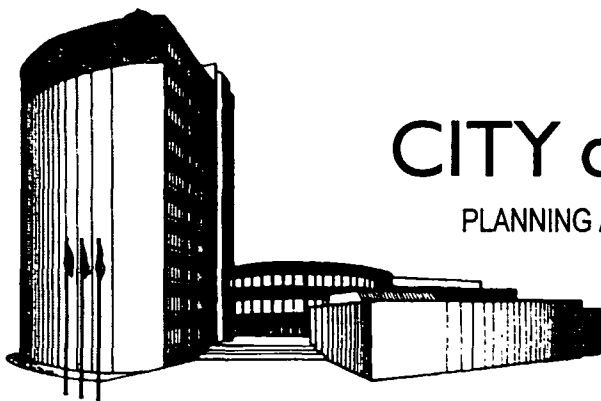
6. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.
7. Site development to comply with all applicable conditions of approval for Z-116-90 and all subsequent site-related actions as required by the Department of Public Works.
8. Conformance to the plot plan as amended by the above conditions.
9. Conformance to the building elevations.
10. Standard Condition Nos. 3 - 9 and 11 - 14.



MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. McDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

December 10, 1996

Mr. George Hall
382 South Bluff Street, Suite 150
St. George, Utah 84770

RE: Z-116-90(5) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on December 19, 1996. 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 Planning and Development Department, 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.

Very truly yours,

David Clapsaddle, Senior Planner
Current Planning Division

DC:rlr

Enclosure

cc: Mr. Craig Bergstrom
Layton Southwest, Inc.
3875 North 44th Street, Suite 100
Phoenix, Arizona 85018

Mr. Rudy Starks, Jr.
Robert Kubicek Architects, & Associates
5190 South Valley View Boulevard, Suite 108
Las Vegas, Nevada 89118

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

December 9, 1996

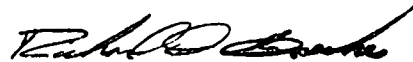
TO:

Department of Planning & Development

RECEIVED
DEC 11 1 12 PM '96

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Plot Plan and Building Elevation Review
Z-116-90(5)
George Hall

PLANNING AND
DEVELOPMENT

(NEC Lake Mead Blvd. and Tenaya Wy.)

COPIES TO:

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

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 site as required by the Department of Public Works.
2. The proposed driveway access, on site circulation and parking lot layout shall meet the approval of the Traffic Engineer prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. Site development shall be in compliance with the recommendations of the approved Traffic Impact Analysis and Master Driveway Analysis for this site required by Zoning Action Z-116-90 as amended by Z-116-90(4).
3. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.
4. Site development to comply with all applicable conditions of approval for Z-116-90 and all subsequent site-related actions as required by the Department of Public Works.

COMMENTS:

- a. We note that this site plan appears to indicate landscaping located within the public right-of-way on Lake Mead Boulevard (misabeled as "Drive") and Tenaya Way; Lake Mead Boulevard is already constructed to the full width of the right-of-way, and Tenaya Way is required to be constructed to the full width of its right-of-way. Any provided landscaping should be located outside of the public right-of-way.

ROBERT KUBICEK ARCHITECT

5190 S. VALLEY VIEW, #108
LAS VEGAS, NEVADA 89118
FAX (702) 798-3753
(702) 798-4300



December 12, 1996

Mr. Robert Linder
City of Las Vegas
Planning & Development
400 Stewart Ave.
Las Vegas, NV 89101

RE: Z.116.90 (5), NEC Lake Mead and Tenaya, 88,325 s.f. shopping center

Dear Mr. Linder:

In reference to our phone conversation this morning, the following changes to the elevations are requested by the owner. The following is a list of the revisions:

Sheet A4.1

1. Delete the parapet at the end cap of shops 'A' and major 'A'. The top of structure at these locations will be the clay tile roof.
2. Change the stone on the face of the columns at the clay tile canopies to flush mounted stone veneer, typical.
3. Change the prefabricated cornices and arches to stucco build out, typical.
4. Lower the tower at the middle of shops 'A'. The top of plate will be at 20'-0" A.F.F.
5. Scale down the corner angled element, where shops 'B' and 'C' meet.

Sheet A4.2

1. Delete the entrance to stores facade element (top elevation).
2. Delete the foam moldings (cornices) at the back of the center, typical.
3. Add a rear entry door to major 'B' (middle elevation).
4. Delete the canopy covered walkway. It does not extend out as shown (bottom elevation).
5. Delete the inset colored tiles at the rear of the corner angled mass (top elevation).

APPROVED
R.L.

Sheet A4.3

1. This view of the shops 'A' end cap will be a simple build out. It will not be a canopy.
2. Delete the inset colored tiles at the rear of the corner angled mass (bottom elevation).
3. Lower the parapet at the left facade element on the west elevation (2nd elevation).
4. Delete the parapet at major 'B' to match major 'A'.
5. Delete every other tile inset (two lower elevations) to match rear elevations on sheet A4.2.

Sheet A4.4

1. Scale down the facade element. (South elevation pad 'D' and east elevation pad 'E').
2. Reduce number of perimeter lights on pad 'D' buildings.
3. Delete columns - change to build out element. Extend portion above columns to grade. (North, East, and West elevation - pad 'D').

Overall Revisions

1. Some heights will be lower, particularly at pad buildings.

Please let us know what we need to do to proceed for the December 19, 1996 planning commission meeting.

Should you have any questions, comments or requests for revised drawings, please contact our office.

Sincerely,



Ron Singer
ROBERT KUBICEK ARCHITECTS

cc: Mr. Craig Bergstrom - Layton Southwest
Mr. Rudy Starks - Robert Kubicek Architects

RS/nc

FAX MEMO

ROBERT KUBICEK ARCHITECT

5190 S. VALLEY VIEW, #108
LAS VEGAS, NEVADA 89118
FAX (702) 798-3753
(702) 798-4300



TO: Mr. Robert Linder
City of Las Vegas
Planning & Development
400 Stewart Ave.
Las Vegas, NV 89101

PROJECT: NEC Lake Mead & Tenaya

DATE: December 12, 1996

FAX NO.: 33

FAX #.: 385-7268

PROJECT NO.: 35303

We are faxing you 3 Page(s) including this cover sheet. If you do not receive all pages please contact our office.

Remarks: Please see attached letter. The hard copy will be mailed to you.

Sincerely:

Ron Singer by RC
Ron Singer
ROBERT KUBICEK ARCHITECT

Copy to: File

RS/nc

MEMO

DATE 12/2/96

TO: **PLANNING AND DEVELOPMENT DEPT.**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: 2-116-90(5) George Hall

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. ☒ WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
6. ☒ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
7. ☐ ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.
8. **ADDITIONAL CONDITIONS/COMMENTS** _____


FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

PLANNING AND
DEVELOPMENT

Dec 4 11 45 AM '96

RECEIVED

**DEVELOPMENT REVIEW TEAM MEETING
DECEMBER 4, 1996**

9:30 AM to 12:00 PM

Planning & Development Conference Room, Second Floor, City Hall

Z-116-90(5) - GEORGE HALL - Request for a Plot Plan and Building Elevation Review on property located on the northeast corner of Lake Mead Boulevard and Tenaya Way for a PROPOSED 88,325 SQUARE FOOT SHOPPING CENTER, N-U (Non-Urban) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 8.94 Acres, Ward 4 (Callister), APN: 138-22-601-004.

PLANNING COMMISSION: DECEMBER 19, 1996

CASE PLANNER: DAVE CLAPSADDLE 229-6052



PUBLIC HEARING

NON-PUBLIC HEARING

Comments Due: **DECEMBER 4, 1996**

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 REBECCA RURY, the agenda tech responsible for this case.

COMMENTS:

- ① DESERT SHORES C.A.
- ② " " R.C.
- ③ PELICAN PT.
- ④ LA JOLLA CLASSIC
- ⑤ S. SHORES C.A.
- ⑥ GATES MILL

B-5

**DEVELOPMENT REVIEW TEAM MEETING
DECEMBER 4, 1996**

9:30 AM to 12:00 PM

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PLANNING COMMISSION: **DECEMBER 19, 1996**

CASE PLANNER: **DAVE CLAPSADDLE 229-6052**

☐
☒

**PUBLIC HEARING
NON-PUBLIC HEARING**

Comments Due: DECEMBER 4, 1996

*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 REBECCA RURY, the agenda tech responsible for this case.*

COMMENTS: _____

AC

11/19/96

16:48:54:92

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

CASE Z 116 90 - 5 BZA-CC-PC-SUM (BCPS) P MEETING DATE 12/19/96

ITEM # ACCEPTED 11/19/96 PUBLIC HEARING N 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

Z-116-90(5) - GEORGE HALL - RQST FOR A PLT PLN & BLDNG ELEV REVIEW ON

PROPERTY LOCATED ON THE NORTHEAST CORNER OF LAKE MEAD BOULEVARD AND TENAYA

WAY FOR A PROPOSED 88,325 SQUARE FOOT SHOPPING CENTER - N-U(NON-URBAN) UND

ER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) - SIZE: 8.94 ACRES -

WARD 4 (CALLISTER) - APN: 138-22-601-004.

A P P L I C A N T

PARCEL# 13822 601 004 MORE? N

GEORGE HALL

TORRES COLLEEN MCCALL TRUST ETAL

382 S. BLUFF ST. #150

BANK AMER COMMERCE CO-TRS ETAL

ST GEORGE UT 84770

XJ MCCALL

(801) 756-2809

P O BOX 1932

LAS VEGAS NV 89125-1932

P R O P O S E D U S E

SHOPPING CENTERS

PT LV CLAIM #7

PT SW4 NE4 SEC 22 20 60

UPDATE

NEW

DELETE

PRINT

ZACT3

ZACT2

BACK

NO ZONING CONDITIONS
WITH PACKAGE

MP

11/19/96

16:49:39:07

P A R C E L F I L E

TORRES COLLEEN MCCALL TRUST ETAL
PARCEL 138 22 601 004 THROUGH 200 BANK AMER COMMERCE CO-TRS ETAL
LAST UPDATE 10/01/96 ZIP XJ MCCALL
GEOGRAPHIC PT SW4 NE4 22 20 60 WARD 00 P O BOX 1932
DOCUMENT # 94102000585-1-F 10/20/94 LAS VEGAS NV 89125-1932
200 SCALE MAP NO L-22-4 PT LV CLAIM #7
ZONING N-U JBH 11/27/90 PT SW4 NE4 SEC 22 20 60

SETBACKS: FRONT REAR SIDE 00 CORNER

ROI ZONING FILE Z-116-90 EXPIRATION 11/21/95

ROI ZONING C-1

ZONING FILE Z-116-90 Z-74-84*

USE PERMIT FL

VARIANCE FILE

MISC FILE Z-116-90(5)

NOTIFY JAMES MCCALL OF ANY ACTIONS INVOLVING THIS PROPERTY. JBH 11/27/90

LAND USE CODE 2-20-0-0-0 CAPACITY 0 CONST YEAR 00 SIZE: 0.00 ACRES

LIGHT INDUSTRY MINING

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

11/19/96

16:49:15:84

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

CASE Z 116 90 - 5 BZA-CC-PCOMM (BCP) P MEETING DATE 12/19/96

ITEM # ACCEPTED 11/19/96 PUBLIC HEARING N

Z-116-90(5) ~ GEORGE HALL - RQST FOR A PLT PLN & BLDNG ELEV REVIEW ON
PROPERTY LOCATED ON THE NORTHEAST CORNER OF LAKE MEAD BOULEVARD AND TENAYA
WAY FOR A PROPOSED 88,325 SQUARE FOOT SHOPPING CENTER - N-U(NON-URBAN) UND
ER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) - SIZE: 8.94 ACRES -
WARD 4 (CALLISTER) - APN: 138-22-601-004.

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

200 SCALE MAP# L-22-4 SIZE .00 ACRES #LOTS 0

MAP NAME

CC:	LAYTON SOUTHWEST INC	SUBD:	RUDY STARKS JR.
	CRAIG BERGSTROM		5190 S. VALLEY VIEW BLVD #108
	3875 N 44TH ST. #100		LV NV 89118
	PHX AZ 85018 (602)840-8655		798-4300

NOTICE:

COMMENTS:

UPDATE

PRINT

ZACT3

ZACT1

BACK



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 11-18-96

APPLICATION/PETITION FOR: Plot Plan Review

(Type of Action Requested)

Project Address (Location): NEC ~~WMC~~ Lake Mead Blvd. and Tenaya Way

Proposed Use: Commercial Center Assessor's Parcel No.: 138-22-601-004

Project Name: TENAYA CENTER Ward No.: 4

Existing General Plan: ✓ Sixteenth Section: SW 1/4 of the SW 1/4 of Section: NE 1/4 Township: 20 S Range: 60 E

Proposed General Plan: ✓ Existing Zoning: N-U (RofI to C-1) Proposed Zoning: C-1

Gross Acres: 8.94 Lots/Units: ✓ Density: ✓ Commercial Sq. Ft.: 88,325

Comments/Additional Information/Special Notification: _____

APPLICANT INFORMATION:

Property Owner(s): George Hall Contact: _____

Address: 382 S. Bluff Street, Suite 150

City: St. George State: UT Zip: 84770 Tel: (801) 756-2809 Fax: (801) 756-2802

Applicant: Layton Southwest, Inc. Contact: Craig Bergstrom

Address: 3875 N. 44th Street, Suite 100

City: Phoenix State: AZ Zip: 85018 Tel: (602) 840-8655 Fax: (602) 840-8646

Represented By: Robert Kubicek Architects & Assoc. Contact: Rudy Starks, Jr.

Address: 5190 S. Valley View, Suite 108

City: Las Vegas State: NV Zip: 89118 Tel: (702) 798-4300 Fax: (702) 798-3753

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

Owner(s):

[Signature of George Hall]

George Hall
Subscribed and sworn before me this 18 day of NOVEMBER 19 96

[Signature of Ronald E. Singer]
Notary Public



RONALD E. SINGER
Notary Public - Nevada
My appt. exp. Mar. 7, 2000
No. 96-3207-1

FOR DEPARTMENT USE ONLY

Case No.: E-116-90(5)

Meeting Date: 12/19/96

Date Accepted: 11/19/96

Accepted By: *[Signature]*

Map No.: L-22-4

Total Fee(s): 200.00

Receipt No.: 391354

PLANNING &
DEVELOPMENT



APPLICATION PACKET

400 EAST STEWART
LAS VEGAS, NV
8 9 1 0 1

702 229-6301

This application packet is generic and used for all planning applications and petitions. It includes a blank application/petition form, an application matrix, submittal requirements, a home occupation questionnaire, a fee schedule, checklists for parcel map, final map and tentative map submittals, and Planning Commission, Board of Zoning Adjustment and City Council meeting dates.

*An application/petition is required for each type of request. Please refer to the application matrix and submittal requirements for all required documents for each type of application/petition. **Do not combine application/petition types or submit the entire application packet back to the City.***

All applicants are advised that new developments may be subject to the Design and Construction Requirements of the Federal Fair Housing Amendments Act of 1988. The City of Las Vegas codes may not always be congruent with the prevailing Federal laws.



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

Submittal Requirements Type of Application/Petition	Application/ Petition Form	Notarized Signature	Fee	Deed	Legal Description	Justification Letter	Summerlin Design Review Letter	Building Elevations	Landscape Plan	Site Plan/ Floor Plan	Tentative Map	Final Map/ Parcel Map	AutoCad(DXF File) Compatible Disk	Questionnaire/ Map Checklist
Annexation	●	●	●	●	●	●								
General Plan Amendment (19.92.040)	●	●	●	●	●	●				●			●	
Rezoning	●	●	●	●	●	●		●		●			●	
Extension of Time	●	●	●			●				●				
Plot Plan Review	●		●	●		●		●	●	●				
Special Use Permit	●	●	●	●	●	●		●	●	●				
Variance (BZA)	●	●	●	●	●	●		●		●				
Administrative Variance (PC)	●		●	●		●				●				
Tentative Map	●		●	●	●						●			●
Final Map	●		●	●	●							●	●	●
Vacation of Public Rights-of-Way	●	●	●	●	●	●				●			●	
Parcel Map	●		●	●	●							●	●	●
Temporary Commercial Permit	●		●			●		●		●		●		
Home Occupation Permit	●	●	●	●		●								●
Sign Certification	●		●					●		●				
Review of Condition(s)	●		●			●				●				
Appeals/Waivers/District Use Review	●	●	●			●				●				
Amendments/Revisions	●		●			●				●				
Aesthetic Review	●		●	●		●		●	●	●				
Street Name Change	●	●	●	●		●				●				
Address Change	●		●	●		●				●				
Development Plan Review	●	●	●	●	●	●		●	●	●			●	
City Referral Group Site Plan Review	●		●				●	●	●	●				
P.C. District Modification (land use)	●	●	●	●	●	●	●	●	●	●				
P.C. District Deviation (variance)	●	●	●	●		●	●	●		●				

Please sign this sheet and turn in with application/petition

The applicant is aware that deficiencies in exhibits submitted or other required actions needed to complete this submittal may result in delaying the process. The applicant is responsible to correct deficiencies and submit additional data and documents as required.

Applicant's Signature

Date



PLANNING AND DEVELOPMENT DEPARTMENT

SUBMITTAL REQUIREMENTS

PAGE 1 of 2

APPLICATION/PETITION - The enclosed form is used for all planning applications and petitions. Fill in the type of action requested on the top line. The **owner(s)** of real property must sign the application/petition, or submit a copy of a Power of Attorney authorizing an agent to sign. Refer to the Application Matrix to find specific types of applications/petitions and the required support documentation.

Note: A rezoning request to a Residential Planned Development (R-PD) district shall require a presubmission conference prior to making a Rezoning application in accordance with Las Vegas Municipal Code (LVMC) 19.18.050.

NOTARIZED SIGNATURE - The owner(s) or authorized agent must sign the application/petition with signature(s) notarized by an authorized Notary Public for all public hearing requests.

FEE - Refer to the fee schedule included in this packet to compute the correct amount of the fee(s).

DEED - Provide a copy of the recorded deed for the subject property to verify ownership, including exhibits and attachments. Ownership of property shall be verified by current assessor's parcel number(s).

Note: All requests for vacations of United States Government patent easements shall be required to submit copies of the original government patent document.

LEGAL DESCRIPTION - In most cases the legal description on the deed is sufficient, however, all annexation, general plan amendment and rezoning application/petitions shall submit a legal description of the request on a Wordperfect 5.1 or Word 6.0 compatible diskette with a hard copy.

JUSTIFICATION LETTER - A letter explaining the reasons for the request, the intended land use (ie: development plans of the site), and a description of how the project meets/supports existing City policies and regulations. A General Plan Amendment shall list specific factors that explain why the proposal promotes public health, safety, and general welfare in accordance with LVMC 19.92.040.

Note: If an application involves any building that is or will be less than three (3) feet from a property line, then the applicant is required to contact a building official for the appropriate Uniform Building Code requirements.

SUMMERLIN DESIGN REVIEW LETTER - A letter from the Summerlin Design Review Committee which indicates approval or conditional approval of a proposed development. All development proposals within the PC (Planned Community) district of Summerlin shall follow the review process and submittal requirements of the Summerlin Development Standards.

BUILDING ELEVATIONS - Draw to scale and make legible; indicate the front, side and rear of all proposed structures with all appropriate dimensions, building heights, exterior materials, finishes and colors.

SUBMIT:

- One folded copy of the building elevation plan **no larger than 24" x 36", no smaller than 11" x 17"**
- One rolled copy of the building elevations for display purposes at public board meetings.

Note: A set of photographs showing all existing structures on the property from all sides may be substituted for elevation drawings.

LANDSCAPE PLAN - Draw to scale and make legible; all proposed trees, shrubs, and ground covers within common areas, easements, parking islands, buffers, perimeters and other open space areas must be included.

SUBMIT:

- One folded copy of the landscape plan **no larger than 24" x 36", no smaller than 11" x 17"**
- One rolled copy of the landscape plan for display purposes at public board meetings.

Note: A set of photographs showing all existing landscaping on the property from all sides may be substituted for a landscape plan.

ROBERT KUBICEK ARCHITECT

5190 S. VALLEY VIEW, #108
LAS VEGAS, NEVADA 89118
FAX (702) 798-3753
(702) 798-4300



November 18, 1996

Planning & Development
City of Las Vegas
400 E. Stewart
Las Vegas, Nevada 89101

RE: Letter of Justification
Proposed Shopping Center
SEC Lake Mead & Tenaya
Las Vegas, Nevada

To Whom It May Concern:

The proposed development captioned above will offer approximately 88,325 square feet of multi-tenant retail uses as allowed under the current C-1 zoning for the property. The major buildings are arranged in an 'L' shape in one corner of the property and separated from adjoining properties by a drive aisle and landscape buffer. Several smaller pad buildings are arranged along both Lake Mead and Tenaya road frontages.

The proposed architectural design of the shopping center will enhance the surrounding community and other commercial developments. Buildings will have a "territorial and southwest" theme. The finish materials include painted stucco with tile accents and colored concrete accent patterns. The color palette will reflect a palette of soft, earth and desert tones. Landscaping will utilize indigenous plant material including trees, shrubs and ground cover.

Sincerely,

Ron E. Singer
Project Coordinator

RS.nc

EXHIBIT "A"

(LEGAL DESCRIPTION)

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the
Northeast Quarter (NE 1/4) of Section 22, Township 20 South, Range 60
East, M.D.B. & M., Clark County, Nevada.

Clark County Assessor's Parcel No. 138-22-601-004

EXHIBIT "A"

(LEGAL DESCRIPTION)

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the
Northeast Quarter (NE 1/4) of Section 22, Township 20 South, Range 60
East, M.D.B. & M., Clark County, Nevada.

Clark County Assessor's Parcel No. 138-22-601-004

