



LANDSCAPE PLAN

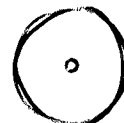
SCALE: 1" = 30'



GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MAT'L. PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES. SHOWING GENUS, SPECIES, VARIETY, ETC.
4. PROVIDE MATCHING SIZES & FORMS OF LIKE SHRUB SPECIES AS AS SHOWN ON DRAWINGS.
5. DECOMPOSED GRANITE 1/2" MINUS, COLOR TO BE SELECTED BY OWNER, 2" DEPTH TYPICAL IN ALL PLANTING BEDS.
6. SITE PLAN/LANDSCAPE PLAN DESIGNED PER ZONING REQUIREMENTS.
1. ANY TREE WITHIN 5'-10' OF A SIDEWALK OR WALL SHALL BE PLANTED W/ A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.

LANDSCAPE LEGEND

BOTANICAL NAME (COMMON NAME)	SIZE	REMARKS
<u>TREES - MEDIUM</u>		
 PROBOPIS (TEXAS HONEY MESQUITE)	24" BOX	STANDARD TRUNK 20'-0" APART ALONG STREET, 30'-0" APART ALONG PERIMETER
<u>SHRUBS - LARGE</u>		
 CASSIA (SHRUBBY SENNA)	5 GAL. / TREE	
 CONVOLVULUS (BUSH MORNING GLORY)	5 GAL.	
 BACCHARIS SAROTHOIDES (DESERT BROOM)	5 GAL. / TREE	
<u>GROUND COVER & ACCENT</u>		
 HESPERALOE PARVIFLORA RED YUCCA		1 GAL. / TREE
ALL AREAS NOT RECEIVING LIVE GROUND COVER SHALL HAVE 2' ROCK MULCH		
THE BUILDING FOUNDATION SHALL BE PROTECTED WITH A WATERPROOF MEMBRANE IF LANDSCAPING IS TO LOCATED NEARBY.		

APPROVED _____
CITY COUNCIL DATE: _____
PLANNING COMMISSION DATE: _____
BY: _____
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

RECEIVED
SEP 20 2006

project title .

**TAVERN AT
KYLE CANYON**
OSO BLANCA ROAD
CORNER OF IRON MOUNTAIN
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR
CONSTRUCTION

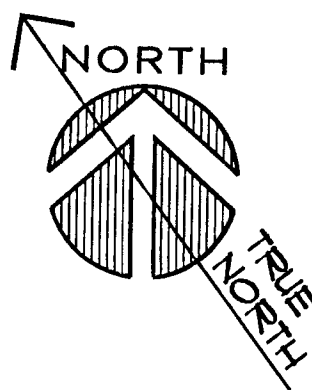
sheet title .
LANDSCAPE PLAN
LAND USE SUBMITTAL

issue dates :
08-27-06
drawn by :
CI
checked by :
RG
project no. :
06-115
revisions :
3-13-06
sheet no.

of sheets

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SDZ-16166-L-PC 10/05/06 (revised) Approved (T-C) Fred Adams

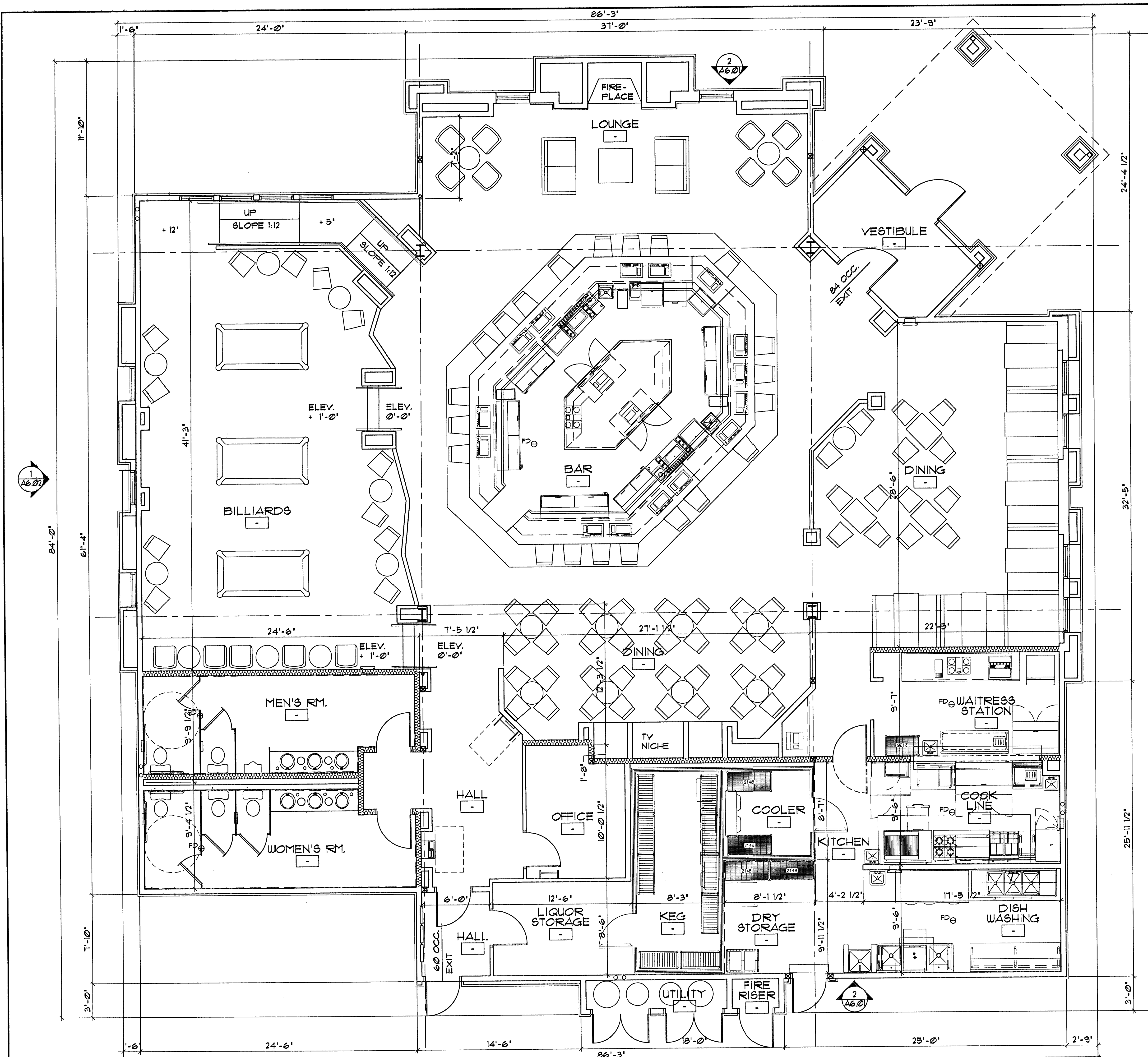


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change
discr
Issue
about title

sheet title : **FLOOR PLAN**
LAND USE SUBMITTAL

SDR-16166 → PC-10-05-05 Approved (7-0) Final Action



OCCUPANT LOAD FACTORS:

AREA 1	LOUNGE PUBLIC SEATING	312 SF / 20
AREA 2	BAR	441 SF / 150
AREA 3	DINING PUBLIC SEATING	963 SF / 15
AREA 4	BILLIARDS PUBLIC SEATING	825 SF / 15
AREA 5	KITCHEN (DISH WASHING, COOK LINE & WAITRESS STATION)	605 SF / 200
AREA 6	OFFICE	97 SF / 100
AREA 7	STORAGE	180 SF / 300

TOTAL

GROSS FLOOR AREA: 5,243 SF.

APPROVED: *[Signature]*
CITY COUNCIL DATE: 11/14
PLANNING COMMISSION DATE: 10/05/10
BY: *[Signature]*
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

RECEIVED
AUG 22 2008

FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

ARCHITECT
GERALD GAPADICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5842 FAX (702) 454-7842

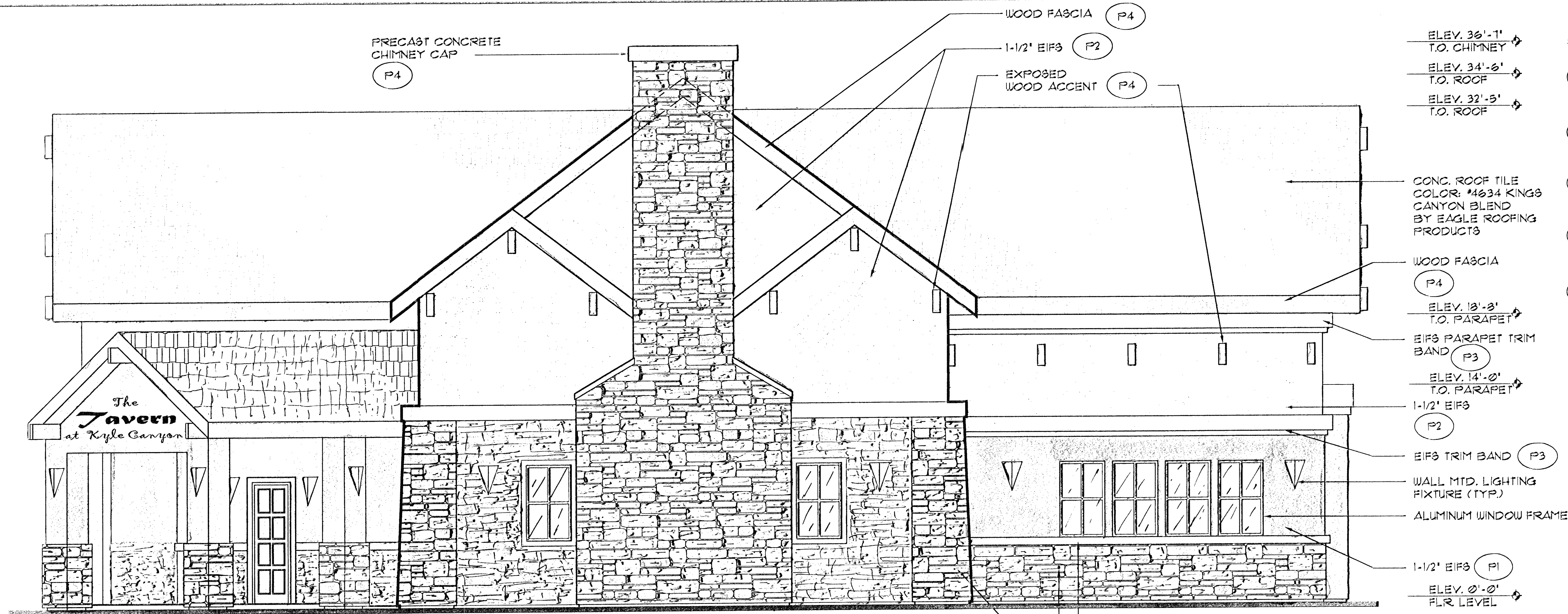
project title:
**TAVERN AT
KYLE CANYON**
OSO BLANCA ROAD
CORNER OF IRON MOUNTAIN RD.
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR
CONSTRUCTION
02-23-05

sheet title:
FLOOR PLAN
LAND USE SUBMITTAL

Issue dates:
02-23-05
drawn by:
01
checked by:
06
project no.:
24-205
revisions:
08 02-06
sheet no.:
A1.01

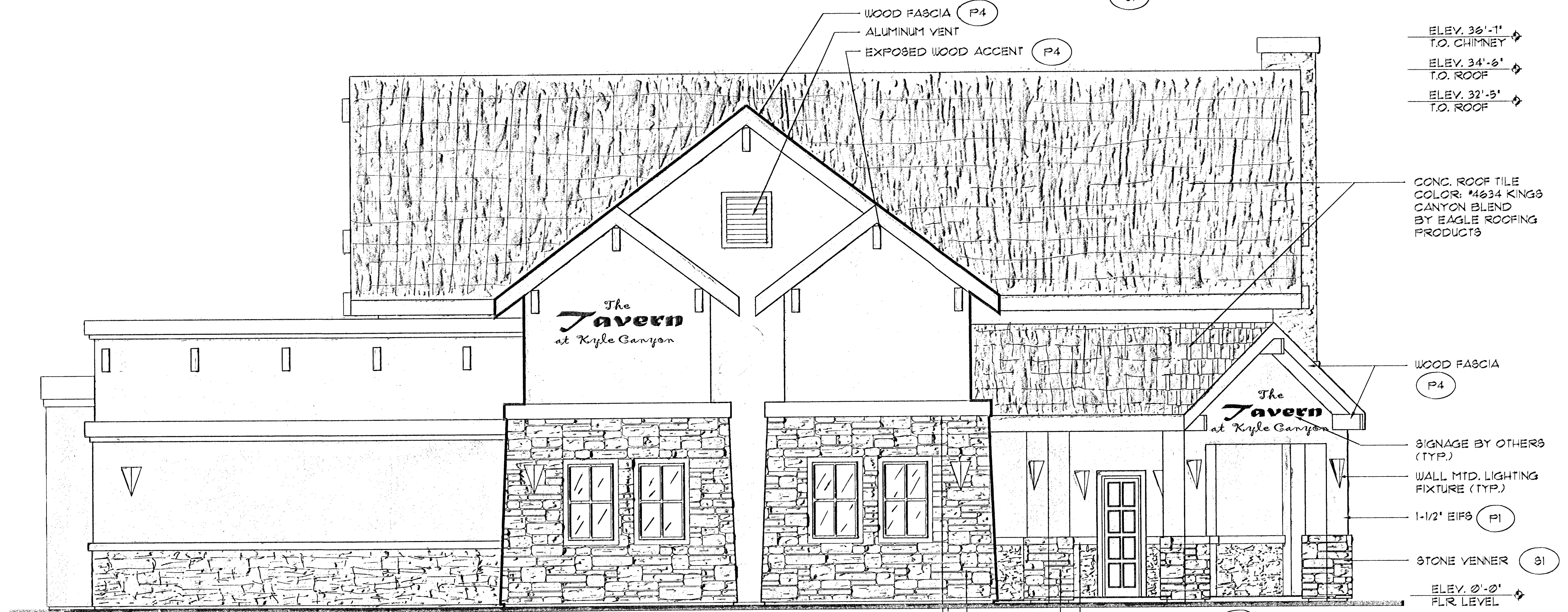
SDR-16166 → PC-10-05-08 Approved (7-0) Final Action



2 NORTH ELEVATION
A6.01 SCALE: 1/4" = 1'-0"

EIFS TRIM BAND (P3)

STONE VENEER (TYP.) (S1)



1 EAST ELEVATION
A6.01 SCALE: 1/4" = 1'-0"

PAINT COLORS:

- (P1) PRIMARY COLOR: FRAZEE #3105D - BARN RAFTER OR APPROVED EQUAL
- (P2) SECONDARY COLOR: FRAZEE #3132U - FRONTIER TAN OR APPROVED EQUAL
- (P3) TRIM / ACCENT COLOR: FRAZEE #3143D - POLISHED OAK OR APPROVED EQUAL
- (P4) WOOD FASCIA / EXP. WOOD ACCENT: FRAZEE #3316N - BLACK BURGUNDY OR APPROVED EQUAL
- (S1) STONE VENEER: ELDORADO STONE - BRONZE-SHADOW ROCK OR APPROVED EQUAL

ARCHITECT

GERALD GARADONI • AIA • LLC
10 COMMERCIAL CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5842 FAX (702) 454-7842

PROJECT TITLE •
**TAVERN AT
KYLE CANYON**
OSO BLANCA ROAD
CORNER OF IRON MOUNTAIN RD.
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR
CONSTRUCTION
03-16-05

SHEET TITLE •
**EXTERIOR ELEVATIONS
LAND USE SUBMITTAL**

CITY OF CLARK
PLANNING DEPT.
DATE: 03-16-05
BY: [Signature]
PROJECT NO.: 24-123
REVISIONS:

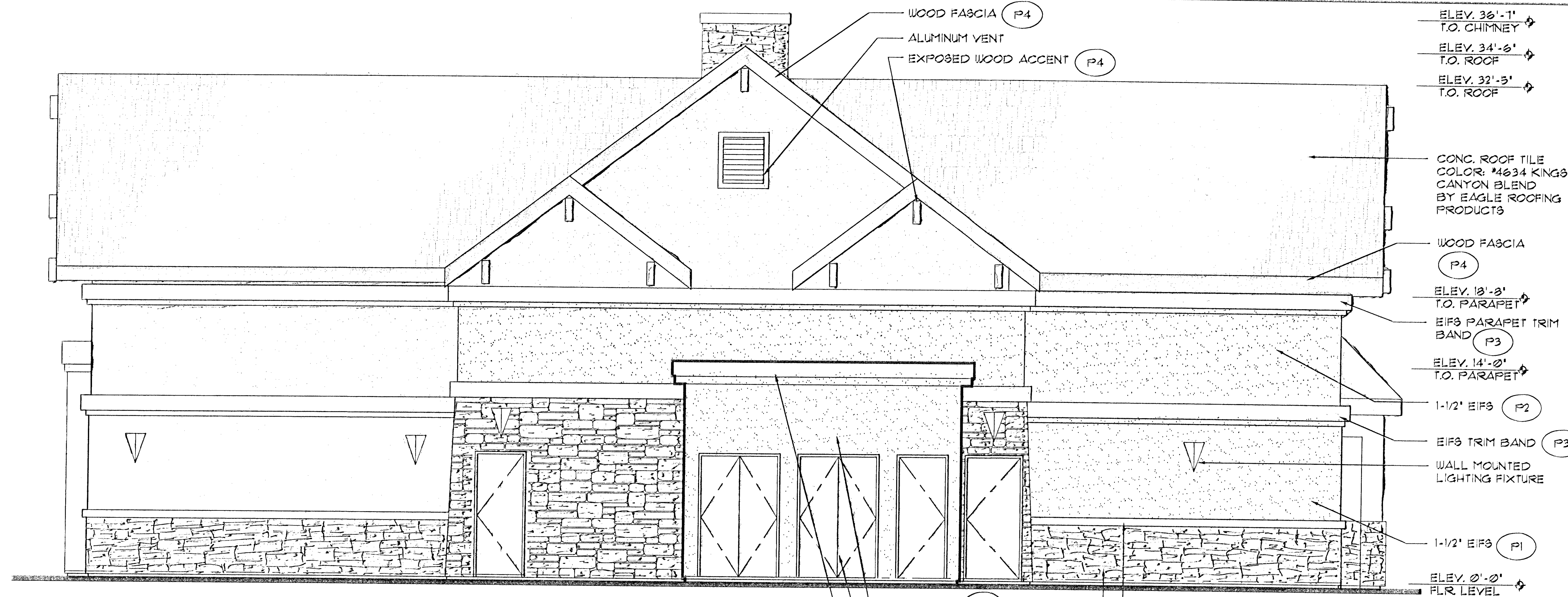
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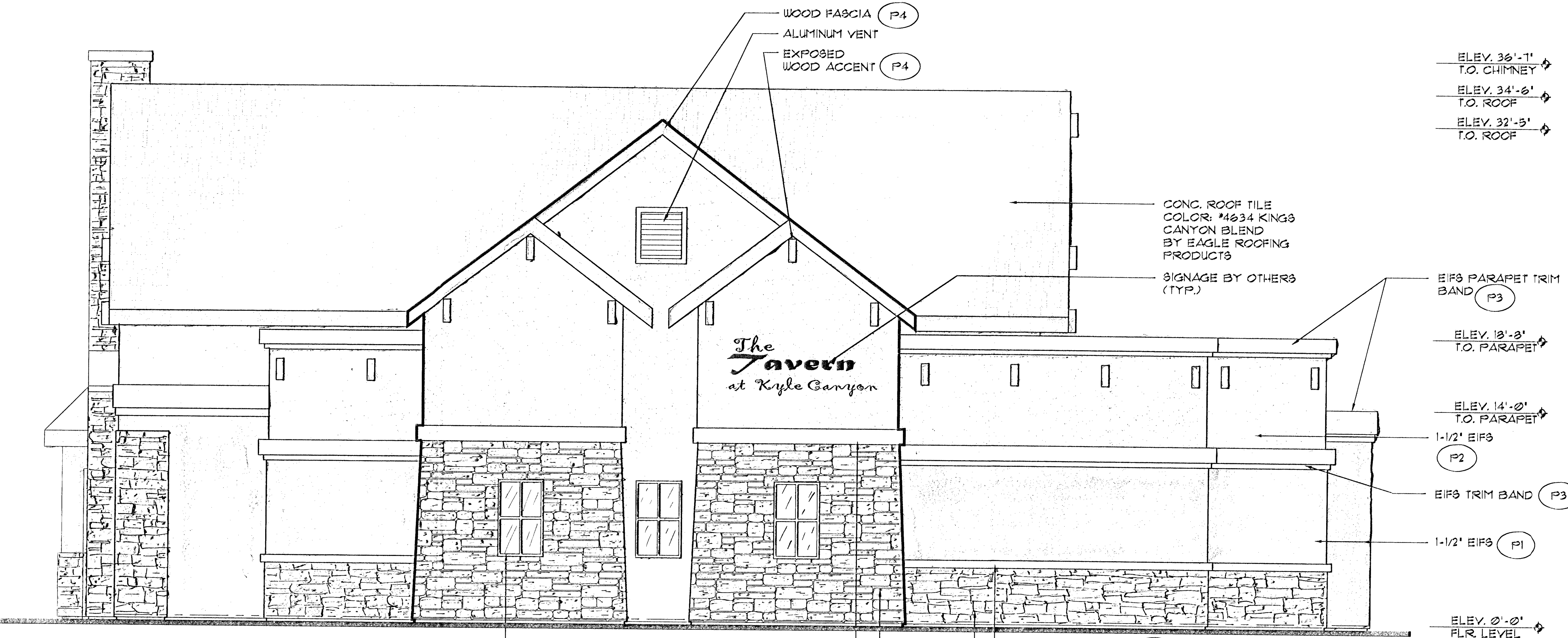
Issue dates: 02-23-05
Drawn by: [Signature]
Checked by: [Signature]
Project no.: 24-123
Revisions:
SDR-16166
10/05/06 PC
Sheet no. **A6.01**

of sheets

SDR-16166 - PC 10-05-06 Approved for Submittal



2 SOUTH ELEVATION
A6.02 SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
A6.02 SCALE: 1/4" = 1'-0"

PAINT COLORS:

- P1 PRIMARY COLOR:
FRAZEE #3105D - BARN RAFTER
OR APPROVED EQUAL
- P2 SECONDARY COLOR:
FRAZEE #3132U - FRONTIER TAN
OR APPROVED EQUAL
- P3 TRIM / ACCENT COLOR:
FRAZEE #3143D - POLISHED
OAK OR APPROVED EQUAL
- P4 WOOD FASCIA / EXP. WOOD
ACCENT:
FRAZEE #3316N - BLACK
BURGUNDY OR APPROVED EQUAL
- S1 STONE VENEER:
ELDORADO STONE - BRONZE-
SHADOW ROCK OR APPROVED
EQUAL

ARCHITECT
GERALD GARAPICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5642 FAX (702) 454-7842

project title:
TAVERN AT
KYLE CANYON
OSO BLANCA ROAD
CORNER OF IRON MOUNTAIN RD.
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR
CONSTRUCTION
02-23-05

EXTERIOR ELEVATIONS
LAND USE SUBMITTAL

APPROVED
CITY OF LAS VEGAS
PLANNING COMMISSION
DATE: 02-23-05
BY: [Signature]
[Signature]
[Signature]

AUG 22 2005

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sheet title:
A6.02

Issue dates:
02-23-05

Drawn by:
[Signature]

Checked by:
[Signature]

Project no.:
24-223

Revisions:
[Table with 2 columns: Description, Date]

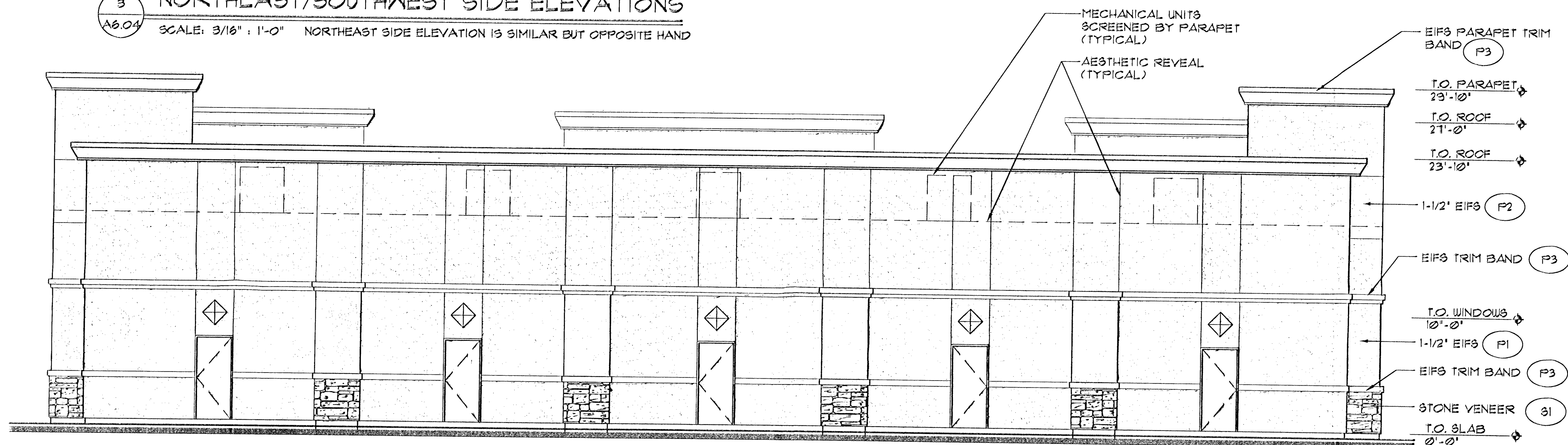
Sheet no.
A6.02

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sheets



3 NORTHEAST/SOUTHWEST SIDE ELEVATIONS
A6.04 SCALE: 3/16" = 1'-0" NORTHEAST SIDE ELEVATION IS SIMILAR BUT OPPOSITE HAND



2 SOUTHEAST ELEVATION
A6.03 SCALE: 3/16" : 1'-0"



1 NORTHWEST ELEVATION
A6.03 SCALE: 3/16" : 1'-0"

PAINT COLORS:

- P1 PRIMARY COLOR:
FRAZEE #3105D - BARN RAFTER
OR APPROVED EQUAL
- P2 SECONDARY COLOR:
FRAZEE #3132W - FRONTIER TAN
OR APPROVED EQUAL
- P3 TRIM / ACCENT COLOR:
FRAZEE #3143D - POLISHED
OAK OR APPROVED EQUAL
- 31 STONE VENEER:
ELDORADO STONE - BRONZE -
SHADOW ROCK OR APPROVED
EQUAL

project title .

**FUTURE RETAIL STORE
AT KYLE CANYON**

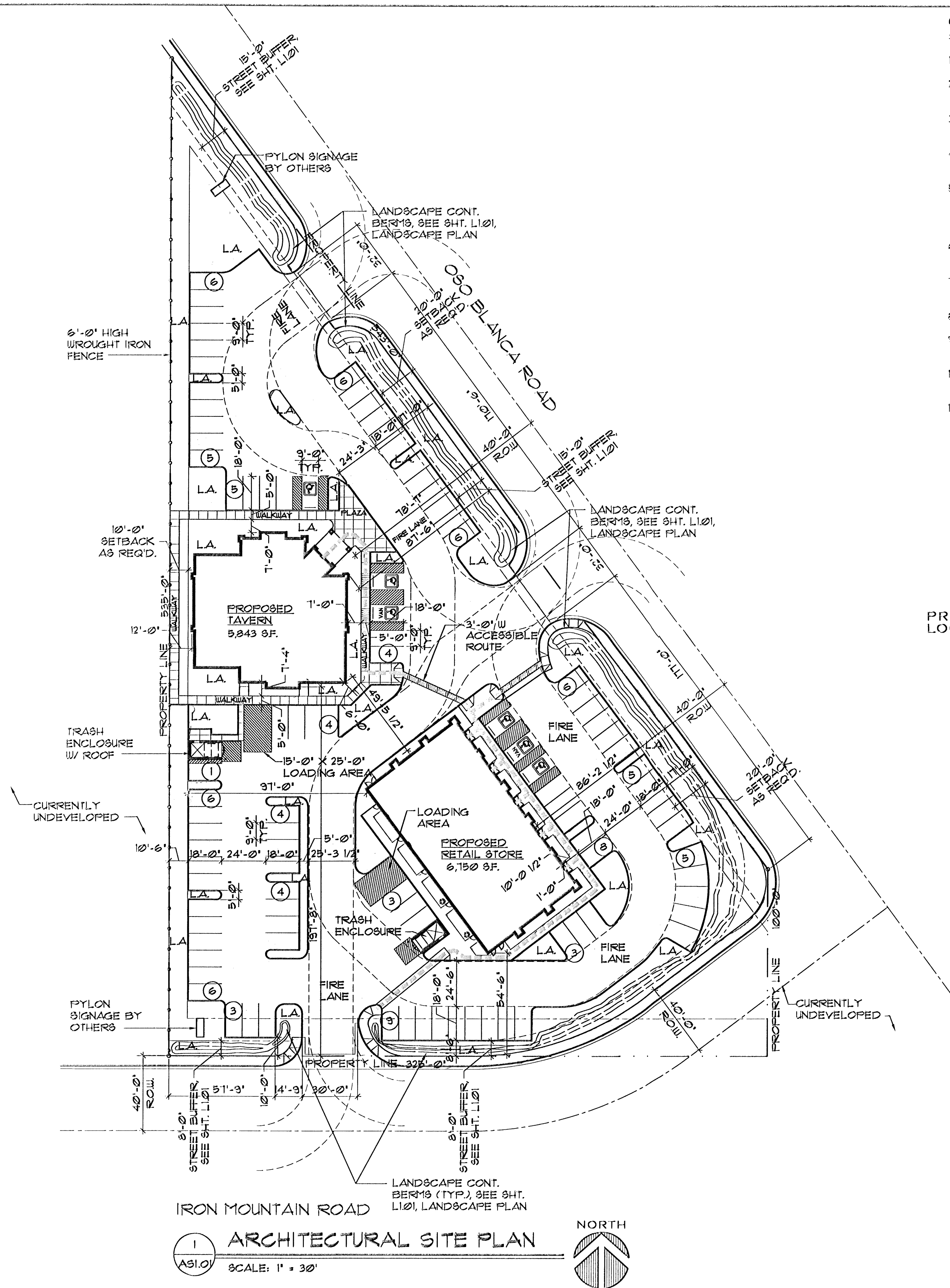
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EXTERIOR ELEVATIONS

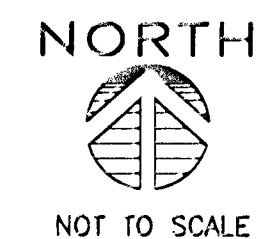
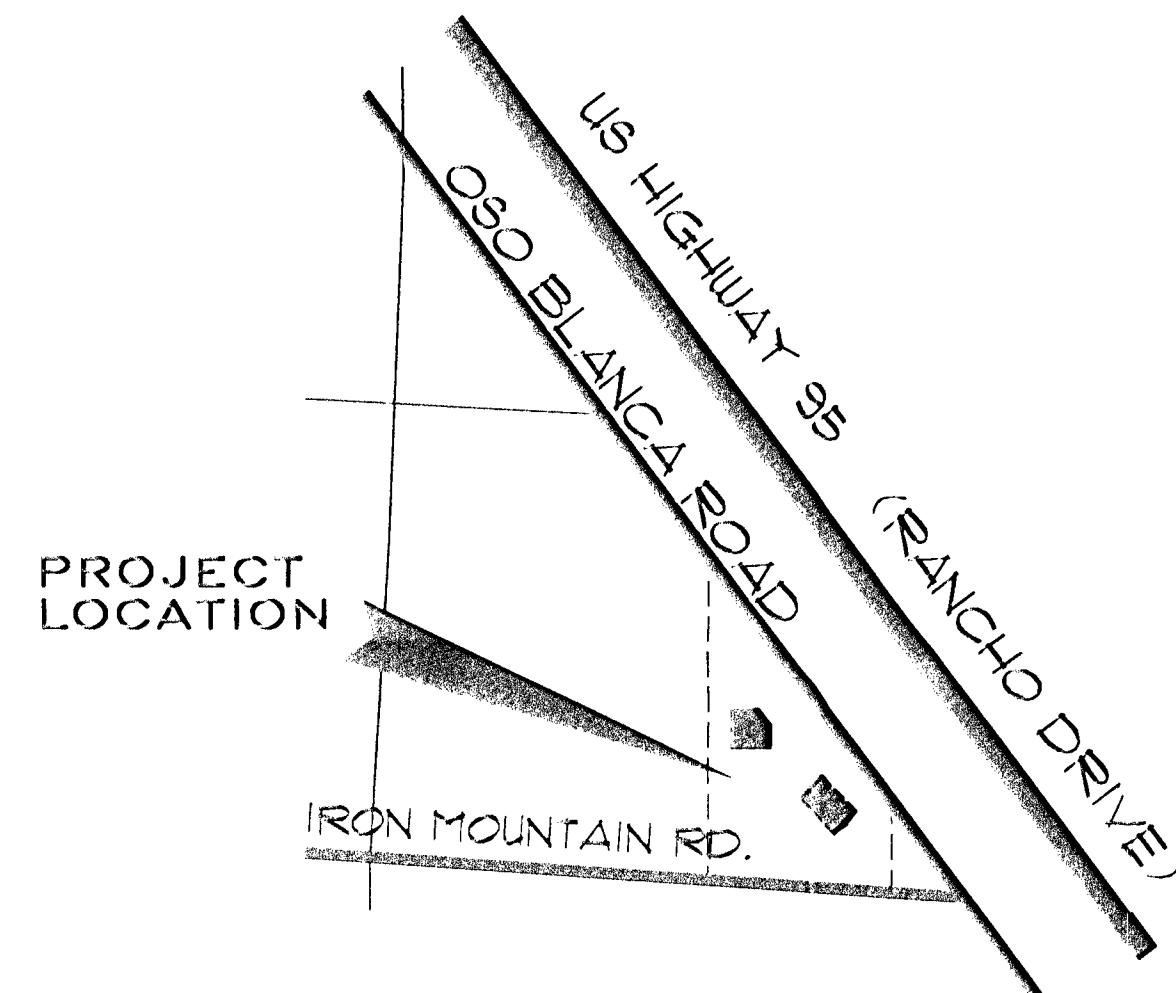
LAND USE SUBMITTAL

ARCHITECT
 GRAND GARAPICH • AIA • LLC
 10 COMMERCE CENTER DRIVE
 HENDERSON, NEVADA 89014
 (702) 454-5842, FAX (702) 454-7842

EWB-10166 → PC-10-05-00, Approved (7-0) Final Action

**GENERAL NOTES:**

- SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
- SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, AND PLANTERS.
- SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES.
- SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.
- SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS, IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 15'-0" O.C. AND TOOLED JOINTS AT 5'-0" O.C.
- ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
- SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.
- SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
- ALL LIGHTING REQUIREMENTS WILL MEET CODE REQUIREMENTS AT THE TIME OF BUILDING CONSTRUCTION.
- L.A. - LANDSCAPE AREA

PROJECT LOCATION**PROJECT DATA**

APN: 125-06-002-006
ZONING: C-1
SITE AREA: 103,815 SF. (2.31 ACRES)

SETBACKS:	REQUIRED:	PROVIDED:
TAVERN: FRONT	20'-0"	18'-1"
SIDES	10'-0"	131'-8", 12'-0"
CORNER SIDE (INTERIOR)	15'-0"	43'-5 1/2' (ADJACENT TO RETAIL STORE)
REAR	20'-0"	N/A
RETAIL STORE: FRONT	20'-0"	26'-1"
SIDES	10'-0"	31'-0", 55'-2"
CORNER SIDE (INTERIOR)	15'-0"	43'-5 1/2' (ADJACENT TO TAVERN), 101'-6"
REAR	20'-0"	N/A

BUILDING AREA:
TAVERN: 5,843 SF.
RETAIL STORE: 6,150 SF.

LOT COVERAGE:

BUILDING AREAS / SITE AREA
12,993 SF. / 103,815 SF. 12%

PARKING:

TAVERN:
1/50 SF. (PUBLIC SEATING & WAITING AREA): 2,60 / 50 = 43.2 SPACES
1/200 SF. REMAINING GFA: 3,843/200 = 19.2 SPACES
SUB TOTAL: 61.6 SPACES

RETAIL STORE:
1/175 SF. OF GFA : 6,150 / 175 = 33 SPACES
33 SPACES (INCLUDING 3 HANDICAP STALLS)

OVERALL TOTAL : 101 SPACES 101 SPACES

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ARCHITECT
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10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5842 FAX (702) 454-7842

project title •
TAVERN AT
KYLE CANYON
OSO BLANCA ROAD
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LAS VEGAS, NEVADA

PRELIMINARY
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CONSTRUCTION

sheet title •
ARCHITECTURAL
SITE PLAN
LAND USE SUBMITTAL

issue dates •
08-02-06

drawn by •
CI

checked by •
RG

project no. •
06-175

revisions •
3-13-06

sheet no. •
AS1.01

of sheets

Comments



Separator Sheet

Memorandum

City of Las Vegas Department of Public Works Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works **B4**
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekkki, Survey (FM, PM, & A's only)
Date: September 14, 2006
Re: **SDR-16166** Kyle Canyon Gateway Center, LLC 9213 Oso Blanca Rd.
Request for a Site Development Plan Review for a proposed tavern and retail store

CONDITIONS OF APPROVAL:

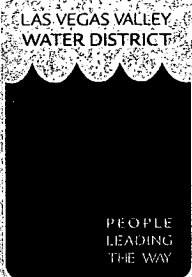
1. Dedicate an additional 10 feet of right-of-way for a total of 80 feet of right-of-way for Oso Blanca Road, appropriate right-of-way to allow Iron Mountain Road, an 80-foot arterial, to intersect Oso Blanca Road at an angle acceptable to the City Traffic Engineer adjacent to this site and through Assessor's Parcel Number 125-06-002-007 prior to the issuance of any permits for this site. In addition, dedicate a 25-foot radius on the northeast corner of the realigned Iron Mountain Road and Oso Blanca Road and grant a traffic signal chord easement.
2. Coordinate with the City of Las Vegas Traffic Engineering Section to determine final dedication and construction details for Iron Mountain Road to intersect Oso Blanca Road prior to the submittal of any construction drawings for this site. Also coordinate with the City Engineer to determine dedication and Vacation requirements, if any, to accommodate the Mountain's Edge Parkway project adjacent to this site.
3. Construct half-street improvements including appropriate overpaving, if legally able, on Iron Mountain Road and construct full width street improvements on Oso Blanca Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
4. Unless otherwise allowed by the City Engineer, 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 and shall be terminated on-site with a handicap ramp.
5. Extend oversized public sewer in Oso Blanca Road to the northern edge of this site and oversized public sewer in Iron Mountain Road to the western edge of this site to a location and depth as required by the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
6. Landscape and maintain all unimproved rights-of-way, if any, on Oso Blanca Road and Iron Mountain Road adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
7. Submit an Encroachment Agreement for all landscaping, if any, located in the Iron Mountain Road public right-of-way adjacent to this site prior to occupancy of this site.
8. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Oso Blanca Road public right-of-way adjacent to this site prior to the issuance of any permits.
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

August 31, 2006

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Attention: Flinn Fagg, Planning Manager

SUBJECT: CITY OF LAS VEGAS ZONING APPLICATION REVIEW



The Las Vegas Valley Water District Design and the Production Divisions have reviewed the attached zoning applications and determined that the proposed projects will have no conflict with the District's existing telemetry antenna locations.

If you require any additional information or have any questions, please call me at 822-8574.

Sincerely,

Jennifer Ferdinand for

Doa Meade, P.E.
Senior Civil Engineer

DJM:TLL:sdc
Attachment

Jim Ross, Electronics Supervisor, w/attch, M/S 1080

1001 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NV 89153
TELEPHONE, 702/870-2011

Board of Directors
Myrna Williams
PRESIDENT

Yvonne Atkinson Gates
VICE PRESIDENT

Tom Collins

Chip Maxfield

Lynette Boggs McDonald

Rory Reid

Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SDR-16166 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER:
KYLE CANYON GATEWAY CENTER, LLC. - Request for a Site Development Plan Review FOR A 5,843
SQUARE FOOT TAVERN AND 6,750 SQUARE FOOT RETAIL STORE AND A WAIVER OF PERIMETER
LANDSCAPING STANDARDS on 2.37 acres at 9213 Osa Blanca Road (APN 125-06-002-006), C-1 (Limited
Commercial) Zone, Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½)
AND THE SOUTH HALF (S½) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: OCTOBER 5, 2006

CITY COUNCIL: NOVEMBER 1, 2006

CASE PLANNER: DOUG RANKIN



PUBLIC HEARING

Comments Due: SEPTEMBER 6, 2006

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 and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services**

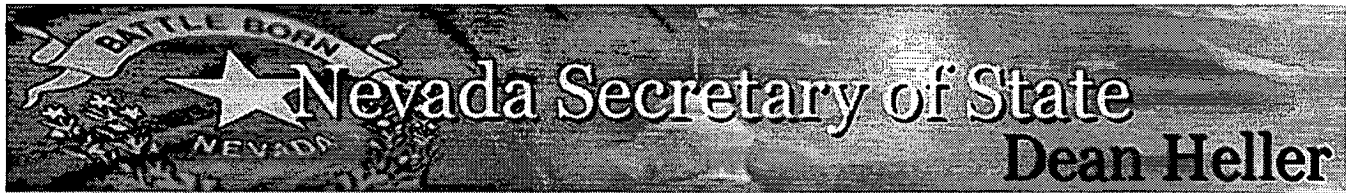
No Significant Law Enforcement Issue

J1318M 8-29-06

Deed



Separator Sheet


[Online Services](#) | [Fee Schedule](#) | [Login](#)

KYLE CANYON GATEWAY CENTER, LLC

Business Entity Information

Status:	Active	File Date:	7/28/2005 4:00:28 PM
Type:	Domestic Limited-Liability Company	Corp Number:	E0490462005-5
Qualifying State:	NV	List of Officers Due:	7/31/2007
Managed By:	Managers	Expiration Date:	

Resident Agent Information

Name:	JOSEPH BONIFATTO	Address 1:	9811 W CHARLESTON #2395
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89117
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

[View all business entities under this resident agent](#)

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers

☒ Include Inactive Office

Manager - BP MANAGEMENT LLC

Address 1:	9811 W. CHARLESTON # 2-395	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	

SDR-16166
10/05/06 PC

SDR 16166				
Kyle Canyon Gateway Center, LLC				
9213 Oso Blanca Road				
Proposed 12.593 thousand square foot retail development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	6.75	42.94	290
AM Peak Hour			1.03	7
PM Peak Hour			3.75	25
(heaviest 60 minutes)				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	5.843	127.15	743
AM Peak Hour			11.52	67
PM Peak Hour			10.92	64
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	12.593		1,033
AM Peak Hour				74
PM Peak Hour				89
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Counts not available for Kyle Canyon or Oso Blanca in this area.				
Traffic Capacity of adjacent streets: Counts not available for Prince Lane				
This project will add approximately 1,033 trips per day on Kyle Canyon and Oso Blanca. Counts are not available in this area, but these streets are believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 89 additional cars into the area; which works out to about three every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				

20060601-0004909

Fee: \$18.00 RPTT: EX#003

N/C Fee: \$0.00

06/01/2006

14:09:42

T20060096968

Requestor:

NEVADA TITLE COMPANY

Frances Deane
Clark County Recorder

DOM

Pos: 7

A.P.N#: 125-06-002-006
Escrow #: 06-01-0330-KR

Return to:

Kyle Canyon Gateway Center, LLC
7935 W. Sahara Avenue, #103
Las Vegas, NV 89117

RE-RECORDED

GRANT BARGAIN SALE DEED

Originally Recorded 7/13/06 Book 20060113 Document No. 0003023

*****THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT SCRIBNERS
ERROR*****

This page added to provide additional information required by NRS
111.312 Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

RECEIVED
AUG 22 2006

SDR-16166
10/05/06 PC

A.P.N.: 125-06-002-006
R.P.T.T.: \$3,317.01

Escrow #06-01-0330-KR

Mail tax bill to and
When recorded mail to:
Kyle Canyon Gateway Center, LLC
7935 W. Sahara Avenue, #103
Las Vegas, NV 89117

COPY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **BP Management, LLC, a Nevada Limited Liability Company,** for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Kyle Canyon Gateway Center, LLC, a Nevada limited liability company,** all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

20060113-0003023

Fee: \$16.00 RPTT: \$3,317.55
476 Fee: \$0.00

01/13/2006 14:03:36

T20060008870

Requestor:

NEVADA TITLE COMPANY

Frances Deane
Clark County Recorder

ARO

Pgs: 4

A.P. N.: 125-06-002-006
R.P.T.T.: \$3,317.01

Escrow #06-01-0330-KR

Mail tax bill to and
When recorded mail to:
Kyle Canyon Gateway, LLC
7935 W. Sahara Avenue, #103
Las Vegas, NV 89117

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **BP Management, LLC**, a Nevada **Limited Liability Company**, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Kyle Canyon Gateway, LLC**, a Nevada **limited liability company**, all that real property situated in the County of **Clark**, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this

January, 2006

COPY

BP Management, LLC, a Nevada limited liability company

By:

Print Name:

Joseph Bonifacio

Title:

Manager

State of NEVADA

County of Clark

This instrument was acknowledged before me on

January 11, 2006

by

as

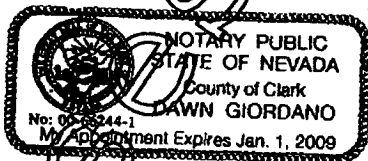
of

BP Management, LLC, a Nevada limited liability company

Dawn Giordano
NOTARY PUBLIC

My Commission Expires:

Jan 1, 2009



AS

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)

- a) 125-06-002-006
b) _____
c) _____
d) _____

2. Type of Property:

- ☒ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☐ f) Comm'l/Ind
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$ 650,394.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$ 650,394.00

Real Property Transfer Tax Due

\$ 3,317.01

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: BP Management, LLC, a Nevada
limited liability company

Print Name: Kyle Canyon Gateway, LLC, a
Nevada limited liability company

Address: 7935 W. Sahara #103

Address: 7935 W. Sahara #103

City/State/Zip: LV NV 89117

City/State/Zip: LV NV 89117

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company

Esc. #: 06-01-0330-KR

Address: 2500 N Buffalo, Suite 150

City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)

- a) 125-06-002-006
b) _____
c) _____
d) _____

2. Type of Property:

- ☒ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☐ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY
Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$0.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$0.00

Real Property Transfer Tax Due

\$0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Exempt 3
Section: _____

b. Explain Reason for Exemption: Re-record to correct scribners error
Book 120060113 - 0003023

5. Partial Interest: Percentage being transferred: 100.00 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: K Ravelo

Capacity: ESCROW AGENT
GRANTOR/SELLER

Signature: K Ravelo

Capacity: ESCROW AGENT
GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: BP Management, LLC, a Nevada
limited liability company

Print Name: Kyle Canyon Gateway, LLC, a
Nevada limited liability company

Address: 7935 W. Sahara Ave. #103

Address: 7935 W. Sahara Ave. #103

City/State/Zip: LV NV 89117

City/State/Zip: LV NV 89117

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company

Esc. #: 06-01-0330-KR

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

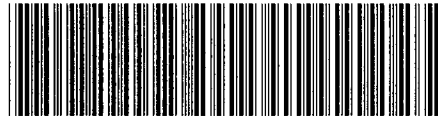
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

EXHIBIT "A"

THE EAST HALF (E ½) OF THE WEST HALF (W ½) OF THE SOUTHEAST
QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 6,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., LYING SOUTH OF THE
SOUTHWESTERLY LINE OF U.S. HIGHWAY 95.

ASSESSOR'S

Extraction List



EXTRACTION LIST

Separator Sheet

13 / 9

C

PARCELS	57
LABELS	34

Report of All Selected ParcelsCase Number: SDR-16166Printed On: Fri: August 25, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
AHERN CAROLYN L 1998 SEP PPTY TR	8621 SCARSDALE DR LAS VEGAS NV	12507797003
ALBERTO ELAINE C	25342 JOYCE PL STEVENSON RANCH CA	12507797001
ANDRES REGINA & GEORGE	2502 INEZ WY ANTIOCH CA	12601601016
ANOBILE MICHAEL J	9542 DIAMOND BRIDGE AVE LAS VEGAS NV	12507712007
ASIAN DEVELOPMENT L L C	P O BOX 33292 LAS VEGAS NV	12507711003
BECKER ERNEST A JR & K C FAM TR	50 S JONES BLVD #100 LAS VEGAS NV	12507712008
IRONWOOD PROPERTIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12506002008
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12601701013
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12601801017
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12507101002
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12507101001
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12612000001
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12507501001
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12507602002
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12506002002
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12506001001
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12506002003
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12506002001
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12506002009
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12506002007
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12507201002
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12507602001
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12507301001
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12507301002
KYLE ACQUISITION GROUP L L C	3455 CLIFF SHADOWS PKWY #110 LAS VEGAS NV	12507201001
KYLE CANYON GATEWAY CENTER L L C	9811 W CHARLESTON #2-395 LAS VEGAS NV	12506002006
KYLE COMMERCIAL L P	3225-B S RAINBOW BLVD #206 LAS VEGAS NV	12601801007
KYLE COMMERCIAL L P	3225-B SOUTH RAINBOW BLVD #206 LAS VEGAS NV	12601801008
LUND EARLENE	3015 WEDEKIND RD SPARKS NV	12601702009
MARTINEZ CYNTHIA	9526 DIAMOND BRIDGE AVE LAS VEGAS NV	12507711001
MATISON JEANETTE	9530 DIAMOND BRIDGE AVE LAS VEGAS NV	12507712011
MEEHAN DAVID H	%M WADSWORTH 1601 E CARSON LAS VEGAS NV	12601601015

Report of All Selected Parcels**Case Number:** SDR-16166**Printed On:** Fri: August 25, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
MEGDAL JEROME FAMILY L P ETAL	%P MEGDAL 1875 CENTURY PARK EAST #1840 LOS ANGELES CA	12601702005
MEGDAL JEROME FAMILY L P ETAL	%P MEGDAL 1875 CENTURY PARK EAST #1840 LOS ANGELES CA	12601702006
MEGDAL JEROME FAMILY L P ETAL	%P MEGDAL 1875 CENTURY PARK EAST #1840 LOS ANGELES CA	12601801004
MEGDAL JEROME FAMILY L P ETAL	%P MEGDAL 1875 CENTURY PARK EAST #1840 LOS ANGELES CA	12601701012
MULKEY II L P	%D MULKEY 2860 AUGUSTA DR LAS VEGAS NV	12506002004
PETERSON S & A 1997 TRUST ETAL	3659 MOONCREST CIR LAS VEGAS NV	12601801009
POWELL JERINALD & CHARMAINE	9514 DIAMOND BRIDGE AVE LAS VEGAS NV	12507711004
PRICE CLAYTON & CYTHA	7100 PIRATES COVE #1013 LAS VEGAS NV	12601801006
PRICE CLAYTON T & CYTHA	7100 PIRATES COVE #1013 LAS VEGAS NV	12601801005
RANCHO WAY L L C	1000 BRISTOL ST N #17105 NEWPORT BEACH CA	12506002005
RODRIQUEZ RAMON & SUSAN	1390 CLYDESDALE BATTLE MOUNTAIN NV	12507711005
SAGEBRUSH CANTINA L L C	5275 S DURANGO DR LAS VEGAS NV	12601702007
SAGEBRUSH CANTINA L L C	5275 S DURANGO DR LAS VEGAS NV	12601702008
SOUTHWEST DESERT EQUITIES L L C	%FOCUS COML GROUP 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601701007
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601801016
SOUTHWEST DESERT EQUITIES L L C	%K HERMANSON 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601801018
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601701006
SOUTHWEST DESERT EQUITIES L L C	%FOCUS COML GROUP 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601701008
TAXPAYER	LAS VEGAS NV	12507712010
TRUJILLO RAMON & LYNETTE R	9522 DIAMOND BRIDGE AVE LAS VEGAS NV	12507711002
USA	WASHINGTON DC	12601801019
USA	WASHINGTON DC	12507501003
UY MARCELITO T	13044 PORTOLA WY SYLMAR CA	12507712006
W W CENTENNIAL HILLS L L C	%PTA - EX #999 6600 W CHARLESTON BLVD #120 LAS VEGAS NV	12507601005
WANPAKDEE MONTREE	9538 DIAMOND BRIDGE AVE LAS VEGAS NV	12507712009

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16166** APN: 125-06-002-006

Name of Property Owner: Kyle Canyon Gateway Center LLC

Name of Applicant: Same as Owner (Joseph Bonifatto)

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

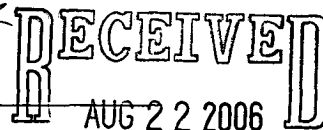
City Official: _____

Partner(s): _____

APN: _____

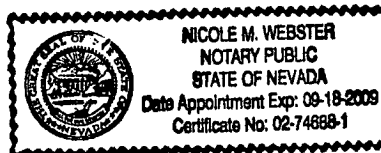
Signature of Property Owner: [Signature] MANAGING MEMBER

Print Name: JOSEPH BONIFATTO



Subscribed and sworn before me

This 21st day of August, 2006
Nicole M. Webster
Notary Public in and for said County and State



Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review - Retail Building and Tavern
 Project Address (Location) 9213 Oso Blanca Road
 Project Name Tavern at Kyle Canyon Proposed Use Tavern/Retail
 Assessor's Parcel #(s) 125-06-002-006 Ward # 6
 General Plan: existing PCD proposed -- Zoning: existing C-1 proposed --
 Commercial Square Footage 12,593 s.f. Floor Area Ratio 0.12
 Gross Acres 2.37 Lots/Units -- Density --
 Additional Information See SDR-6402 and RQR-15482

PROPERTY OWNER Kyle Canyon Gateway Center LLC Contact Joseph Bonifatto
 Address 7935 W. Sahara Ave, Suite #103 Phone: 242-5615 Fax: 920-8282
 City Las Vegas State NV Zip 89117

APPLICANT Same as owner Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

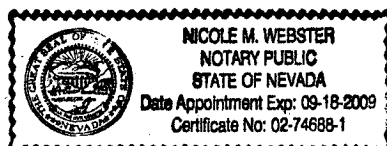
Property Owner Signature* [Signature] MANAGER MEMORANDUM
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name JOSEPH BONIFATTO

Subscribed and sworn before me
 This 21st day of August, 20 06.
Nicole M. Webster
 Notary Public in and for said County and State 9-18-09

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-16166</u>
Meeting Date:	<u>10/5/06</u>
Total Fee:	<u>\$ 800.00</u>
Date Received:*	<u>[Signature]</u>
Received By:	<u>8/22/06</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



RECEIVED
AUG 22 2006

Justification Letter



Separator Sheet



August 21, 2006

CIVIL City of Las Vegas
Planning and Development Department
731 South 4th Street
STRUCTURAL Las Vegas, Nevada
89101
MECHANICAL

ELECTRICAL Dear Ladies/Gentlemen:

PLUMBING Please accept this letter from Wright Engineers on behalf of our client, Kyle Canyon
Gateway Center LLC, as the justification for a request for a Site Development Plan
SURVEYING Review for development of their property at 9213 Oso Blanca Road.

LEED This site was the location of a previous Site Development Plan Review (SDR-6402) and
a Special Use Permit (SUP-6401) for a Tavern, which were approved by Las Vegas City
Council on June 15, 2005. On that approved site plan, the Tavern was indicated along
with a separate retail building which was depicted as "future retail". The current request
shows the identical site plan, but removes the "future" status from the retail store
component of the project.

We have also made revisions, not to the design of the site, but to the title block
information to correct the floor space calculations relative to the parking requirements.
The Tavern should be noted as containing 2,160 square feet of seating area, not 893
square feet, with appropriate changes to the parking calculations. The project still meets
code requirements for parking and conforms to the previously submitted floor plan. No
design changes have been made to the project.

Thank you for your consideration.

Sincerely,

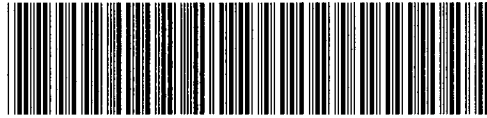
Gary Leibold, AICP
Director of Planning

7425 Peak Drive
Las Vegas, NV 89128
(p) 702.933.7000
(f) 702.933.7001
800.933.7611
wrightengineers.com

RECEIVED
AUG 22 2006

SDR-16166
10/05/06 PC

Project Checklist



PROJECT CHECKLIST

Separator Sheet

RECEIVED
AUG 22 2006

Applicant: Kyle Canyon Gateway Center LLC Application Type: JDR
 APN: 125-06-002-006 Location: 9213 Oca Blanca
 Planner: D. Rubin Pre-App Meeting Date: 8-16-06 Earliest PC Date: 10-5-06

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

SDR-16166 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER:
KYLE CANYON GATEWAY CENTER, LLC. - Request for a Site Development Plan Review FOR A 5,843 SQUARE FOOT TAVERN AND 6,750 SQUARE FOOT RETAIL STORE AND A WAIVER OF PERIMETER LANDSCAPING STANDARDS on 2.37 acres at 9213 Osa Blanca Road (APN 125-06-002-006), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) AND THE SOUTH HALF (S½) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **OCTOBER 5, 2006**

CITY COUNCIL: **NOVEMBER 1, 2006**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due: **SEPTEMBER 6, 2006**

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 and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Hansen Sheet



Separator Sheet

Report Date 08/22/2006 04:34 PM

Submitted By

Page 1

A/P # 16166 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages	Date / Time	By	Date / Time	By
Processed	08/22/2006 10:18		Temp COO	
Approved			COO Issued	
Final			Expires	

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

SDR-16166 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KYLE CANYON GATEWAY CENTER, LLC. - Request for a Site Development Plan Review FOR A 5,843 SQUARE FOOT TAVERN AND 6,750 SQUARE FOOT RETAIL STORE on 2.37 acres at 9213 Osa Blanca Road (APN 125-06-002-006), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

Parent A/P #

Project # 16166 Project/Phase Name TAVERN AT KYLE CANYON Phase #
Size/Area 2.37 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12506002006

Location

Owner/Tenant

Contact ID AC1123304 Name KYLE CANYON GATEWAY L L C
Mailing Address 7935 W SAHARA AVE #103 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89117-7909 Country ☐ Foreign
Day Phone (702)242-5615 x Evening Phone
Fax (702)920-8282 Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

9213 OSO BLANCA RD
LAS VEGAS, 89166-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12506002006

Item Description Item Status

Report Date 08/22/2006 04:34 PM

Submitted By

Page 2

Review Activities Act # Comp By	Act Type Comments	Status	Waived	Issued	Started	Completed
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164054	B&S PLAN	0	N	08/22/2006 10:29		
164052	DEVCO	0	N	08/22/2006 10:29		
164063	FIRE ENG	0	N	08/22/2006 10:29		
164055	FLOOD	0	N	08/22/2006 10:29		
164062	LAND DEV	0	N	08/22/2006 10:29		
164053	NEIGH P&S	0	N	08/22/2006 10:29		
164056	ROW	0	N	08/22/2006 10:29		
164061	SEWER	0	N	08/22/2006 10:29		
164060	SID	0	N	08/22/2006 10:29		
164059	SURVEY	0	N	08/22/2006 10:29		
164058	TEFO	0	N	08/22/2006 10:29		
164057	TRAFFIC	0	N	08/22/2006 10:29		

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By JGRIDER

Modified Date/Time 08/22/2006 10:17

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (19 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Landscape Plan
Y Deed and Legal Description	Y Building Elevations (2 Folded, 1 Rolled Color)
Y Justification Letter	Y Floor Plan (1 Folded, 1 Rolled)
Y Color and Material Board	Y Laser Print Site Plan
N DINA (Not Always Required)	Y Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation

Planning Condition	Description	Effective	Expire	Comments
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Report Date 08/22/2006 04:34 PM

Submitted By

Page 3

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance? Final City Council letter received
N Parent Project link required? Annotated minutes recieved
Y Will this go to the City Council? Is there a condition of approval for a Required Review?
Hearing Type
Public, Non-Public, Admin?PUBLIC If yes, when does it need to be reviewed?

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
10/05/2006	PC	SCHEDULED			
JGRIDER	08/22/2006		0	0	0

Template Type A/P #	A/P Type	Status	Stage
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No children exist for this project

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME.# WHO PICKED UP PERMIT	984018	08/22/2006 10:29		0.00
	Gary Leobold, Kyle Canyon Gateway Center LLC ck #1022, 933-7000				

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-16166
REVISED 10/05/06

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SDPR
09/28/2006

Neighborhood Services List



NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: October 5, 2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SDR-16166

Elk Ridge HOA

Lone Mountain Citizens Advisory Council

Quarterhorse Falls II

Spring Mountain Ranch Master Association

Tule Springs Community Association

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: OCTOBER 5, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-16166

APPLICANT/OWNER: KYLE CANYON GATEWAY CENTER, LLC. - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW AND A WAIVER OF PERIMETER LANDSCAPING REQUIREMENTS FOR A 5,843 SQUARE FOOT TAVERN AND 6,750 SQUARE FOOT RETAIL STORE ON 2.37 ACRES AT 9213 OSO BLANCA ROAD (APN 125-06-002-006), C-1 (LIMITED COMMERCIAL) ZONE, WARD 6 (ROSS).

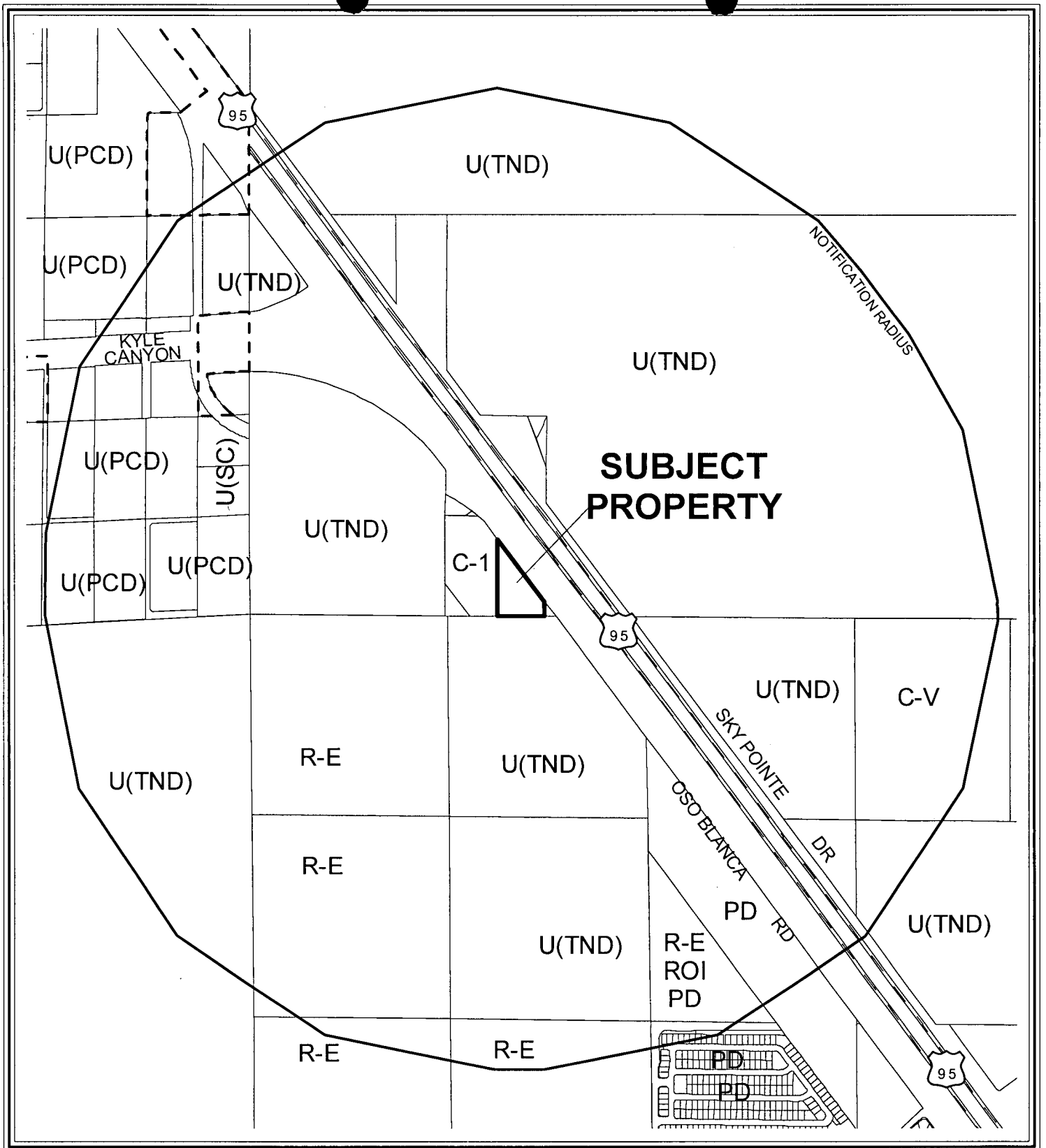
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



DOUGLAS J. RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **SDR-16166**

RADIUS: 3000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

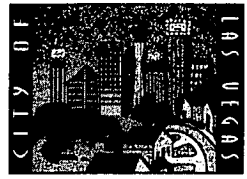


Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

September 22, 2006

Mr. Joseph Bonifatto
Kyle Canyon Gateway Center, LLC
7935 West Sahara Avenue,
Suite 103
Las Vegas, Nevada 89117

RE: SDR-16166 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Bonifatto:

Please be advised the City Planning Commission at its regular meeting on **October 5, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Action Letter



Separator Sheet

October 6, 2006

INTER-OFFICE MEMORANDUM

TO:

PLANNING AND DEVELOPMENT DEPARTMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL OR CITY COUNCIL REVIEW INFORMATION
ON PLANNING COMMISSION
ACTIONS

COPIES TO:

This is to certify that the following action relative to the Planning Commission decision on the application of:

FILE NO.: SDR-16166 - SITE DEVELOPMENT PLAN REVIEWAPPLICANT: APPLICANT/OWNER: KYLE CANYON GATEWAY CENTER,
LLC

WARD: 6 (ROSS)

Appeal by applicant or any other aggrieved person:

Yes

☒ No

Review requested by City Council:

Yes

☒ No10/17/06
DATEVicky Darling
CITY CLERKBy: Vicky Darling,
Assistant Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Planning Commission Action

October 5, 2006Last day for filing an appeal by applicant
or any other aggrieved person. (Appeal
period is 10 days after the date of the
PC decision).October 16, 2006Last day for a review being requested by
the City Council. (Review period is 10
days after the date of the PC decision.)October 16, 2006

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

October 6, 2006

Mr. Joseph Bonifatto
Kyle Canyon Gateway Center, LLC
7935 West Sahara Avenue,
Suite 103
Las Vegas, Nevada 89117

RE: SDR-16166 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Bonifatto:

Your request for a Site Development Plan Review and a Waiver of perimeter landscaping requirements FOR A 5,843 SQUARE FOOT TAVERN AND 6,750 SQUARE FOOT RETAIL STORE on 2.37 acres at 9213 Oso Blanca Road (APN 125-06-002-006), C-1 (Limited Commercial) Zone, Ward 6 (Ross), was considered by the Planning Commission on October 5, 2006.

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

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. Site Development Plan Review SDR-6402 is hereby expunged.
3. All development shall be in conformance with the site plan landscape plan, date stamped 09/20/06 and building elevations, date stamped 08/22/06, except as amended by conditions herein.
4. A Waiver from Section 19.12 of the Zoning Code is hereby approved, to allow an eight foot wide landscape buffer along Iron Mountain Road.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. 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.
12. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

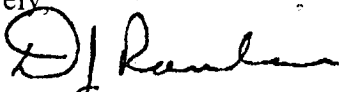
14. Dedicate an additional 10 feet of right-of-way for a total of 80 feet of right-of-way for Oso Blanca Road, appropriate right-of-way to allow Iron Mountain Road, an 80-foot arterial, to intersect Oso Blanca Road at an angle acceptable to the City Traffic Engineer adjacent to this site and through Assessor's Parcel Number 125-06-002-007 prior to the issuance of any permits for this site. In addition, dedicate a 25-foot radius on the northeast corner of the realigned Iron Mountain Road and Oso Blanca Road and grant a traffic signal chord easement.
15. Coordinate with the City of Las Vegas Traffic Engineering Section to determine final dedication and construction details for Iron Mountain Road to intersect Oso Blanca Road prior to the submittal of any construction drawings for this site. Also coordinate with the City Engineer to determine dedication and Vacation requirements, if any, to accommodate the Mountain's Edge Parkway project adjacent to this site.
16. Construct half-street improvements including appropriate overpaving, if legally able, on Iron Mountain Road and construct full width street improvements on Oso Blanca Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
17. Unless otherwise allowed by the City Engineer, 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 and shall be terminated on-site with a handicap ramp.
18. Extend oversized public sewer in Oso Blanca Road to the northern edge of this site and oversized public sewer in Iron Mountain Road to the western edge of this site to a location and depth as required by the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

Mr. Joseph Bonifatto
SDR-16166 - Page Four
October 6, 2006

19. Landscape and maintain all unimproved rights-of-way, if any, on Oso Blanca Road and Iron Mountain Road adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Submit an Encroachment Agreement for all landscaping, if any, located in the Iron Mountain Road public right-of-way adjacent to this site prior to occupancy of this site.
21. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Oso Blanca Road public right-of-way adjacent to this site prior to the issuance of any permits.
22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

This action by the Planning Commission on **October 5, 2006** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **October 6, 2006**.

Sincerely,



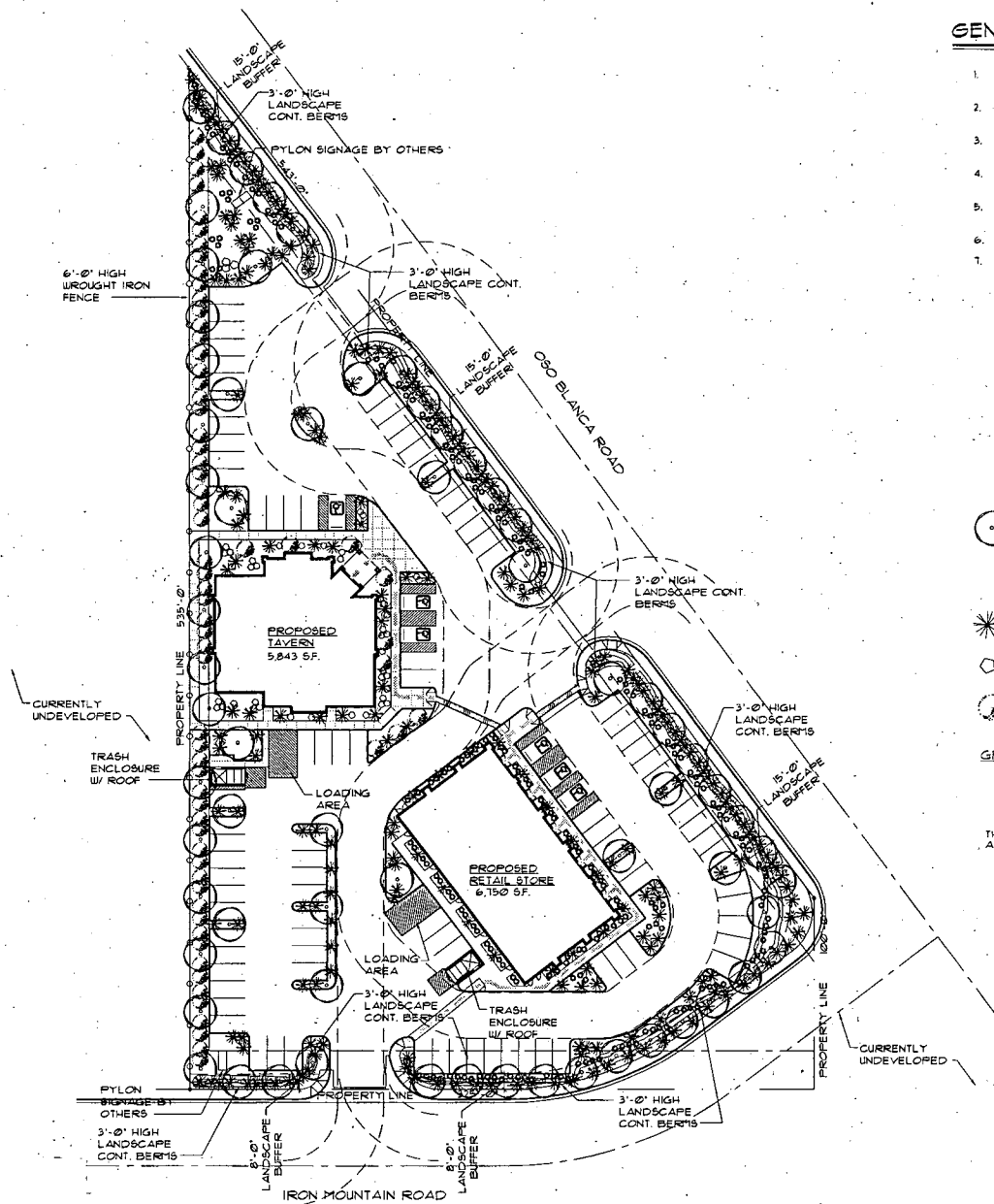
Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

Plans (PMT)



Separator Sheet



LANDSCAPE PLAN

SCALE: 1" = 30'



GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. PLANT LIST IS INTENDED AS A REFERENCE ONLY.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MAT'L. PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
- PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
- PROVIDE MATCHING SIZES & FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
- DECOMPOSED GRANITE 1/2" MINUS, COLOR TO BE SELECTED BY OWNER 7" DEPTH TYPICAL IN ALL PLANTING BEDS.
- SITE PLAN/LANDSCAPE PLAN DESIGNED PER ZONING REQUIREMENTS.
- ANY TREE WITHIN 5'-0" OF A SIDEWALK OR WALL SHALL BE PLANTED W/ A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.

LANDSCAPE LEGEND

BOTANICAL NAME (COMMON NAME)	SIZE	REMARKS
TREES - MEDIUM		
PROSCOPIS (TEXAS HONEY MESQUITE)	24" BOX	STANDARD TRUNK 20'-0" APART ALONG STREET, 30'-0" APART ALONG PERIMETER
SHRUBS - LARGE		
CASSIA (SHRUBBY SENNA)	5 GAL. / TREE	
CONVOLVULUS (BUSH MORNING GLORY)	5 GAL.	
BACCHARIS SAROTHIROIDES (DESERT BROOM)	5 GAL. / TREE	

GROUND COVER & ACCENT

HESPERALOE PARVIFLORA	RED YUCCA	1 GAL. / TREE
ALL AREAS NOT RECEIVING LIVE GROUND COVER SHALL HAVE 2" ROCK MULCH		
THE BUILDING FOUNDATION SHALL BE PROTECTED WITH A WATERPROOF MEMBRANE IF LANDSCAPING IS TO BE LOCATED NEARBY.		

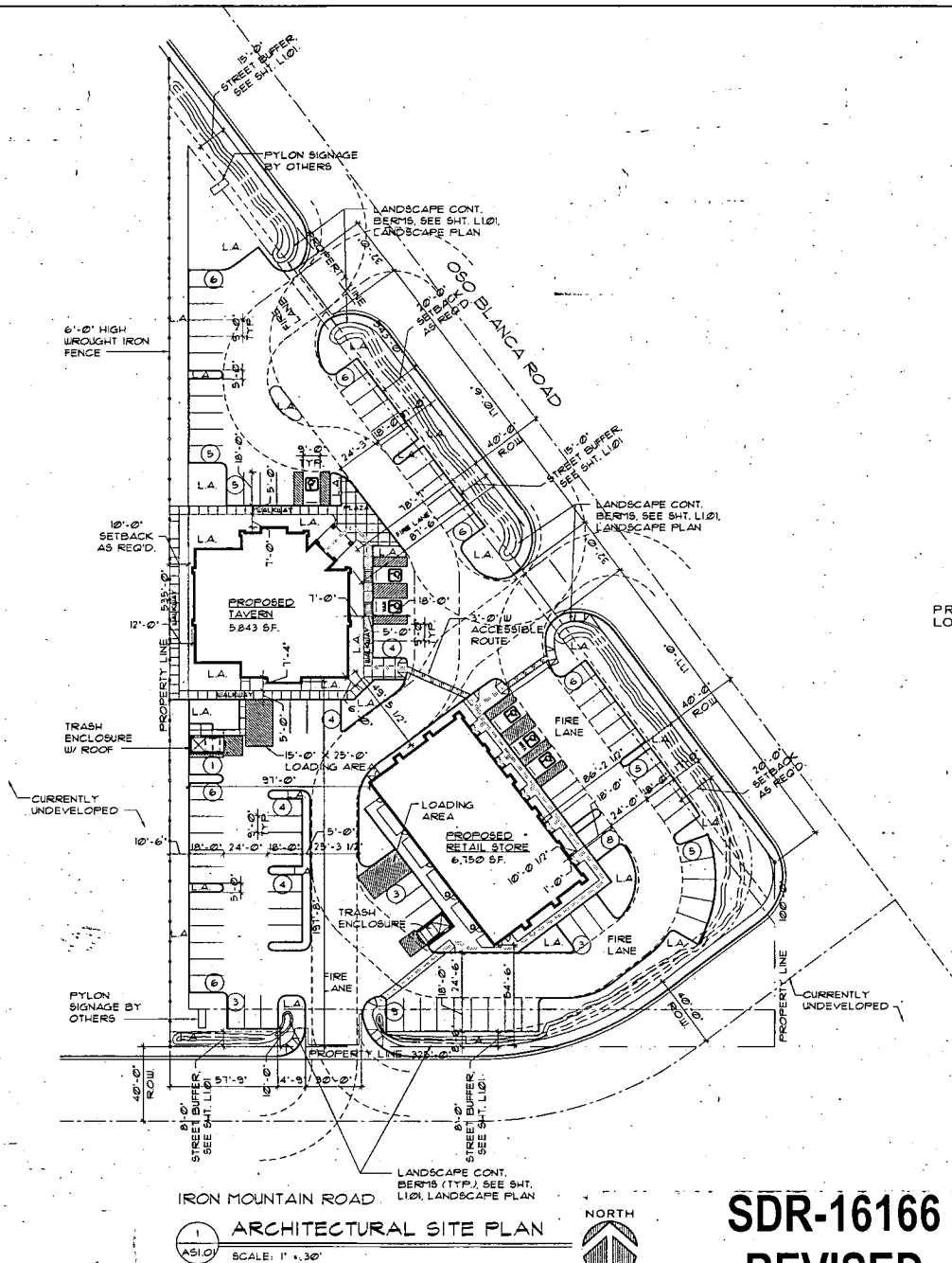
ARCHITECT
CERAD GARDICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5842 FAX (702) 454-7842

PROJECT TITLE
TAVERN AT
TAYLOR CANYON
OSO BLANCA ROAD
CORNER OF IRON MOUNTAIN RD.
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR
CONSTRUCTION

LANDSCAPE PLAN
LAND USE SUBMITTAL

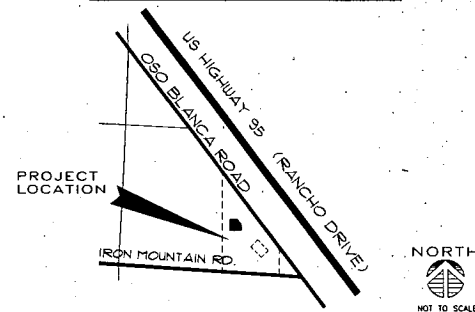
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GIVEN BY
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CHECKED BY
R5
PROJECT NO.
06-175
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GENERAL NOTES:

- SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
- SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, AND PLANTERS.
- SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES.
- SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.
- SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS. IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 15'-0" O.C. AND TOOLED JOINTS AT 5'-0" O.C.
- ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
- SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.
- SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
- ALL LIGHTING REQUIREMENTS WILL MEET CODE REQUIREMENTS AT THE TIME OF BUILDING CONSTRUCTION.
- L.A. - LANDSCAPE AREA

PROJECT LOCATION



PROJECT DATA

APN:	125-06-002-006	
ZONING:	C-1	
SITE AREA:	103,181.5 SF. (2.31 ACRES)	
SETBACKS:	REQUIRED:	PROVIDED:
TAVERN:		
FRONT	20'-0"	78'-1"
SIDES	10'-0"	191'-0", 12'-0"
CORNER SIDE (INTERIOR)	15'-0"	49'-5 1/2' (ADJACENT TO RETAIL STORE)
REAR	20'-0"	N/A
RETAIL STORE:		
FRONT	20'-0"	86'-1"
SIDES	10'-0"	91'-0", 55'-2"
CORNER SIDE (INTERIOR)	15'-0"	49'-5 1/2' (ADJACENT TO TAVERN), (120'-6"
REAR	20'-0"	N/A
BUILDING AREA:		
TAVERN	5,843 SF	
RETAIL STORE	6,150 SF	
LOT COVERAGE:		
BUILDING AREA 5 / SITE AREA	12%	
PARKING:		
TAVERN:	REQUIRED:	PROVIDED:
1/50 SF. (PUBLIC SEATING + WAITING AREA)	2160 / 50 = 432 SPACES	
1/200 SF. REMAINING GFA:	3,843/200 = 19.4 SPACES	
	SUB TOTAL 626 SPACES	62 SPACES (INCLUDING 3 HANDICAP STALLS)
RETAIL STORE:		
1/175 SF. OF GFA:	6,150 / 175 = 35 SPACES	39 SPACES (INCLUDING 3 HANDICAP STALLS)
OVERALL TOTAL:	121 SPACES	121 SPACES

PROJECT TITLE:
Tavern at Tye Canyon
KYLE CANYON
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 451-5642 FAX (702) 451-7842

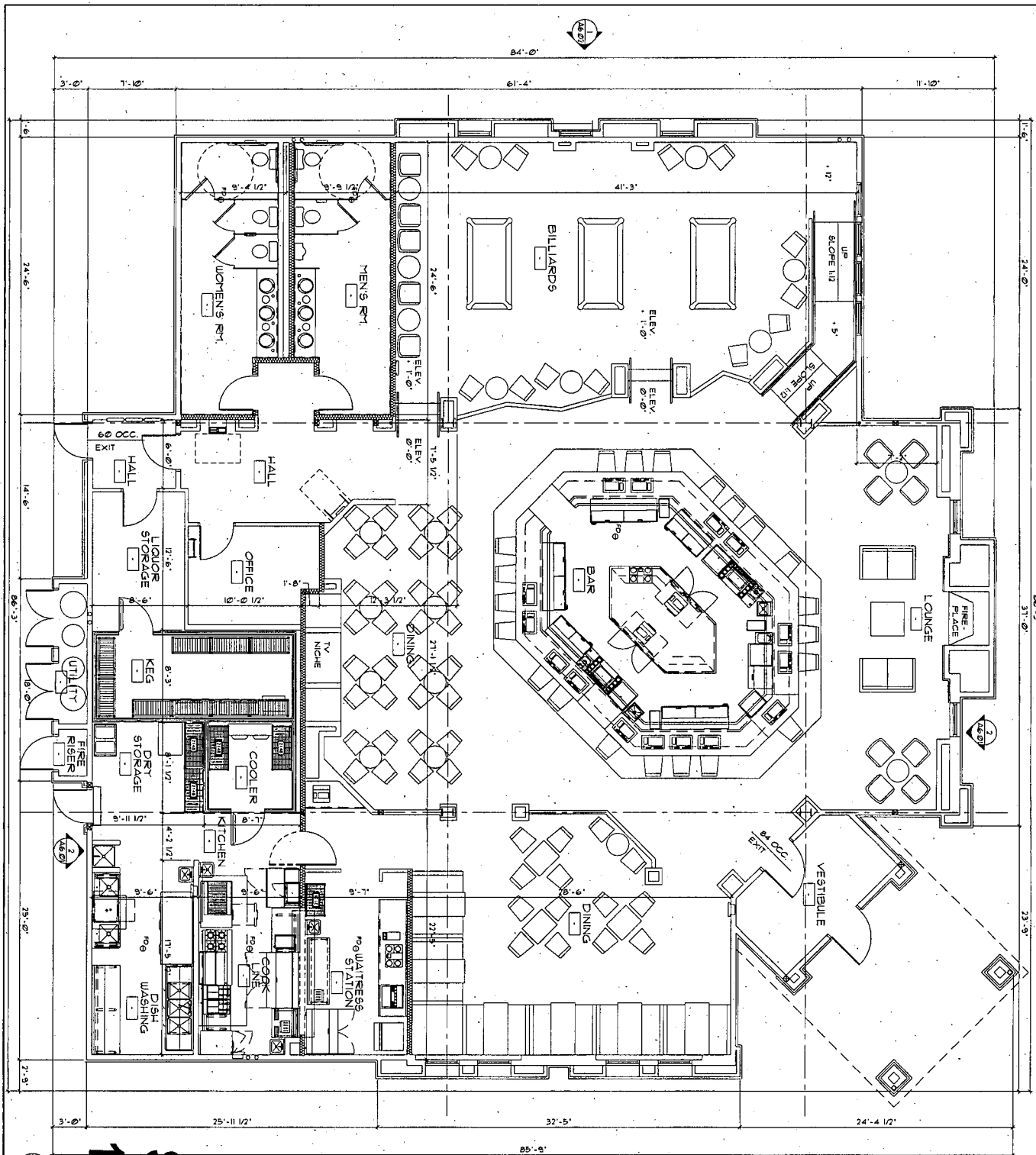
ARCHITECT
CHAD CARADACH • AIA • LLC

PRELIMINARY
NOT FOR
CONSTRUCTION

ARCHITECTURAL
SITE PLAN
LAND USE SUBMITTAL

ASST. TO ARCHITECT
SEP 20 2006
PROJECT NO. 125-06-002-006
SHEET NO. AS1.01

SDR-16166
REVISED
10/05/06 PC



OCCUPANT LOAD FACTORS:

AREA 1	LOUNGE	372 SF / 10
AREA 2	PUBLIC SEATING	441 SF / 150
AREA 3	BAR	441 SF / 150
AREA 4	DINING	963 SF / 15
AREA 5	PUBLIC SEATING	275 SF / 15
AREA 6	KITCHEN	605 SF / 100
AREA 7	COOK LINE	100 SF / 100
AREA 8	WAITRESS STATION	51 SF / 100
AREA 9	OFFICE	51 SF / 100
AREA 10	STORAGE	150 SF / 100
TOTAL	GROSS FLOOR AREA	5843 SF

RECEIVED
AUG 22 2006

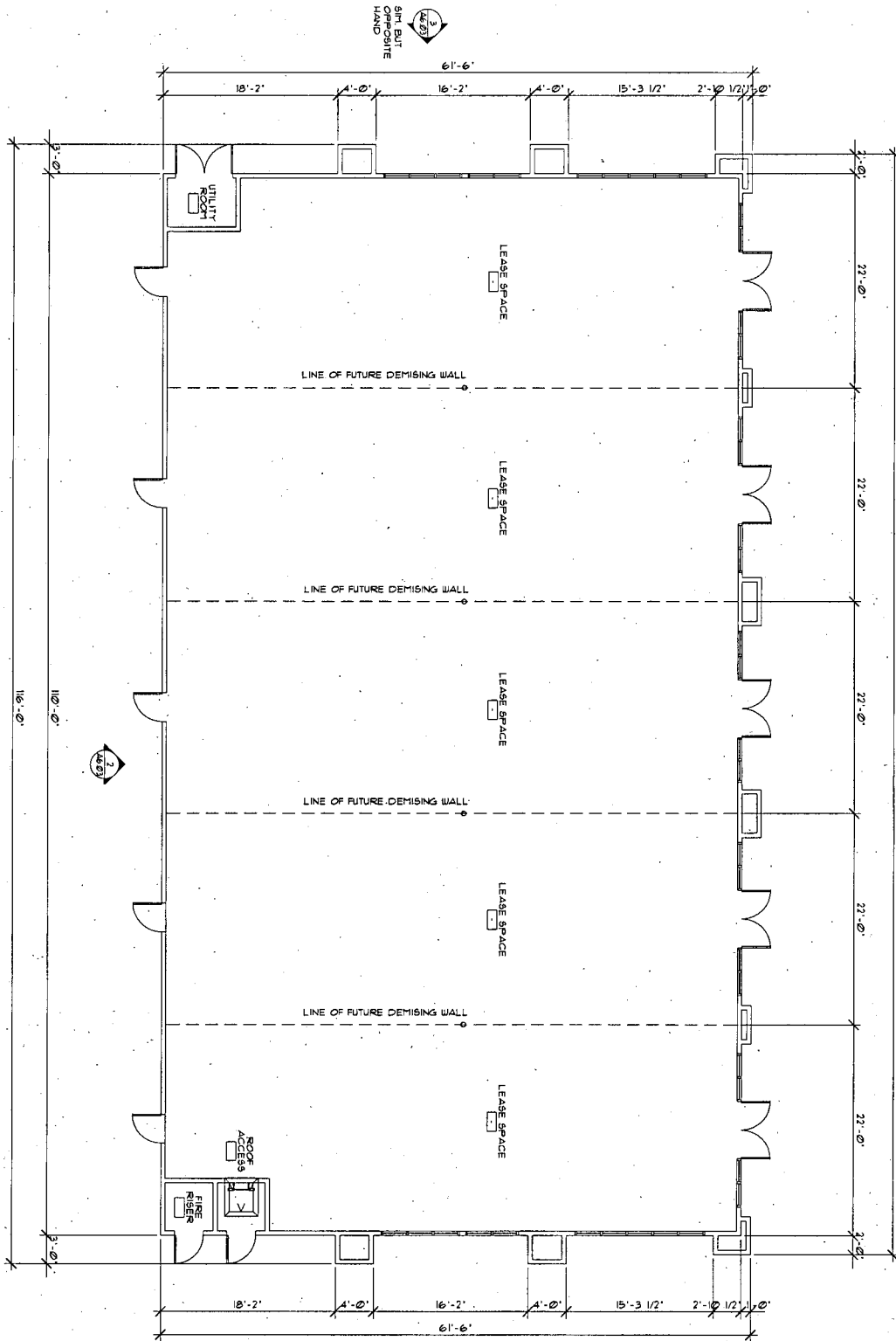
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1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



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PRELIMINARY NOT FOR CONSTRUCTION 02-23-05		sheet title FLOOR PLAN LAND USE SUBMITTAL	

1
A102
FLOOR PLAN
SCALE: 3/8" = 1'-0"



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sheet title:
FLOOR PLAN
LAND USE SUBMITTAL

PRELIMINARY
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CONSTRUCTION

project title:
**FUTURE RETAIL STORE
AT KYLE CANYON**
OSO BLANCA ROAD
CORNER OF IRON MOUNTAIN RD.
LAS VEGAS, NEVADA

ARCHITECT
GERALD GARAPICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5842 FAX (702) 454-7842

sheet no.
A102

sheet title

drawing no.

revision no.

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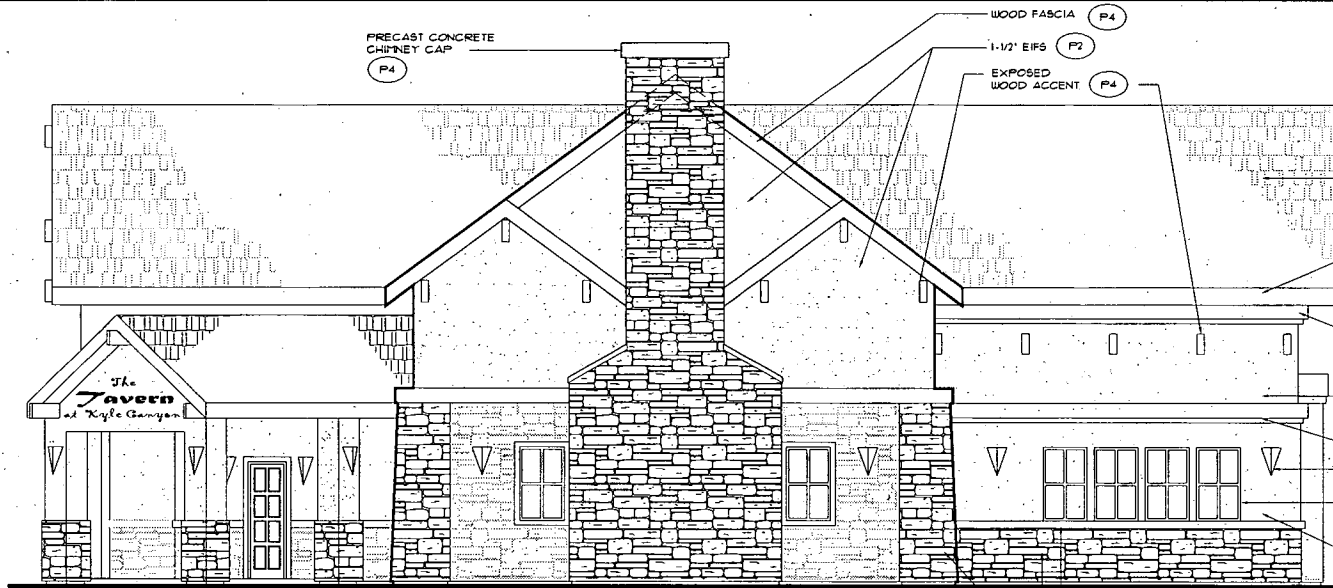
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revision no.

revision no.

revision no.

revision no.



2 NORTH ELEVATION
A6.01 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
A6.01 SCALE: 1/4" = 1'-0"

PAINT COLORS:

- (P1) PRIMARY COLOR: FRAZEE '8105D - BARN RAFTER OR APPROVED EQUAL
- (P2) SECONDARY COLOR: FRAZEE '8132U - FRONTIER TAN OR APPROVED EQUAL
- (P3) TRIM / ACCENT COLOR: FRAZEE '8143D - POLISHED OAK OR APPROVED EQUAL
- (P4) WOOD FASCIA / EXP. WOOD ACCENT: FRAZEE '8316N - BLACK BURGUNDY OR APPROVED EQUAL
- (S1) STONE VENEER: EL DORADO STONE - BRONZE, SHADOW ROCK OR APPROVED EQUAL

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- ELEV. 36'-1" TO CHIMNEY
- ELEV. 34'-6" TO ROOF
- ELEV. 32'-5" TO ROOF

CONC. ROOF TILE
COLOR: '4634 KINGS
CANYON BLEND
BY EAGLE ROOFING
PRODUCTS

WOOD FASCIA
(P4)

SIGNAGE BY OTHERS
(TYP.)
WALL MTD. LIGHTING
FIXTURE (TYP.)

1-1/2" EIFS (P1)

STONE VENEER (S1)

ELEV. 0'-0" FLR LEVEL

ARCHITECT
CHAD CARADICH • AIA • LLC
10 COMMERCE CENTER DRIVE
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PROJECT TITLE
**TAVEN AT
KYLE CANYON**
800 BLANCA ROAD
CORNER OF IRON MOUNTAIN RD.
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR
CONSTRUCTION
03-18-05

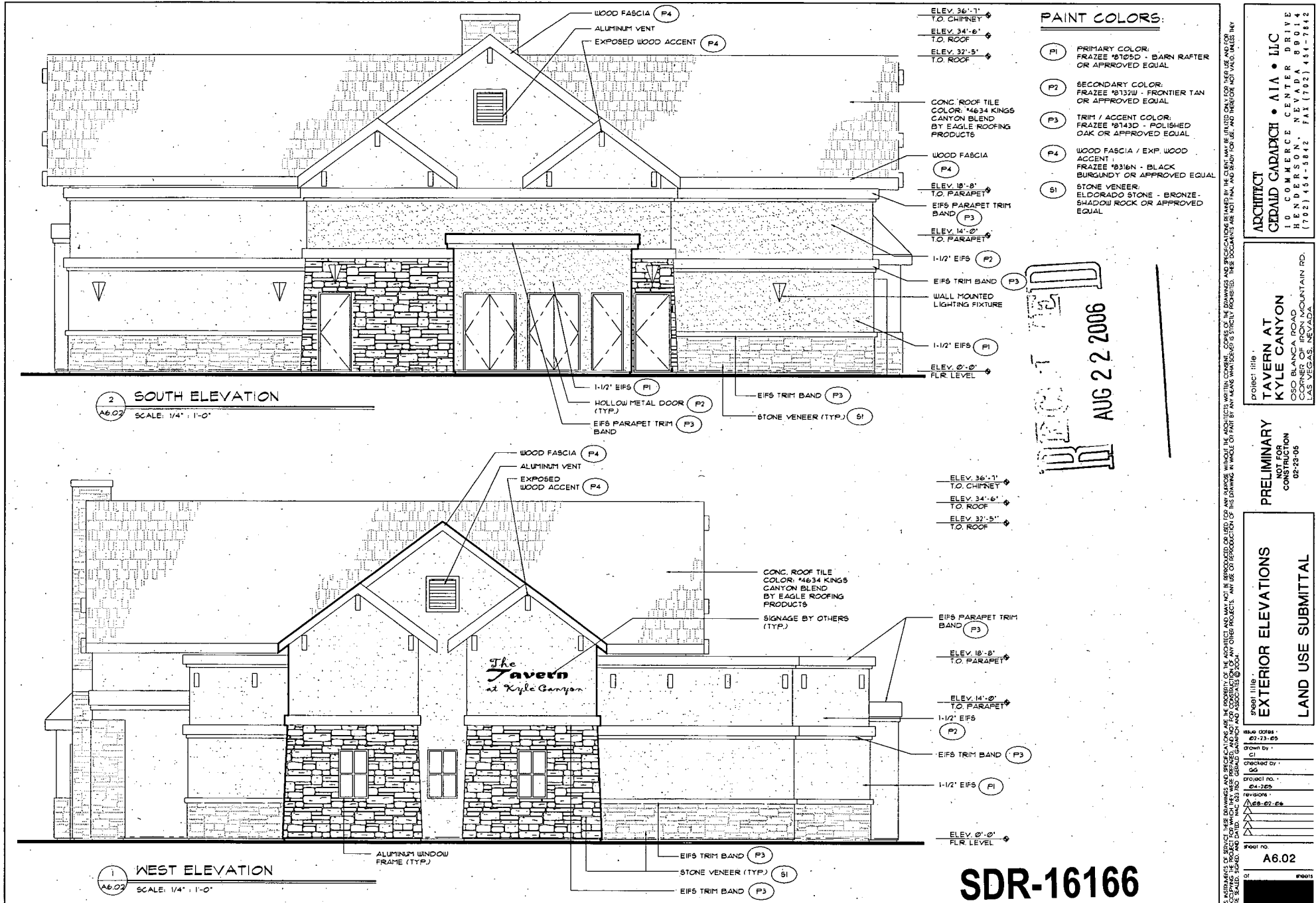
SHEET TITLE
**EXTERIOR ELEVATIONS
LAND USE SUBMITTAL**

Issue dates: 02-23-05
Drawn by: C1
Checked by: C1
Project no.: 04-205
Revisions: 06-07-06

SHEET NO.
A6.01

SDR-16166

10/05/06 PC



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10 COMMERCE CENTER DRIVE
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PROJECT TITLE
**TAVERN AT
KYLE CANYON**
650 BLANCA ROAD
CORNER OF IRON MOUNTAIN RD.
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR
CONSTRUCTION
08-23-06

EXTERIOR ELEVATIONS
LAND USE SUBMITTAL

Sheet Title
EXTERIOR ELEVATIONS

Issue Dates
08-23-06

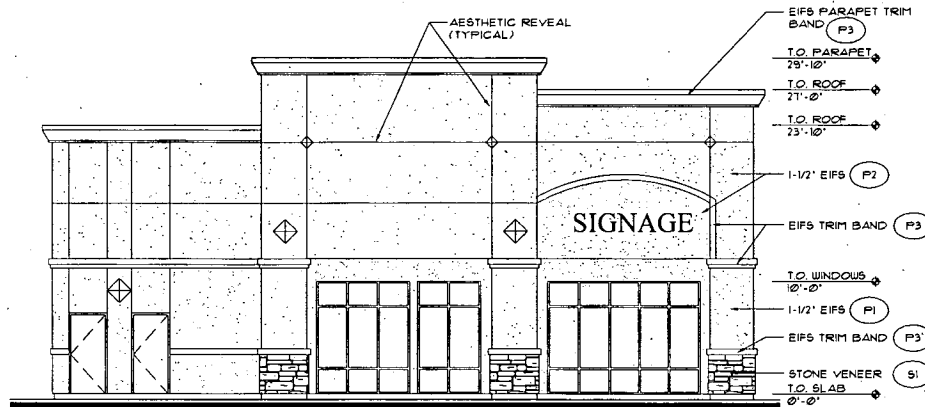
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C1

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C1

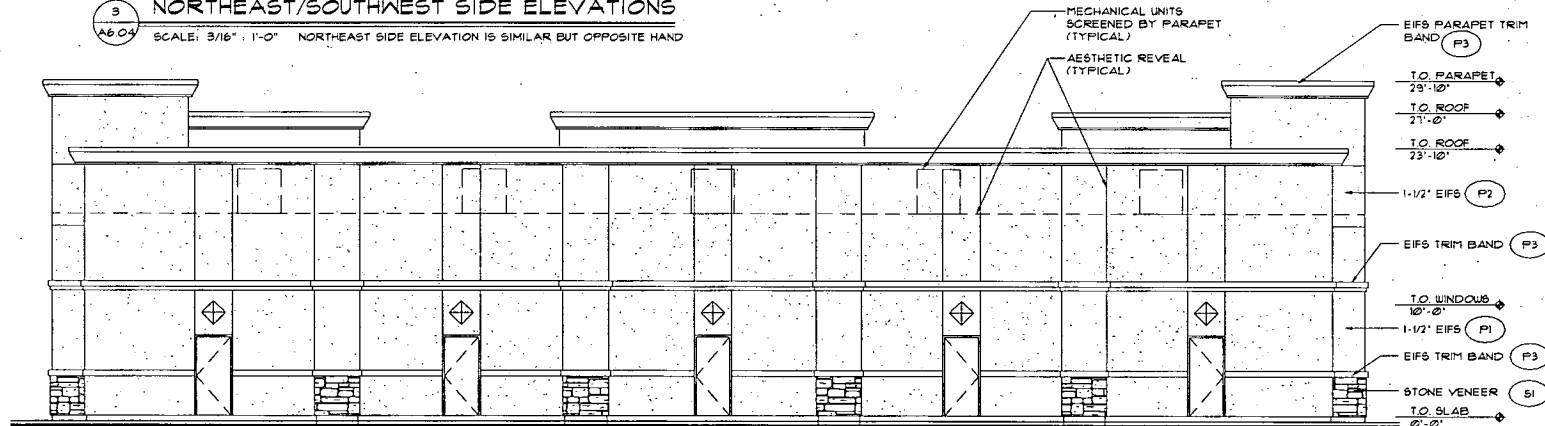
Project no.
24-725

Revisions
A6-02-06

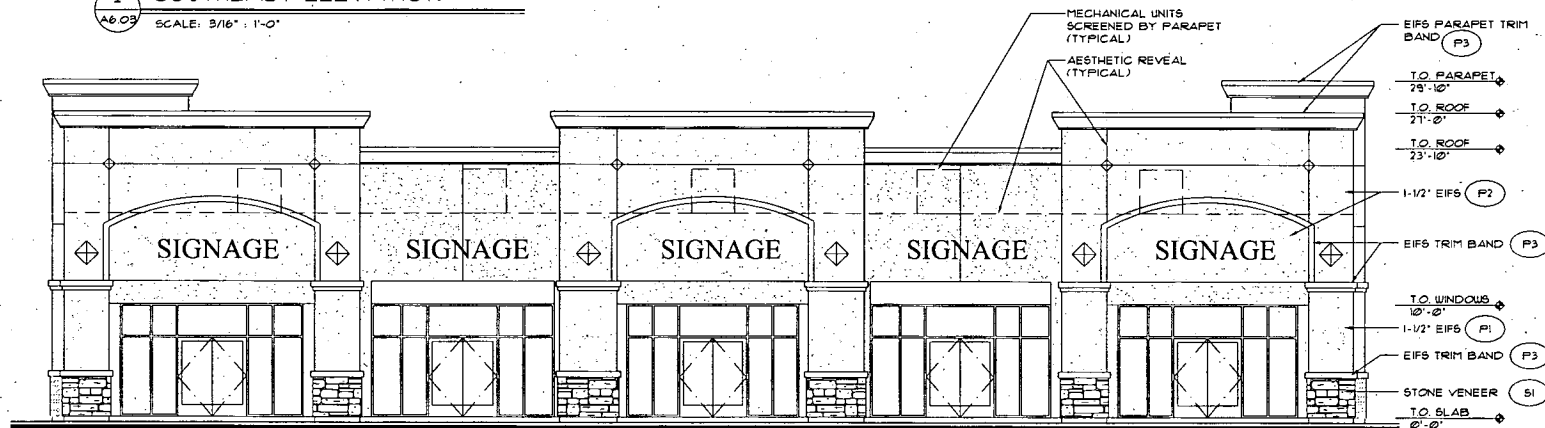
Sheet no.
A6.02



3 NORTHEAST/SOUTHWEST SIDE ELEVATIONS
SCALE: 3/16" = 1'-0" NORTHEAST SIDE ELEVATION IS SIMILAR BUT OPPOSITE HAND



2 SOUTHEAST ELEVATION
SCALE: 3/16" = 1'-0"



1 NORTHWEST ELEVATION
SCALE: 3/16" = 1'-0"

PAINT COLORS:

- (P1) PRIMARY COLOR:
FRAZEE #B125D - BARN RAFTER
OR APPROVED EQUAL
- (P2) SECONDARY COLOR:
FRAZEE #B137W - FRONTIER TAN
OR APPROVED EQUAL
- (P3) TRIM / ACCENT COLOR:
FRAZEE #B143D - POLISHED
OAK OR APPROVED EQUAL
- (S1) STONE VENEER:
ELDORADO STONE - BRONZE-
SHADOW ROCK OR APPROVED
EQUAL

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ARCHITECT

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HENDERSON, NEVADA 89014
(702) 454-5842 FAX (702) 454-7842

PROJECT TITLE
RETAIL STORE AT
KYLE CANYON

3000 BLANCA ROAD
CORNER OF IRVINE ROAD
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR
CONSTRUCTION

EXTERIOR ELEVATIONS

DATE: 03/05/06
3-16-05
Grown By:
CJL
Checked by:
G.A.
Project no.:
04-225
Revised:
A6-03-06

Sheet no.
A6.03

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