

Action 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

January 26, 2007

Mr. David Bramlett
Asian Development, LLC
PO Box 33130
Las Vegas, Nevada 89133

RE: ABEYANCE - GPA-16426 - GENERAL PLAN AMENDMENT

Dear Mr. Bramlett:

Your request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on a portion of 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), Ward 6 (Ross), was considered by the Planning Commission on January 25, 2007.

The Planning Commission accepted the applicant's request to **TABLE**.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on **January 26, 2007**.

Sincerely,

Andy Reed, Senior Planner
Planning and Development Department
Current Planning Division

AR:clb

cc: Mr. Victor Rodriguez
Consulting Civil Engineers
3111 South Valley View Boulevard, Suite T-101
Las Vegas, Nevada 89102

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



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 20, 2006

Mr. David Bramlett
Asian Development, LLC
PO Box 33130
Las Vegas, Nevada 89133

RE: GPA-16426 - GENERAL PLAN AMENDMENT

Dear Mr. Bramlett:

Your request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on a portion of 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), Ward 6 (Ross), was considered by the Planning Commission on October 19, 2006.

The Planning Commission voted to hold this item in **ABEYANCE** at the applicant's request as they need additional time to revise site plans.

This item is scheduled to be heard again at the **January 25, 2007** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb

cc: Mr. Victor Rodriguez
Consulting Civil Engineers
3111 South Valley View Boulevard, Suite T-101
Las Vegas, Nevada 89102

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



Extraction List



Separator Sheet

13/9



Report of All Selected Parcels

<u>Owner</u>	<u>Case Number:</u>	<u>Address</u>
AGUSTIN JOHN ALLAN & MARIA	GPA-16426	20N-16469
AHERN CAROLYN L 1998 SEP PPTY TR		VAR-16470
ASIAN DEVELOPMENT L L C		VAR-16471
AVERY MATTHEW L		50R-16472
BADILLO ANTONIO & L REV LIV TR		
BECKER ERNEST A JR & K C FAM TR		
BRENNAN JONATHAN		
CATES MARTHA		
DELA CRUZ CARMELO		
FARNSWORTH SCOTT & HEIDI		
IRONWOOD PROPERTIES L L C		
JONES LAMARE E & ZAKEISHA N		
KYLE ACQUISITION GROUP L L C		
KYLE ACQUISITION GROUP L L C		
KYLE ACQUISITION GROUP L L C		
KYLE ACQUISITION GROUP L L C		
KYLE ACQUISITION GROUP L L C		
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KYLE ACQUISITION GROUP L L C		
KYLE ACQUISITION GROUP L L C		
KYLE ACQUISITION GROUP L L C		
KYLE COMMERCIAL L P		
KYLE COMMERCIAL L P		

Printed On: Fri: September 8, 2006

PARCELS	65
LABELS	37

<u>Parcel Number</u>
12505397005
12505497013
12505413023
12601601016
12506002008
12505413022
12601702004
12601701013
12605413019
12505311016
12505413018
12505413025
12601801017
12505413021
12506002002
12506002003
12506001001
12506002007
12507602002
12506002001
12506002009
12507602001
12507201002
12507201001
12612000001
12507101001
12507101002
12507501001
12506001002
12506002006
12601801007
12601801008

Report of All Selected Parcels

Case Number: GPA-16426

Printed On: Fri: September 8, 2006

Owner	Address	Parcel Number
LIBERATO JOHN J JR	9505 STEELTREE ST LAS VEGAS NV	12505413024
LUND EARLENE	3015 WEDEKIND RD SPARKS NV	12601702009
MEEHAN DAVID H	%M WADSWORTH 1601 E CARSON LAS VEGAS NV	12601601015
MEGDAL JEROME FAMILY L P ETAL	%P MEGDAL 1875 CENTURY PARK EAST #1840 LOS ANGELES CA	12601701012
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	12601702005
MEGDAL JEROME FAMILY L P ETAL	%P MEGDAL 1875 CENTURY PARK EAST #1840 LOS ANGELES CA	12601701011
MULKEY II L P	%D MULKEY 2860 AUGUSTA DR LAS VEGAS NV	12601702006
PETERSON S & A 1997 TRUST ETAL	3659 MOONCREST CIR LAS VEGAS NV	12506002004
PRICE CLAYTON & CYTHA	7100 PIRATES COVE #1013 LAS VEGAS NV	12601801009
PRICE CLAYTON T & CYTHA	7100 PIRATES COVE #1013 LAS VEGAS NV	12601801006
RANCHO WAY L L C	1000 BRISTOL ST N #17105 NEWPORT BEACH CA	12601801005
ROOHANI KHUSROW FAMILY TRUST	3305 SPRING MOUNTAIN RD #51 LAS VEGAS NV	12506002005
SAGEBRUSH CANTINA L L C	5275 S DURANGO DR LAS VEGAS NV	12601801003
SAGEBRUSH CANTINA L L C	5275 S DURANGO DR LAS VEGAS NV	12601702008
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601702007
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601601014
SOUTHWEST DESERT EQUITIES L L C	%FOCUS COML GROUP 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601601013
SOUTHWEST DESERT EQUITIES L L C	%FOCUS COML GROUP 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601701008
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601701007
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601701006
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601701005
SOUTHWEST DESERT EQUITIES L L C	%FOCUS COML GROUP INC 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601502006
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
STAMP TRICIA B	9140 IRONSTONE ST LAS VEGAS NV	12505413026
TAXPAYER	LAS VEGAS NV	12505413020
USA	%CITY CLERK 400 E STEWART AVE LAS VEGAS NV	12507501004
USA	WASHINGTON DC	12601801015
USA	WASHINGTON DC	12601801019
USA	WASHINGTON DC	12601502005
USA	WASHINGTON DC	12507501003

Report of All Selected Parcels

Owner
W W CENTENNIAL HILLS L L C

Case Number: GPA-16426
Address
%PTA - EX #999 6600 W CHARLESTON BLVD #120 LAS VEGAS NV

Printed On: Fri: September 8, 2006
Parcel Number
12507601005

APN Map



Separator Sheet

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 *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekkii, Survey (FM, PM, & A's only)
Date: September 25, 2006
Re: **GPA-16426** Asian Development, LLC W. Side Sky Pointe Dr., S. of Kyle Canyon Rd.
Request for a General Plan Amendment from PCD to SC

COMMENTS:

We have no comment on the request to amend a portion of the Centennial Hills Sector Plan of the Master Plan From: PCD (Planned Community Development) To: SC (Service Commercial) on 0.49 acres of property located on the west side of Sky Pointe Drive, south of Kyle Canyon Road.

We note that this site is the subject of a Zoning Reclassification ZON-16469 and Site Development Plan Review SDR-16472; all site-related conditions of approval are addressed with those actions.

Nathan Goldberg

From: Teresa Morrell
Sent: Wednesday, September 27, 2006 12:50 PM
To: Ward 6 Staff
Cc: Margo Wheeler; Flinn Fagg; Doug Rankin; John Korkosz; Andy Reed; Steve Houchens
Subject: RE: Neighborhood Meeting GPA-16426

GPA-16426

Start: 6:30 pm

End: 7:00 pm

Applicant: Two

Public: Zero

City Staff: Planning & Development staff

Meeting held. No citizens attended.

From: Teresa Morrell
Sent: Thursday, September 14, 2006 2:05 PM
To: Ward 6 Staff
Cc: Margo Wheeler; Flinn Fagg; Doug Rankin; John Korkosz; Andy Reed; Steve Houchens
Subject: Neighborhood Meeting GPA-16426

A neighborhood meeting will be held on Tuesday, September 26, 2006 at 6:30 pm. The meeting will be held at: Cadwallader Middle School (lunchroom), 7775 Elkhorn Road, Las Vegas, Nevada.

City of Las Vegas - GPA-16426 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on a portion of 0.49 acres adjacent to the west side of Sky Pointe Drive approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), Ward 6 (Ross).

Teresa Morrell
Senior Office Specialist
City of Las Vegas
Planning & Development Department
phone: 229-6022
fax: 384-1397

Tracking:	Recipient	Read
	Ward 6 Staff	
	Margo Wheeler	
	Flinn Fagg	
	Doug Rankin	
	John Korkosz	
	Andy Reed	
	Steve Houchens	Read: 9/27/2006 1:08 PM

Deed



Separator Sheet

20040127
03097

Order No.: 241501-pla
APN No.: 125-06-002-008
R.P.T.T.: \$1,045.50

WHEN RECORDED MAIL TO:
Asian Development
P.O. Box 33292
Las Vegas, NV 89133

RETURN TAX STMTS. TO:
Asian Development
P.O. Box 33292
Las Vegas, NV 89133

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That

LOYD R. RAMSTAD AND EDITH V. RAMSTAD, Husband and wife

in consideration of \$10.00, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

ASIAN DEVELOPMENT, LLC. A Nevada Limited Liability Company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

The East Half (E1/2) of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 6, Township 19 South, Range 60 East, M.D.B. & M., Clark County, Nevada

Except therefrom that portion thereof conveyed to the State of Nevada lying within U.S. Highway No. 95 as the same may now exist.

Also except therefrom that portion conveyed to the State of Nevada by Deed recorded March 13, 1986 in Book 860313 as Document No. 00102, Official Records.

SUBJECT TO: 1. Taxes for the fiscal year.
2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 21st day of January, 2004.

Lloyd R. Ramstad
LOYD R. RAMSTAD

Edith V. Ramstad
EDITH V. RAMSTAD

20040127
03097

STATE OF NEVADA

COUNTY OF CLARK

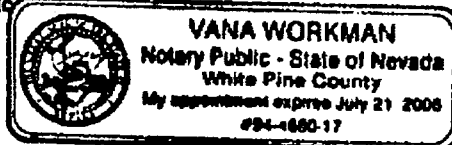
} SS

White Pine

This instrument was acknowledged before me on *Jan 21, 2004*

by: LOYD R. RAMSTAD and EDITH RAMSTAD

Vana Workman
Notary Public in and for said County and State



STATE OF NEVADA
DECLARATION OF VALUE

20040127
03097

1. Assessors Parcel Number(s)

- 4
- a) 125-06-002-008
b) _____
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE ONLY

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

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value
Real Property Transfer Tax Due

\$ 205,000.00
0
\$ 205,000.00
\$ 1,045.50

4. IF EXEMPTION CLAIMED:

- a. Transfer Tax Exempt per NRS 375.090 Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being Transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), declares 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, the 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: SELLER

Signature: _____

Capacity: BUYER

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

Print Name: LOYD R. RAMSTAD
Address: P.O. Box 554
City: MCGILL
State: NEVADA
Zip: 89318
Telephone: _____

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

Print Name: ASIAN DEVELOPMENT LLC
Address: P.O. Box 33292
City: Las Vegas
State: NV
Zip: 89133
Telephone: _____

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

Print Name: NATIONAL TITLE CO. Escrow No.: 241501-pla
Address: 714 E. SAHARA AVENUE
City: LAS VEGAS State: NV Zip: 89104
(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED)

3097

20040127
03097

RECORDED AT THE REQUEST OF:

NATIONAL TITLE COMPANY

01-27-2004 14:49 OSA

OFFICIAL RECORDS

BOOK/INSTR: 20040127-03097

PAGE COUNT: 3

FEE: 16.00
RPTT: 1,045.50

3

4

APN #: 125-06-002-008

Recording Requested by and Return to:

Name: National Title Company

Address: 714 E. Sahara Avenue

City/State/Zip Las Vegas, Nevada 89104

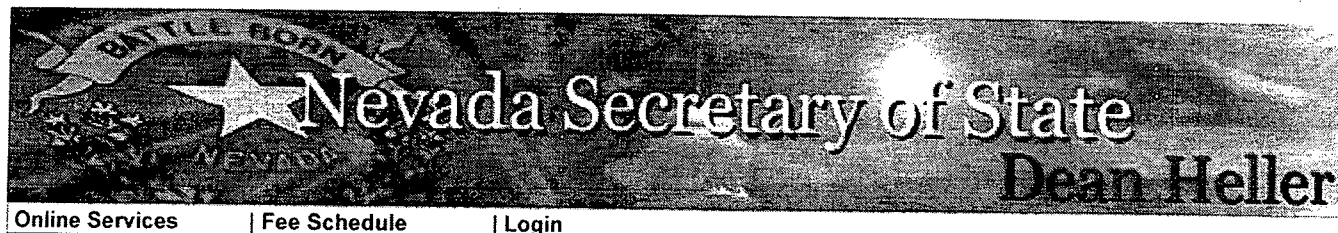
Grant Bargain Sale Deed

(Title on Document)

Escrow No. 241501-pla

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.



ASIAN DEVELOPMENT, LLC A NEVADA LIMITED-LIABILITY COMPANY

PRINT

Business Entity Information			
Status:	Active on 9/16/2005	File Date:	9/17/2002
Type:	Domestic Limited-Liability Company	Corp Number:	LLC11343-2002
Qualifying State:	NV	List of Officers Due:	9/30/2007
Managed By:	Managers	Expiration Date:	

Resident Agent Information			
Name:	CORPORATE SERVICE CENTER, INC.	Address 1:	5190 NEIL ROAD SUITE 4
Address 2:		City:	RENO
State:	NV	Zip Code:	89502
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			
Manager - CENTENNIAL HILLS, INC			
Address 1:	5190 NEIL ROAD, SUITE 430	Address 2:	
City:	RENO	State:	NV
Zip Code:	89502	Country:	
Status:	Active	Email:	

☐ Include Inactive Office

Actions\Amendments

Click here to view 8 actions\amendments associated with this company

[New Search](#)

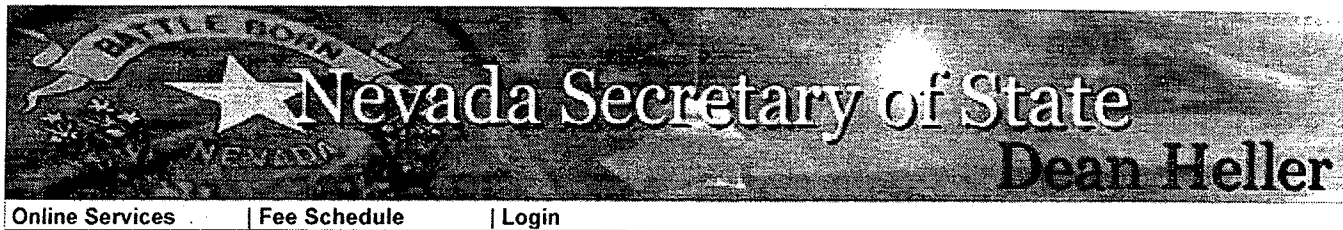
[Printer Friendly](#)

SOS Contact Information



You are currently not logged in

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CENTENNIAL HILLS, INC.

Business Entity Information

Status:	Active	File Date:	3/3/2005 3:01:06 PM
Type:	Domestic Corporation	Corp Number:	E0069472005-5
Qualifying State:	NV	List of Officers Due:	3/31/2007
Managed By:		Expiration Date:	

Additional Information

Name Consent Date:	1/6/2006
--------------------	----------

Resident Agent Information

Name:	CORPORATE SERVICE CENTER INC	Address 1:	5190 NEIL RD STE 430
Address 2:		City:	RENO
State:	NV	Zip Code:	89502
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:	10,000.00	Capital Amount:	\$ 0
No stock records found for this company			

Officers

☐ Include Inactive Office

President - BARRY A BROOKSBY

Address 1:	2931 N. TENAYA WAY, SUITE 101	Address 2:	
City:	LAS VEGAS	State:	NV

Zip Code:	89128	Country:	
Status:	Active	Email:	
Secretary - BARRY A BROOKSBY			
Address 1:	2931 N. TENAYA WAY, SUITE 101	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89128	Country:	
Status:	Active	Email:	
Director - BARRY A BROOKSBY			
Address 1:	2931 N TENAYA WAY, SUITE 101	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89128	Country:	
Status:	Active	Email:	
Treasurer - BARRY A BROOSKBY			
Address 1:	2931 N TENAYA WAY, SUITE 101	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89128	Country:	
Status:	Active	Email:	

Actions\Amendments[Click here to view 8 actions\amendments associated with this company](#)[New Search](#)[Printer Friendly](#)**SOS Contact Information**

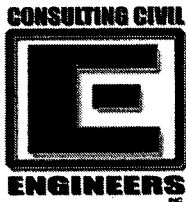
You are currently not logged in

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Justification Letter



Separator Sheet



Consulting Civil Engineers, INC.

3111 S. Valley View Ste. T101 • Las Vegas, NV 89102
(702) 222-4747 • (702) 248-9421 Fax

Tuesday, August 29, 2006

City of Las Vegas
Department of Planning and Development
731 South 4th Street
Las Vegas, NV 89101

RE: Justification Letter for
General Plan Amendment for APN #125-06-002-008

To whom it may concern,

Please be advised that our office represents the applicant on the above referenced matter. This application is for a General Plan amendment from U(PCD) and SC to SC. The site is approximately 0.46 acres in size located southeast of the intersection of U.S.-95 and Kyle Canyon Road.

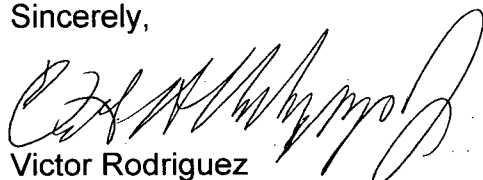
The site is situated along the side of the Nevada Department of Transportation right-of-way to the west and Sky Pointe Drive to the east. There are two privately held parcels adjacent to the north and east sides of the site.

The property is currently planned with Planned Community Development (PCD) on the south half with Service Commercial (SC) on the north half. The other properties within the near vicinity to the east and north are planned for Traditional Neighborhood Development (TND). To the immediate west is US-95. Further west are other vacant properties planned SC, PCD, and TND.

This request is to amend the Centennial Hills general plan to Service Commercial for an office building. The justification is that the north half of the site is already Service Commercial. Additionally, the site is too small for a PCD development agreement as the amount of effort needed by both City staff and the developer staff would not prove efficient.

If you have any questions please feel free to contact me at 222-4747

Sincerely,



Victor Rodriguez

GPA-16426
10/19/06 PC

SOFI



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-16426** APN: 125-06-002-008

Name of Property Owner: ASIAN DEVELOPMENT LLC

Name of Applicant: ASIAN DEVELOPMENT LLC

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: _____

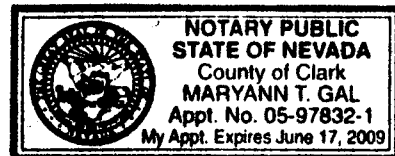
Signature of Property Owner: _____

Print Name: BARRY BLOOMSBY

Subscribed and sworn before me

This 31st day of August, 20 06

Maryann T. Gal
Notary Public in and for said County and State



Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: GENERAL PLAN AMENDMENT
 Project Address (Location): SKY POINTE & KYLE CANYON
 Project Name: KYLE CANYON OFFICE BUILDING Proposed Use: OFFICE BLDG.
 Assessor's Parcel #(s): 125-06-002-008 Ward # 10-ROSS
 General Plan: existing PCD/SC proposed SC Zoning: existing _____ proposed C-1
 Commercial Square Footage 7,500 SF Floor Area Ratio _____
 Gross Acres 0.46 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER ASIAN DEVELOPMENT LLC Contact DAVID BRAMLETT
 Address PO BOX 33130 Phone: 658-8444 Fax: _____
 City LAS VEGAS State NV Zip 89133

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

REPRESENTATIVE CONSULTING CIVIL ENGINEERS Contact VICTOR RODRIGUEZ
 Address 3111 S. VALLEY VIEW BLVD STE T-101 Phone: 222-4747 Fax: _____
 City LAS VEGAS State NV Zip 89102

FOR DEPARTMENT USE ONLY

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

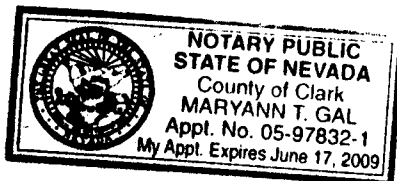
Print Name DARY BROOKS

Subscribed and sworn before me

This 31st day of August, 20 06.

Maryann T. Gal

Notary Public in and for said County and State



Case #	<u>GPA-16426</u>
Meeting Date:	<u>10/19/06</u>
Total Fee:	<u>\$1,350.00</u>
Date Received:*	<u>9/1/06</u>
Received By:	<u>Q SK</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.

Project Checklist



PROJECT CHECKLIST

Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		\$50 for mailing labels
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☒	☐	Correct fee(s): \$1000 \$300 \$ Total = \$1300		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
-SITE PLAN Location Map Folded Plans: 19 Rolled/Colored Plans: 1				
☒	☐	11" x 17" min. to 24" x 36" max. page size		Location Map showing land use not a site plan.
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☐	☒	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☐	☒	<i>All</i> points of ingress and egress shown		
☐	☒	ADA accessibility requirements shown/labeled		
☐	☒	Parking standard(s) utilized: _____		
☐	☒	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☐	☒	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: 0 Rolled/Colored Plans: 0				
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	North arrow, scale, and vicinity map		
☐	☒	<i>All</i> property lines and present dimensions labeled		
☐	☒	<i>All</i> required perimeter landscape planters shown		
☐	☒	<i>All</i> required parking lot fingers/islands shown		
☐	☒	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS Folded Plans: 0 Rolled/Colored Plans: 0				
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	North, south, east, and west elevations of <i>all</i> buildings		
☐	☒	<i>All</i> building materials and colors noted		
☐	☒	8" x 10" photo of original color and material board		
☐	☒	<i>All</i> wall sign locations shown and sizes noted		
FLOOR PLANS Folded Plans: 0 Rolled Plans: 0				
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	<i>All</i> building entrances/exits shown		
☐	☒	Use of <i>all</i> rooms noted/labeled		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: CC Application Type: General Plan Amendment
APN: 125-06-002-008 Location: Skypointe Dr. South of Kyle Canyon
Planner: Melina Batsch Pre-App Meeting Date: 8/16/06 Earliest PC Date: 10/15/06

Hansen Sheet



Separator Sheet

Report Date 09/06/2006 08:19 AM

Submitted By

Page 1

A/P # 16426 GENERAL PLAN AMENDMENT

Application Information

Stages	Date / Time	By	Date / Time	By
Processed	09/01/2006 10:57	984478	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

GPA-16426 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on a portion of 0.49 acres adjacent to the West side of Sky Pointe Drive approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), Ward 6 (Ross).

Parent A/P #

Project # 16426 Project/Phase Name KYLE CANYON OFFICE BUILDING Phase #
Size/Area 0.49 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12506002008

Location

Owner/Tenant

Contact ID AC450949 Name ASIAN DEVELOPMENT L L C
Organization Position Profession
Mailing Address P O BOX 33292
City LAS VEGAS State/Province NV ZIP/PC 89133-3292
Country ☐ Foreign
Day Phone Evening Phone Reference #
Pager PIN # Fax
E-Mail Mobile #
Owner From 02/25/2004 To ☒ Primary 100.00 %

Contact ID AC529517 Name ASIAN DEVELOPMENT L L C
Organization Position Profession
Mailing Address P O BOX 33292
City LAS VEGAS State/Province NV ZIP/PC 89133
Country ☐ Foreign
Day Phone Evening Phone Reference #
Pager PIN # Fax
E-Mail Mobile #
Owner From 02/18/2004 To 02/25/2004 ☐ Primary 0.00 %

Contact ID AC23544 Name RAMSTAD LOYD R
Organization Position Profession
Mailing Address BOX 954
City MCGILL State/Province NV ZIP/PC 89318-0954
Country ☐ Foreign
Day Phone Evening Phone Reference #
Pager PIN # Fax
E-Mail Mobile #
Owner From 08/10/2002 To 02/18/2004 ☐ Primary 0.00 %

Report Date 09/06/2006 08:19 AM

Submitted By

Page 2

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12506002008

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	----------	-------------------------	---------------	------------	--------------	----------

Z-GPAPTLAB N				984478	09/01/2006 10:57	
-----------------	--	--	--	--------	------------------	--

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

GENERAL PLAN AMEND

N	Parent Project link required?	General Plan Information
N	Project of Regional Significance?	
N	Redevelopment Plan Amendment?	

Final City Council letter received	General Plan Sector CENTENNIAL HILLS
Annotated minutes received	

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
---	--------------------------	-------------------------------	---------------	-----------	----------	-------------

10/19/2006	PC	SCHEDULED		0	0	0
FSOLIS	08/30/2006					

General Plan Amend Grid Acres Comments Added By	Existing GPD Modified By	Proposed GPD	Approved GPD	Approval Date
--	-----------------------------	--------------	--------------	---------------

0.49	PCD	SC		
FSOLIS				

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

City of Las Vegas

400 Stewart Ave

Las Vegas, NV 89101-2927

GPA Application**Report Date** 09/06/2006 08:19 AM**Submitted By**

Page 3

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT	CK NAME,# WHO PICKED UP PERMIT	970040	09/01/2006 11:13		0.00
	PAULETTE LARDLER, KYLE CANYON LLC CK 1101 & 1102. 702.658.8828				

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

GPA-16426

HAND DELIVERED

COMPREHENSIVE PLANNING (GPA & MAJOR MOD ONLY)	TERESA MORRELL	DSC
*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	RICK SCHRODER	DSC

SENT VIA COURIER/INTER-OFFICE MAIL/ OR US 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
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** 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 >**

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

GPA-16426 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on 0.49 acres adjacent to the west side of Sky Pointe Drive approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **OCTOBER 19, 2006** CITY COUNCIL: **NOVEMBER 15, 2006**

PLANNING SUPERVISOR: **JOHN KORKOSZ**



PUBLIC HEARING

Comments Due: **SEPTEMBER 18, 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 Carman Burney (cburney@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:

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: October 19, 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:

GPA-16426

Elk Ridge HOA

Lone Mountain Citizens Advisory Council

Quarterhorse Falls II

Spring Mountain Ranch Master Association

Tule Springs Community Association

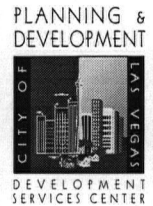
Affidavit of Sign Posting



Separator Sheet



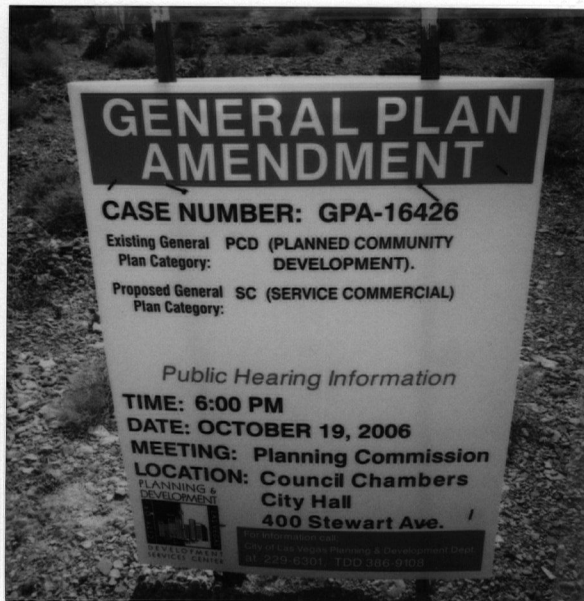
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: GPA-16426

MEETING DATE: 10/19/06 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



0
SKY Pointe



Kyle CROSS-over

Signature

Date

10-8-6

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

MEETING: PLANNING COMMISSION
DATE: OCTOBER 19, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-16426

APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - REQUEST TO AMEND A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN OF THE MASTER PLAN FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) ON A PORTION OF 0.49 ACRES ADJACENT TO THE WEST SIDE OF SKY POINTE DRIVE, APPROXIMATELY 640 FEET SOUTH OF KYLE CANYON (APN 125-06-002-008), WARD 6 (ROSS).

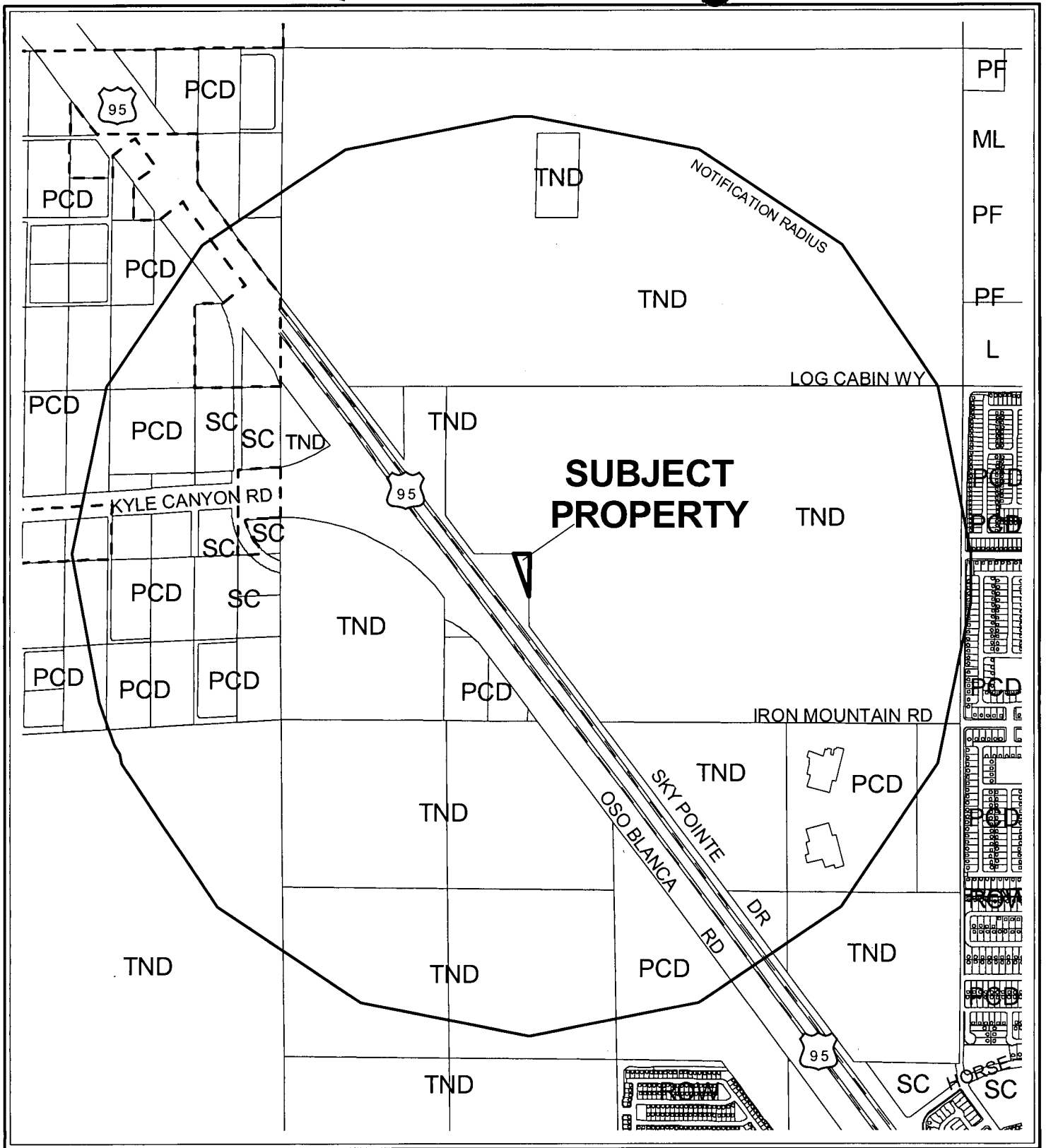
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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 a written objection 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 General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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>.



JOHN KORKOSZ, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: GPA-16426

RADIUS: 3500 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)



Applicant Letter



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

October 6, 2006

Mr. David Bramlett
Asian Development, LLC
PO Box 33130
Las Vegas, Nevada 89133

RE: GPA-16426 - GENERAL PLAN AMENDMENT

Dear Mr. Bramlett:

Please be advised the City Planning Commission at its regular meeting on **October 19, 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,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb

cc: Mr. Victor Rodriguez
Consulting Civil Engineers
3111 South Valley View Boulevard, Suite T-101
Las Vegas, Nevada 89102

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



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

January 12, 2007

Mr. David Bramlett
Asian Development, LLC
PO Box 33130
Las Vegas, Nevada 89133

RE: ABEYANCE - GPA-16426 - GENERAL PLAN AMENDMENT

Dear Mr. Bramlett:

Please be advised the City Planning Commission at its regular meeting on **January 25, 2007** 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, AICP
Current Planning Manager
Planning and Development Department

DJR:clb

cc: Mr. Victor Rodriguez
Consulting Civil Engineers
3111 South Valley View Boulevard, Suite T-101
Las Vegas, Nevada 89102

Mayor
Oscar B. Goodman

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

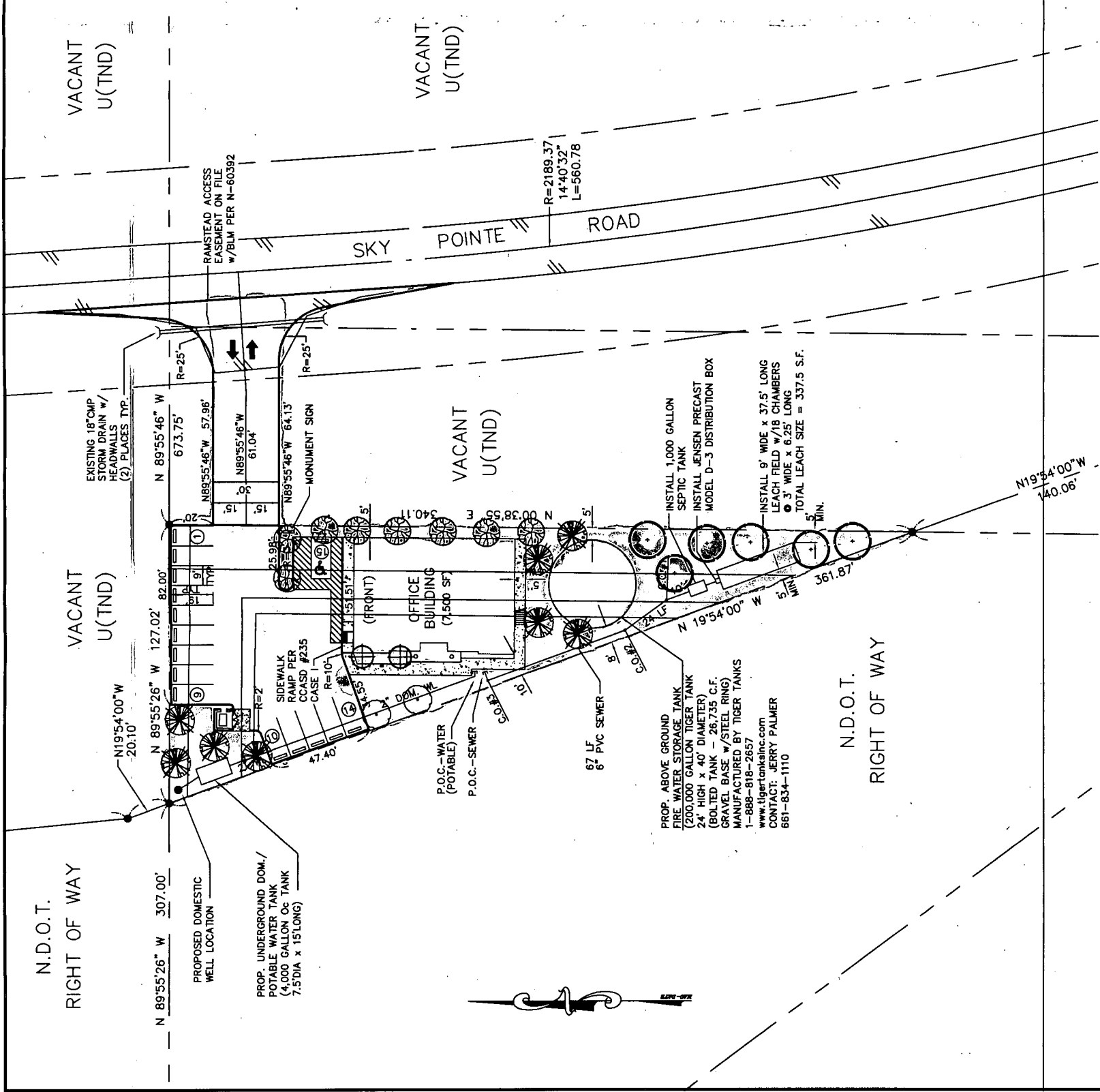
City Manager
Douglas A. Selby



Plans (Landscape Plans)

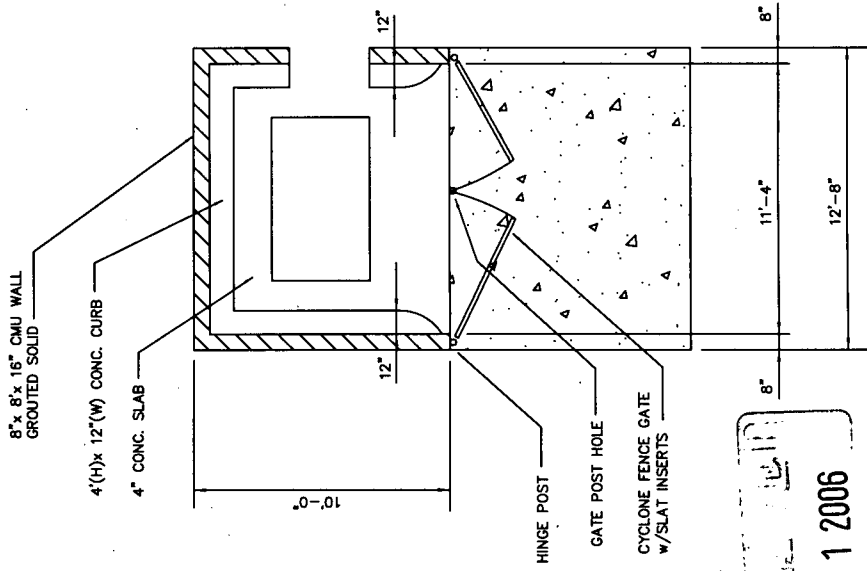


Separator Sheet



LANDSCAPE LEGEND

PLANT SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
	36" BOX SHADE TREE	RHUS LANCEA	AFRICAN SUMAC
	36" BOX SHADE TREE	QUERCUS	HERITAGE LIVE OAK
	36" BOX SHADE TREE	PROSOPIS ALBA	CHILEAN MESQUITE
	24" BOX SHADE TREE	PINUS ELДАРICA	MONDELL PINE
	24" BOX SHADE TREE	PRUNUS CERASIFERA HYBRIDS	FLOWERING PLUM
	5 GAL SHRUB	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
	5 GAL SHRUB	SALVIA GREGGI	TEXAS RED SAGE
	5 GAL SHRUB	PITTIOSPORUM TOBIRA	DWARF MOCK ORANGE
	5 GAL SHRUB	HEMEROCALLIS HYBRIDA	DAY LILLIES
	5 GAL SHRUB	EUONYMUS	EVERGREEN EUONYMUS
	5 GAL SHRUB	SALVIA	AUTUMN SAGE
	DECORATIVE ROCK	EARTH TONE GRAVEL OR DECOMPOSED GRANITE	
	MONUMENT SIGNAGE		



RECEIVED
SEP 01 2006



(IN FEET)
1 inch = 60 ft.

TRASH ENCLOSURE DETAIL N.T.S.

LANDSCAPE PLAN

COMMERCIAL OFFICE BUILDING

KYLE CANYON

SKY POINTE ROAD & U.S. 95

PROJECT NUMBER: 2106.009

SCALE - VERTICAL: N.T.S.

SCALE - HORIZONTAL: 1" = 60'

CONSULTING CIVIL ENGINEERS, INC.

3111 S. Valley View, Ste. 1101 • Las Vegas, NV 89102

(702) 222-4747 • (702) 248-9606 fax

DATE: 8-29-2006

DRAWN BY: V.B.

DESIGNED BY: V.B.

CHECKED BY: V.R.

L.D.D.

P.O. BOX 33130

LAS VEGAS, NEVADA 89133

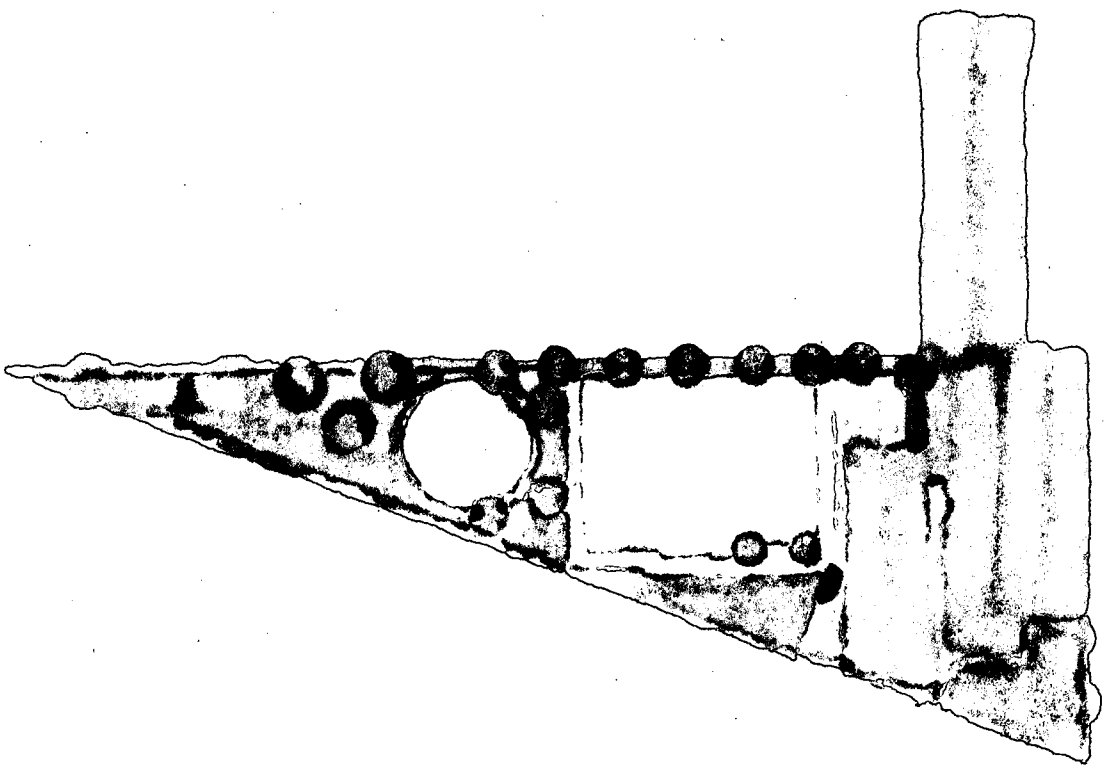
TEL.: (702) 658-8828 FAX: (702) 658-5655

SHEET 1 OF 1

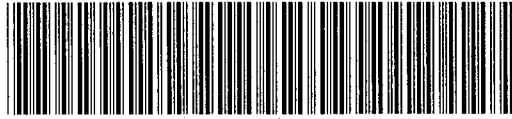
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205-16469, VAE-16470, VAE-16471, SOR-16472, 16473, 16474, 16475, 16476, 16477, 16478, 16479, 16480, 16481, 16482, 16483, 16484, 16485, 16486, 16487, 16488, 16489, 16490, 16491, 16492, 16493, 16494, 16495, 16496, 16497, 16498, 16499, 16500, 16501, 16502, 16503, 16504, 16505, 16506, 16507, 16508, 16509, 16510, 16511, 16512, 16513, 16514, 16515, 16516, 16517, 16518, 16519, 16520, 16521, 16522, 16523, 16524, 16525, 16526, 16527, 16528, 16529, 16530, 16531, 16532, 16533, 16534, 16535, 16536, 16537, 16538, 16539, 16540, 16541, 16542, 16543, 16544, 16545, 16546, 16547, 16548, 16549, 16550, 16551, 16552, 16553, 16554, 16555, 16556, 16557, 16558, 16559, 16560, 16561, 16562, 16563, 16564, 16565, 16566, 16567, 16568, 16569, 16570, 16571, 16572, 16573, 16574, 16575, 16576, 16577, 16578, 16579, 16580, 16581, 16582, 16583, 16584, 16585, 16586, 16587, 16588, 16589, 16590, 16591, 16592, 16593, 16594, 16595, 16596, 16597, 16598, 16599, 16600, 16601, 16602, 16603, 16604, 16605, 16606, 16607, 16608, 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9/7/00
SUNMED



Plans (Elevations)



PLANS - ELEVATIONS

Separator Sheet

KEYED NOTES

- DIVISION 4 - MASONRY
- 4A CULTURED STONE VENEER WAINSCOT
- DIVISION 7 - THERMAL & MOISTURE PROTECTION
- 7A 2" EIFS
 - 7B 3/4" EIFS
- DIVISION 8 - DOORS & WINDOWS
- 8A SCHEDULED DOOR & FRAME
 - 8B SCHEDULED WINDOW SYSTEM
 - 8D SCHEDULED STOREFRONT GLAZING SYSTEM

REVISIONS

VCRO ARCHITECTURE
524 SOUTH 800 EAST
SALT LAKE CITY, UT 84102
Phone: (801) 575-8800
Fax: (801) 531-9850
WWW: www.vcro.com

KYLE CANYON OFFICE

Construction Documents
LAS VEGAS, NEVADA

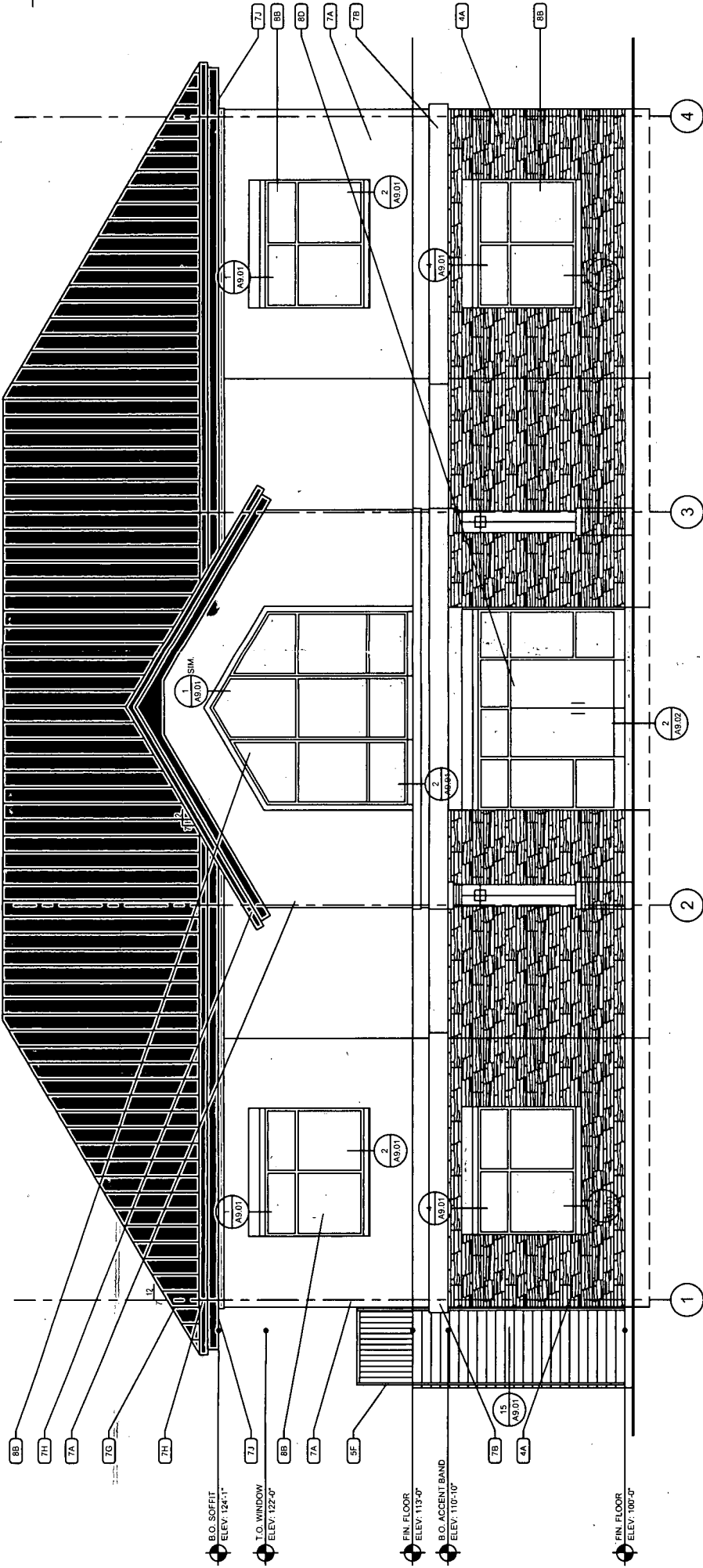
VALLEY CRANE

DATE: 02.15.06
DRAWN: CHL
JOB #: 05320
OWNER #
CAD FILE: A2.01 ELEVATIONS
FILE #

A2.01

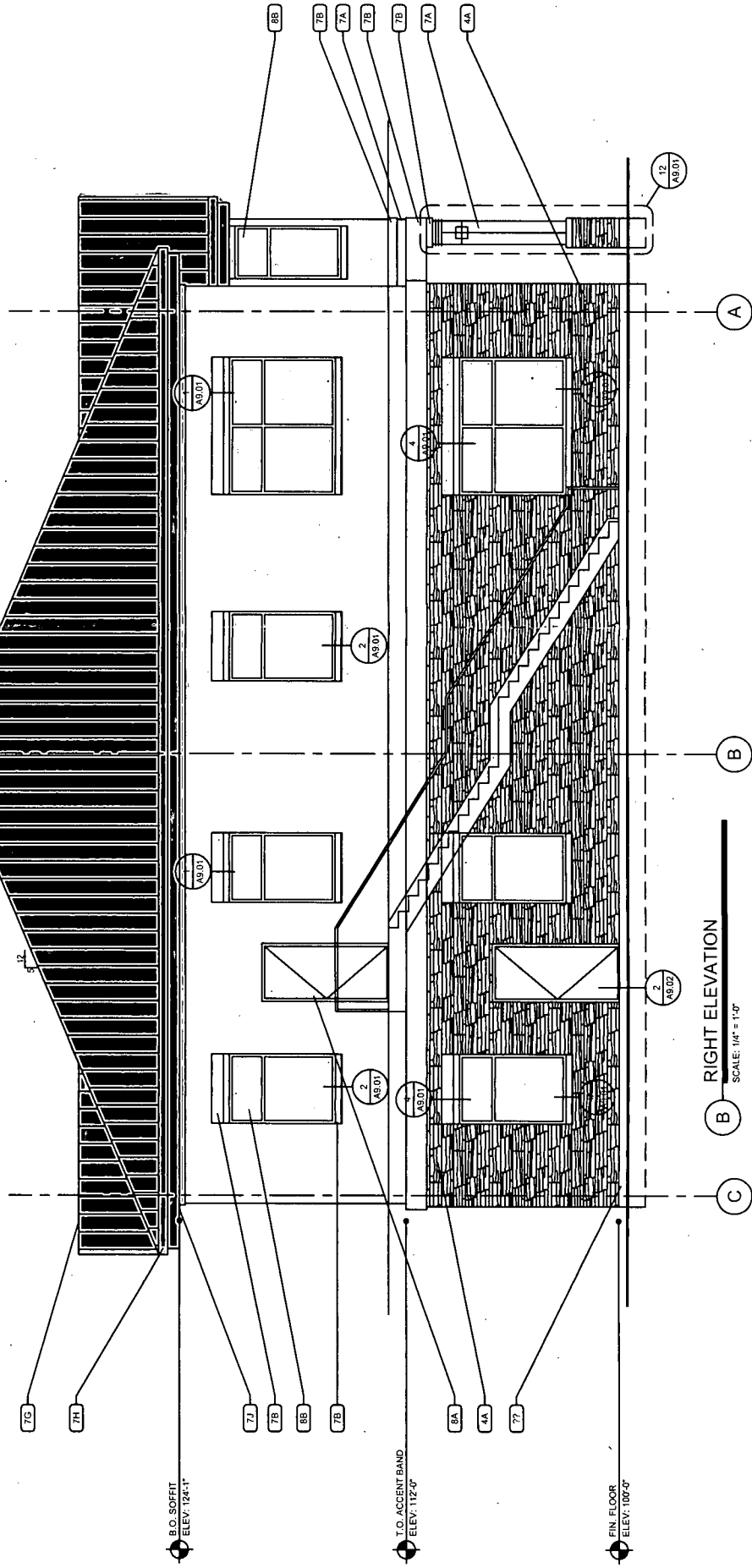
SEP 01 2006

Sheet of Sheets



FRONT ELEVATION

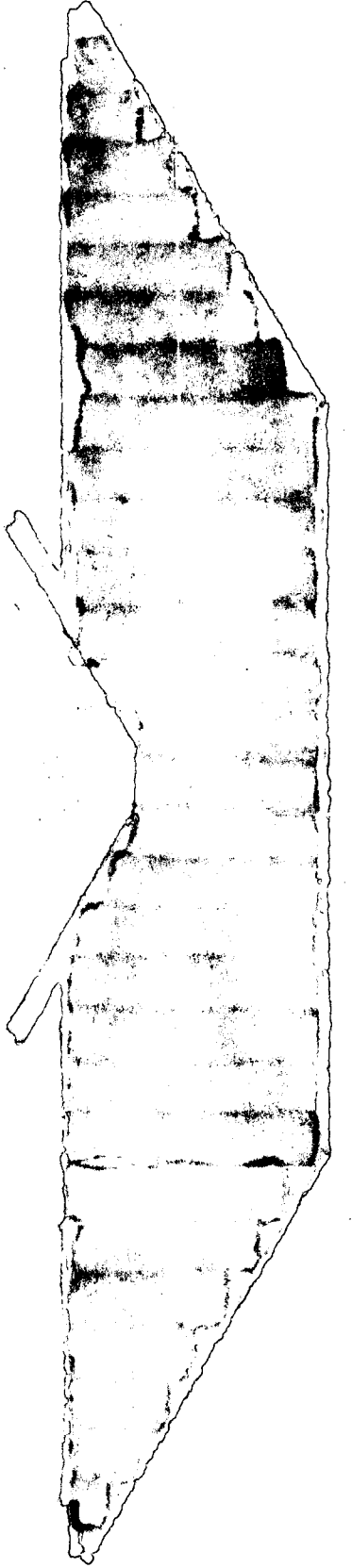
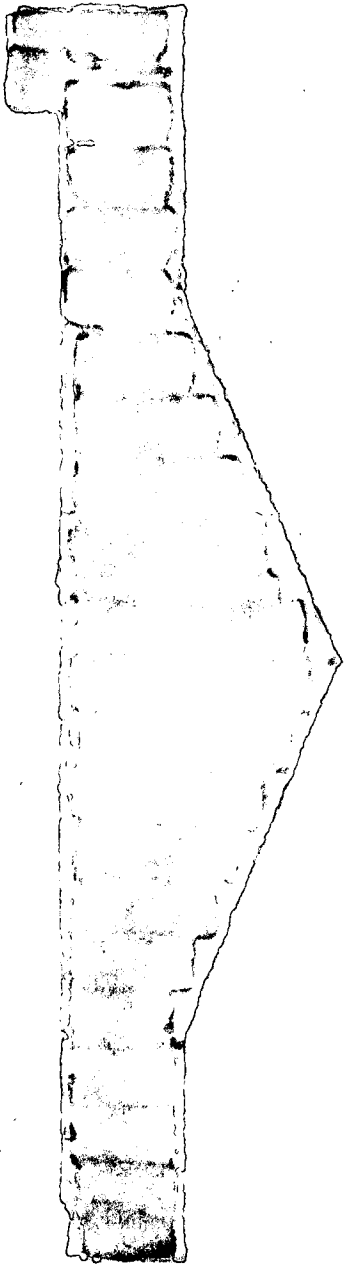
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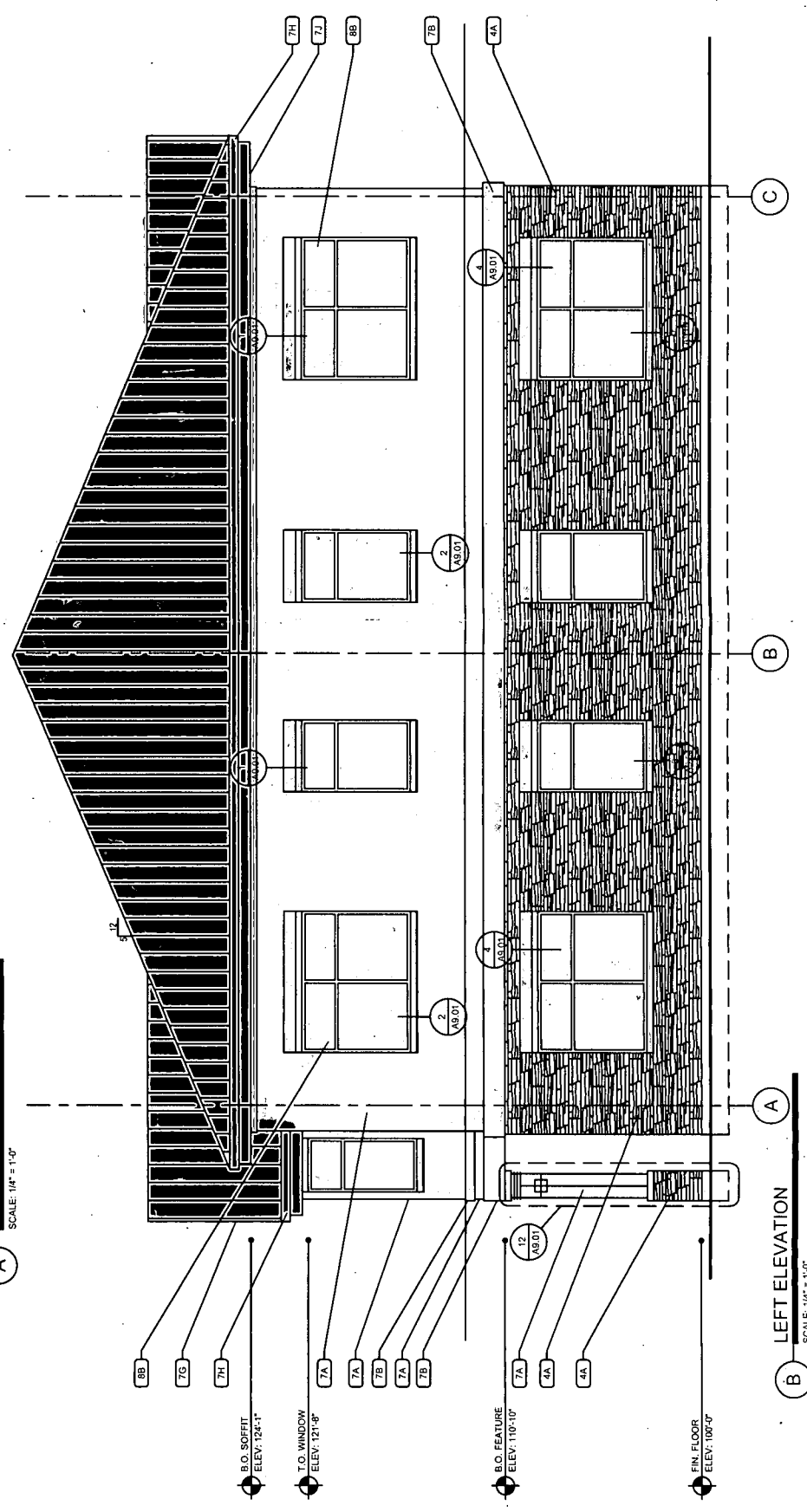
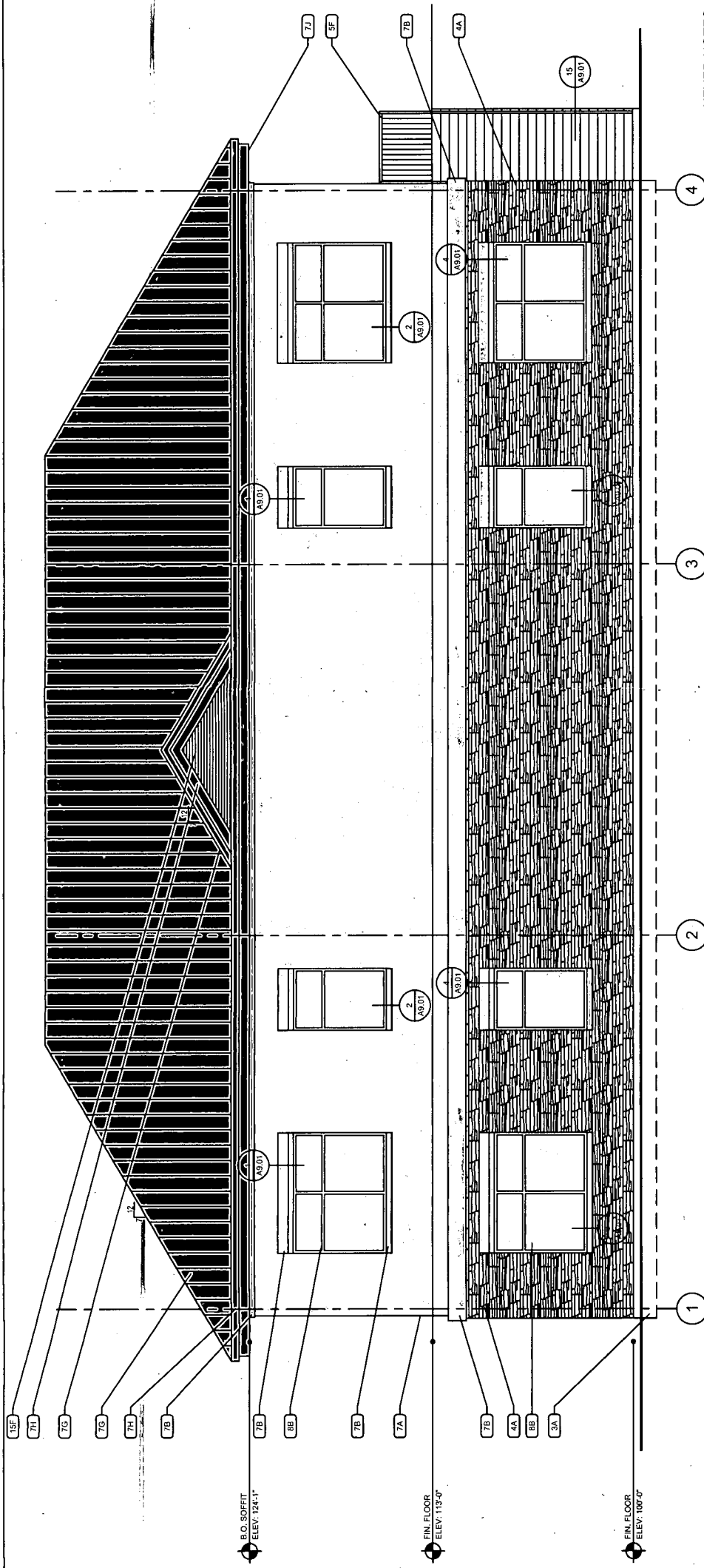


RIGHT ELEVATION

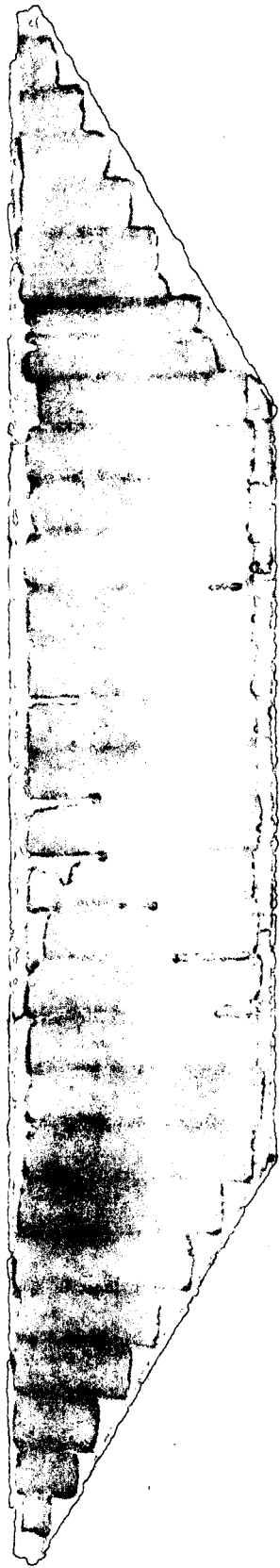
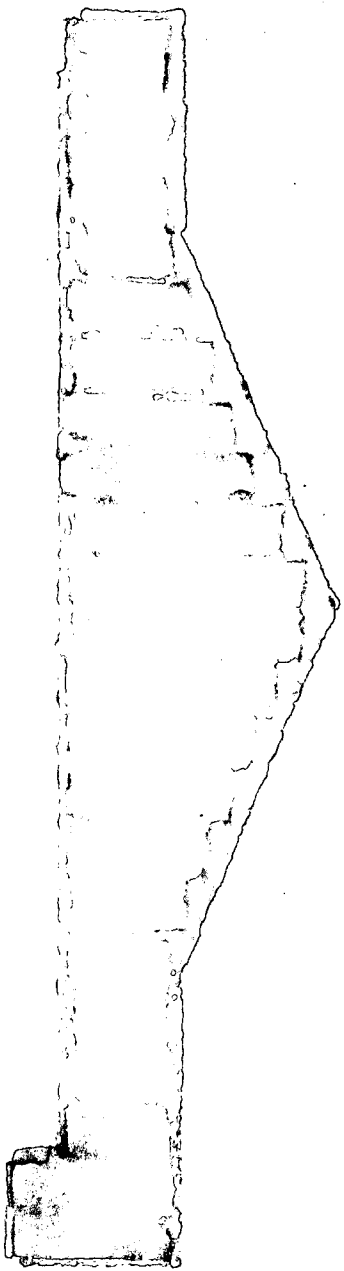
SCALE: 1/4" = 1'-0"

20/7/04
SCANNED

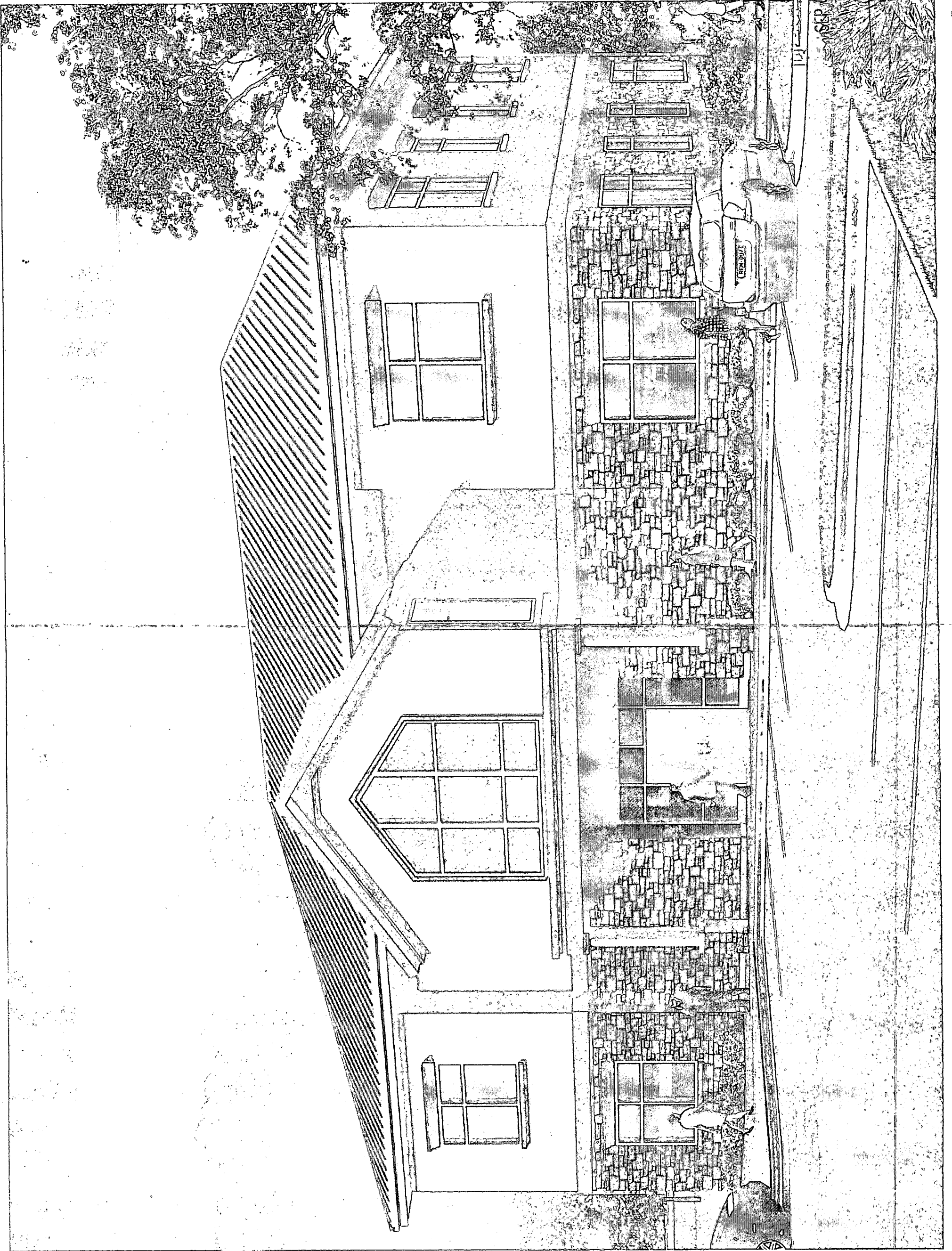




9/7/04
SCANNED



SEP 01 2006



9/7/04
SCANNED

Plans (Floor Plans)



Separator Sheet

DOOR NO.'S & TYPES

DOOR TYPE — FRAME TYPE

DOOR NUMBER — HARDWARE GROUP

GENERAL NOTES

1) WHERE WALL FINISH IS NOT SPECIFICALLY CALLED OUT, PROVIDE FINISHES OF ADJACENT WALL

REVISIONS

VALENTINER CRANE
524 SOUTH 800 EAST
SALT LAKE CITY, UTAH 84102
Phone: (801) 275-8800
Fax: (801) 275-8800
WWW: WWW.VCRANE.COM

FINISH SCHEDULE

WALL — WALL
FLOOR — FLOOR
WALL — WALL
NOTE — CHANGE AT FLOOR MATERIAL

FLOOR MATERIALS

C1 FIELD CARPET
C2 FIELD CARPET
C3 FIELD CARPET WITH ACCENT BORDER
T1 SLATE 12x12 TILE
T2 PORCELAIN 12x12 FLOOR TILE
V1 VCT
SC SEALED CONCRETE

WALL

P1 PAINT - GENERAL
P2 PAINT - ACCENT
WOOD VENEER - HONDURAS MAHOGANY
W1 1" X 6" X 1/2" @ 42" A.F.F. WITH W93 ABOVE
SF STORE FRONT GLASS
VM VINYL WALL COVERING
VM2 VINYL WALL COVERING @ 36" A.F.F. WITH P2 ABOVE
VM3 VINYL WALL COVERING

BASE

B1 8" WOOD BASE
B2 4" WOOD BASE
B3 4" RUBBER BASE
B4 TILE BASE

NOTES

1) ???

KYLE CANYON OFFICE

LAS VEGAS, NEVADA

Construction Documents

VALENTINER CRANE

DATE: 02.15.06
DRAWN: CHD
JOB #: 05320
OWNER: #

CAD FILE: A1.01 FLOOR PLAN
FILE #

A1.01

RECEIVED
SEP 01 2006

1 MAIN LEVEL FLOOR PLAN

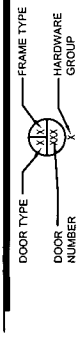
SCALE: 1/4" = 1'-0"

Sheet of Sheets

6/7/04
SCANNED

[illegible]

DOOR NO.'S & TYPES



CL
H
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Z
Z
C
L
Z
L
C

GENERAL NOTES

1.) WHERE WALL FINISH IS NOT SPECIFICALLY CALLED OUT, PROVIDE FINISHES OF ADJACENT WALL

· FINISH SCHEDULE

[illegible]

KYLE CANYON OFFICE
LAS VEGAS, NEVADA
Construction Documents

LAS VEGAS, NEVADA
Construction Documents

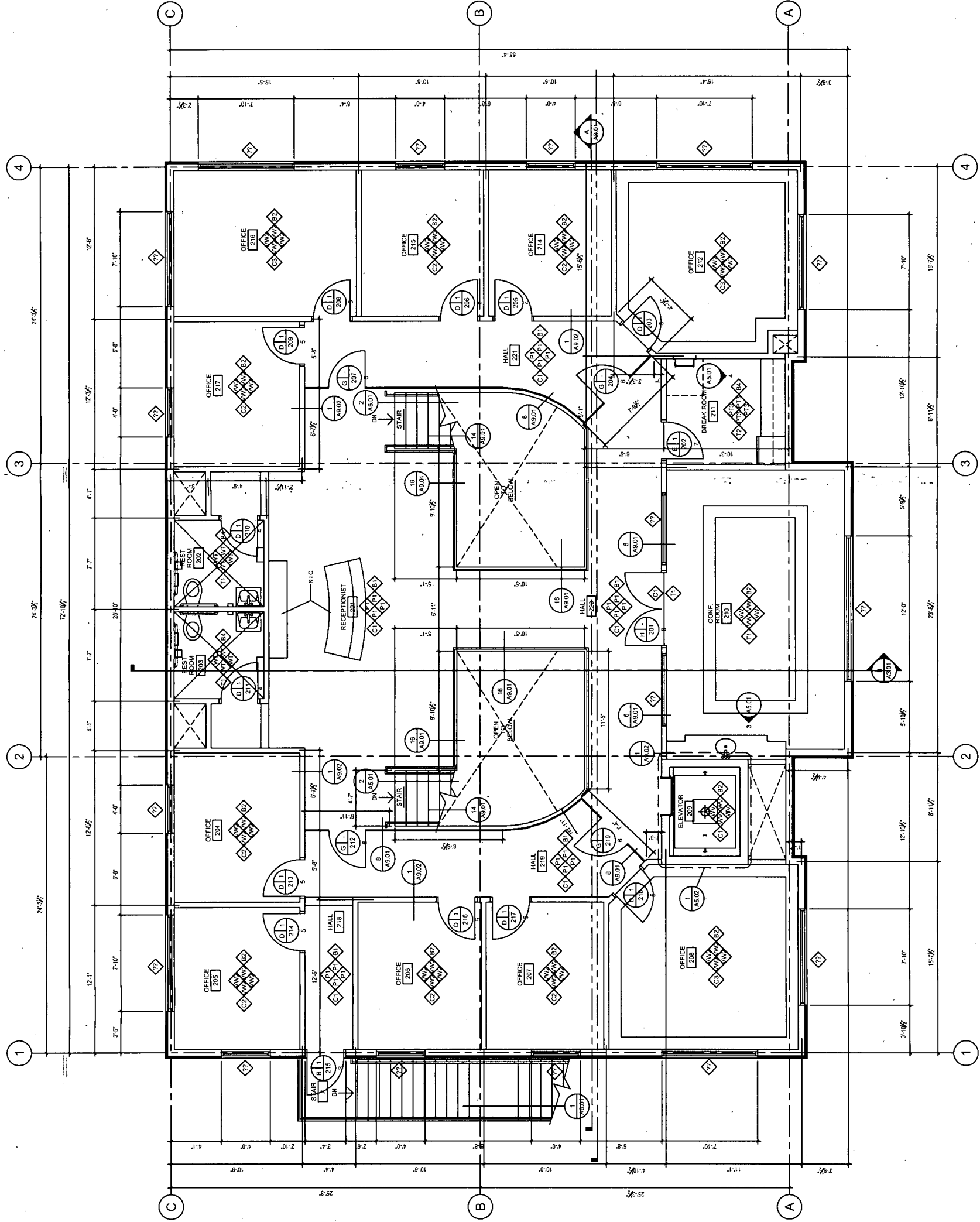


date: 02.15.06	
drawn: child	
Job # 05320	
Owner #	
CAD File A1.02 FLOOR PLAN	
Ins. #	

A1.02

Sheet of Sheets

SEP 01 2006



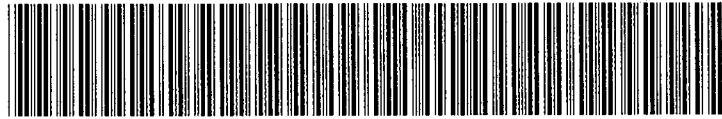
1 SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

ZON-16469, VAR-16470, VAR-16471, SDR-16472, ~~to 17/1/2020~~ PC 01/25/07
(related to 694-16426)

9/7/04
SCANNED

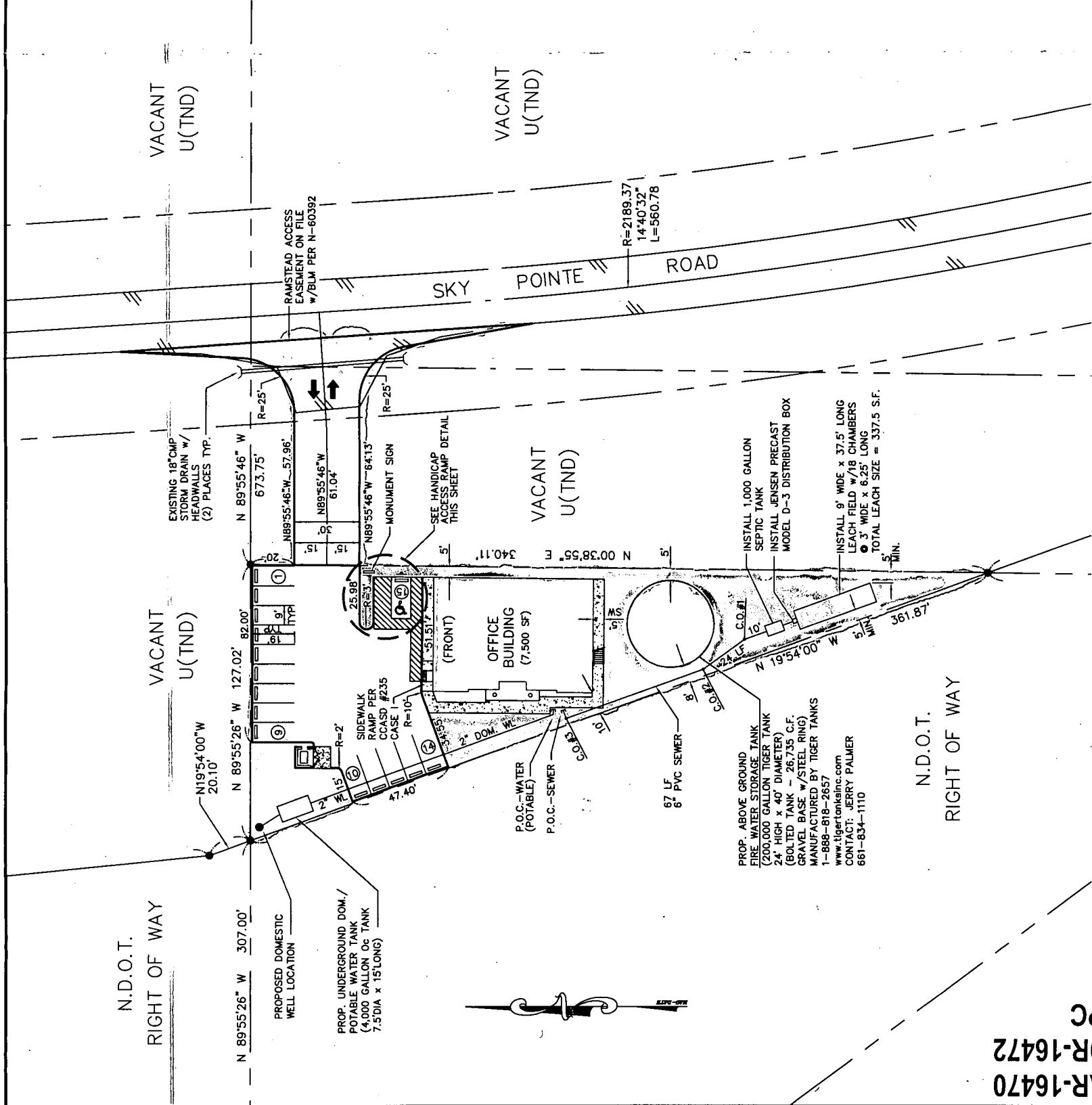
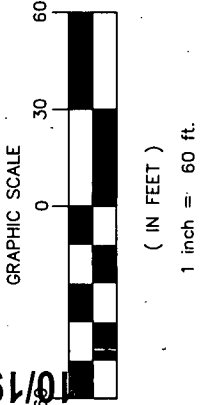
Plans (Approved Site Plan)



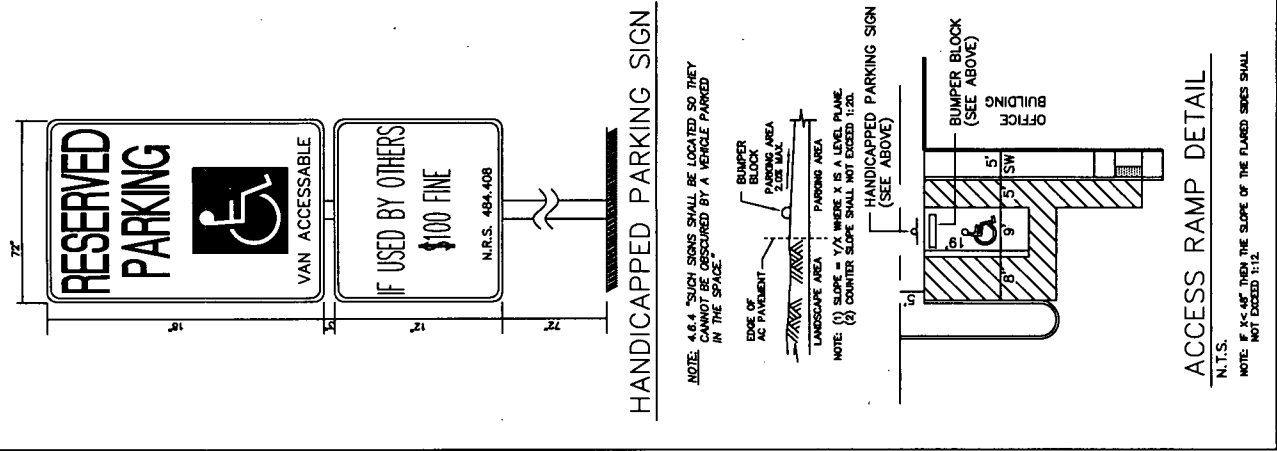
PLANS - APPROVED SITE PLAN

Separator Sheet

ZON-16469 VAR-16470
VAR-16471 SDR-16472
10/19/06 PC



N.D.O.T.
RIGHT OF WAY



GENERAL SITE INFORMATION

ASSESSOR PARCEL NOS. 125-06-002-008
GROSS AREA : 0.46 ACRES (20,038 S.F.)
NET AREA : 0.46 ACRES (20,038 S.F.)
FRONT STREET SETBACK : MINIMUM 20' PROVIDED 84'
SIDE SETBACK : MINIMUM 10' PROVIDED 5'
REAR SETBACK : MINIMUM 20' PROVIDED 181'
CORNER SIDE SETBACK : MINIMUM 15' PROVIDED 15'
BUILDING HEIGHT : 35' MAXIMUM

PROJECT SUMMARY

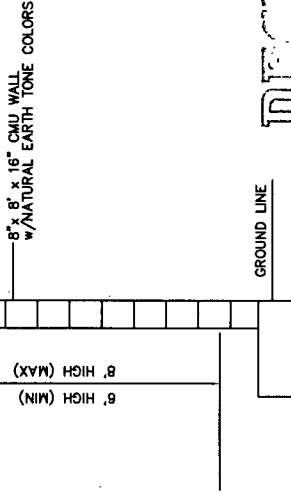
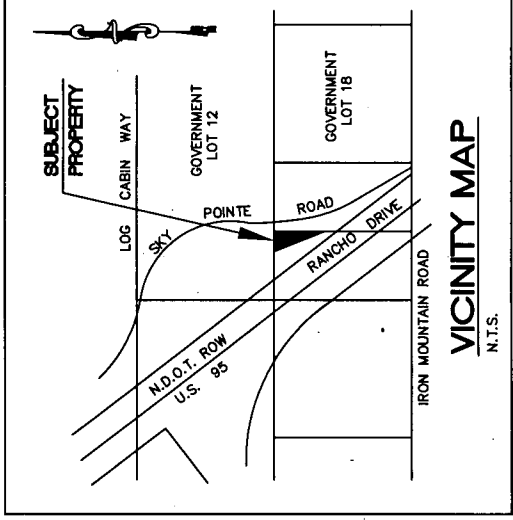
TOTAL OFFICE	PARKING
BUILDING (1ST FLOOR) = 3,750 SF HANDICAP SPACES PROVIDED: 1 SPACES TOTAL SPACES REQUIRED: 25 SPACES	HANDICAP SPACES REQUIRED: 1 SPACES HANDICAP SPACES PROVIDED: 1 SPACES TOTAL SPACES REQUIRED: 25 SPACES TOTAL SPACES PROVIDED: 15 SPACES
TOTAL S.F. = 7,500 SF	PARKING RATIO: 1 PER 300 S.F.

LAND DATA

LAND AREA = 0.46 ACRES (20,089 SF)
FLOOR AREA RATIO: 37%

OWNER INFORMATION

ASIAN DEVELOPMENT, L.L.C.
P.O. BOX 33130
LAS VEGAS, NEVADA 89133
CONTACT: DAVID BRAMLETT
TEL: (702) 658-8825
FAX: (702) 658-5655



PROPOSED PERIMETER WALL

N.T.S.
NOTE: THERE ARE NO EXISTING PERIMETER WALLS

PROPOSED PERIMETER WALL ELEVATION

N.T.S.

SHEET C-1 OF 1

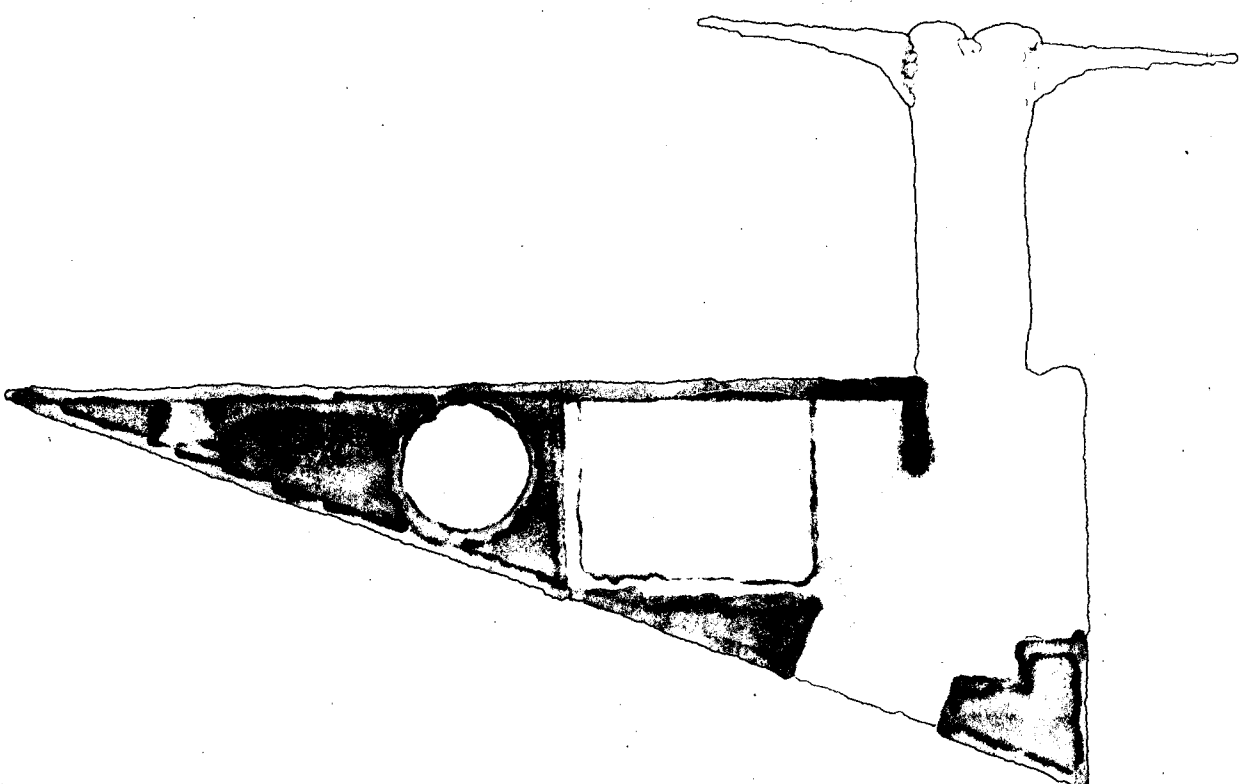
SITE PLAN
COMMERCIAL OFFICE BUILDING
KYLE CANYON
SKY POINTE ROAD & U.S. 95

LD.D.
P.O. BOX 33130
LAS VEGAS, NEVADA 89133
TEL: (702) 658-8828 FAX: (702) 658-5655
DATE: 8-29-2006
DRAWN BY: V.B.
DESIGNED BY: V.B.
CHECKED BY: V.R.

CONSULTING CIVIL ENGINEERS
3111 S. Valley View, Ste. 1101, Las Vegas, NV 89102
(702) 222-4747 • (702) 248-9606
N.T.S.
SCALE - HORIZONTAL: 1" = 60'
SCALE - VERTICAL: N.T.S.
PROJECT NUMBER: 2106.009

REV.	DATE	BY	REVISION

ZON-16469 VAR-16470 + VAR-16471, SDR-16472 PC 10/19/06



6/7/02
SCANNED

[illegible]

9/2/04
SCANNED