

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. Riekk, Survey (FM, PM, & A's only)
Date: September 25, 2006
Re: **SDR-16472** Asian Development, LLC W. Side Sky Pointe Dr., S. of Kyle Canyon Rd.
Request for a Site Development Plan Review for a proposed office building

CONDITIONS OF APPROVAL:

1. The proposed driveway accessing Sky Pointe Drive through the adjacent property to the east (Assessor's Parcel Number 125-06-002-009) shall be designed, located and constructed in accordance with Standard Drawing #222a and shall be approved by the Nevada Department of Transportation.
2. Coordinate with the Collection Systems Planning Section of Public Works to determine appropriate public sewer paths to service this site prior to the submittal of any construction drawings or the issuance of any permits, whichever may occur first. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. 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.
3. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
4. Site development to comply with all applicable conditions of approval for ZON-16469 and all other site-related actions.

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 CLATSOP

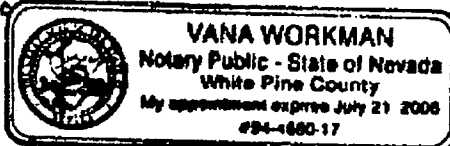
} ss

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 934
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: 15.00
RPTT: 1,045.50

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

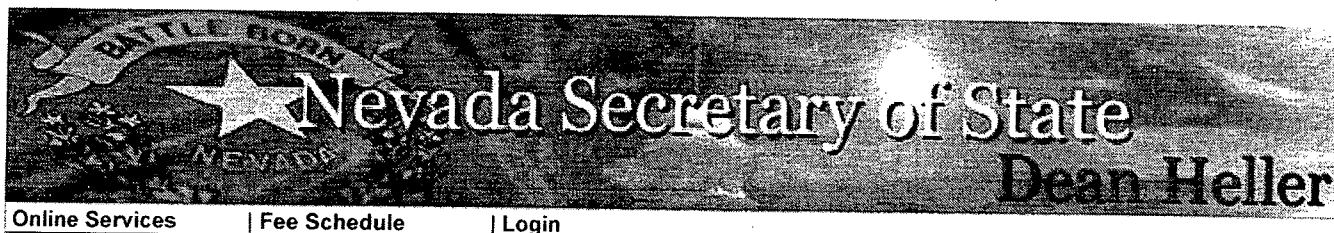
Grant Bargain Sale Deed

(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

Copyright © 1996-2005



CENTENNIAL HILLS, INC.

PRINT

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

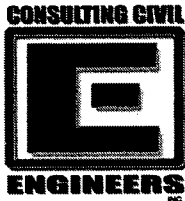
Copyright © 1996-2005

Justification Letter



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
Site Development Plan Review 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 Site Development Plan Review of a proposed 7,500 square foot office building. The site is approximately 0.46 acres in size and triangular in shape 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.

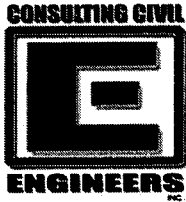
Access to the site is provided by an access drive easement from Sky Pointe Drive. The access easement was provided by BLM and is part of the sale of the adjacent site to the east. The access easement is 30 feet wide and is 20 feet south of the north property line. The parking lot is designed to provide a three point turn around for fire trucks.

The building is situated centrally on the property with the parking lot located on the north side of the site. There will be a well located at the northwest corner of the site, a water storage tank located on the south side of the office building and a leach field is located at the triangular point area on the south end of the site.

Due to the size of the parcel the building is set back 5 feet from the east property line and 10 feet from the west property line. Alternative layouts for the building have proven to be more detrimental to the project. As a result of the shape and the fire concerns, the parking spaces provided are the most possible without asking for additional variances and eliminating additional landscaping.

Additionally, to provide the most parking spaces possible, the landscape fingers and buffering landscaping have been removed.

SDR-16472
10/19/06 PC



Consulting Civil Engineers, INC.

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

The building elevations consist of a stone and stucco exterior finish with accenting and a metal roof.

The building is planned to be used by the owners as corporate offices and few visitors are expected.

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

Sincerely,

Victor Rodriguez

SDR-16472
10/19/06 PC

Application



A P P L I C A T I O N

Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
 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 #: 6-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: 248-9421
 City: Las Vegas State: NV Zip: 89102

Property Owner Signature* _____

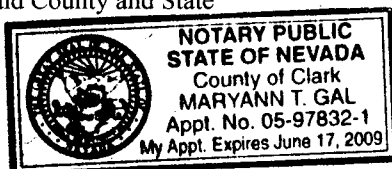
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name: BARRY BROOKSBY

Subscribed and sworn before me

This 31st day of August, 2006.
Maryann T. Gal

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-16472</u>
Meeting Date:	<u>10/19/06</u>
Total Fee: *	<u>\$800.00</u>
Date Received: *	<u>9/1/06</u>
Received By:	<u>[Signature]</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.

SOFI



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16472** APN: 125-04-002-008

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: _____

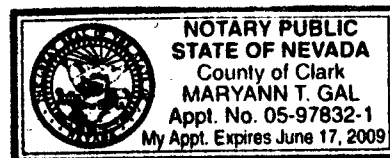
Signature of Property Owner: _____

Print Name: BARRY BOOKSBY

Subscribed and sworn before me

This 31st day of August, 20 06

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



Hansen Sheet



Separator Sheet

Report Date 09/06/2006 08:40 AM

Submitted By

Page 1

A/P # 16472 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages	Date / Time	By		Date / Time	By
Processed	09/01/2006 11:21	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

SDR-16472 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16426, ZON-16469, VAR-16470 AND VAR-16471 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - Request for a Site Development Plan Review FOR A PROPOSED 7,500 SQUARE-FOOT OFFICE BUILDING 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), U (Undeveloped) [SC (Service Commercial) Land Use Designation] and U (Undeveloped) [PCD (Planned Community Development) Land Use Designation] PROPOSED C-1 (Limited Commercial) Zone, Ward 6 (Ross).

Parent A/P #

Project # 16472 Project/Phase Name KYLE CANYON OFFICE BUILDING Phase #
Size/Area 0.46 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12506002008

Location

Owner/Tenant

Contact ID AC594607 Name ASIAN DEVELOPMENT L L C
Mailing Address P O BOX 33130 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89133-3130 Country ☐ Foreign
Day Phone (702)658-8444 x Evening Phone
Fax Mobile #

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	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

No Conditions

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

There is no planning condition for this project.

Report Date 09/06/2006 08:40 AM

Submitted By

Page 2

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?
Hearing Type Is there a condition of approval for a Required Review?
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
10/19/2006	PC	SCHEDULED	0	0	0
DSULLIVAN	09/01/2006				

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

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	984018	09/01/2006 11:22		0.00
Paulette Laidler, Land Development & Investment Diversification Inc ck #6278					

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)			
☒	☐	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): \$ <u>500</u> \$ <u>300</u> \$ <u> </u> Total = \$ <u>800</u>			
☒	☐	Statement of Financial Interest			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance			
SITE PLAN					
				Folded Plans: <u>19</u>	Rolled/Colored Plans: <u>1</u>
☒	☐	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> 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: <u> </u>			
☒	☐	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: <u>3</u>	Rolled/Colored Plans: <u>1</u>
☒	☐	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: <u>2</u>	Rolled/Colored Plans: <u>1</u>
☒	☐	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: <u>1</u>	Rolled Plans: <u>1</u>
☒	☐	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: CCE Application Type: Site Development Plan Review
 APN: 125-06-002-008 Location: Skypointe Dr South of Kyle Canyon Int.
 Planner: [Signature] Pre-App Meeting Date: 8/16/06 Earliest PC Date: 10/19/06

☒ Meeting☐ Telephone

Conversation Record

Project Name _____

Page 1 of 1Date 5/16/00Time 2:00 am ☒ pmConversation between CLV Representative(s)
and _____N. Goldberg, M. Butch, G. Venglaro

Name	Company/Department	Phone	FAX
<u>Janice Bergman</u>	<u>Consulting CE</u>	<u>222-4747</u>	
<u>Victor Rodriguez</u>			

☐ see Meeting Attendance Sheet

Comments:

General Plan Amendment to SC
Rezoning to C-2

Site Development Plan Review for a proposed 3 story building -
proposed use is offices

Parking design is per-fire

Access easement through BLM is ok per fire.

Parking ratio 1.300 (25 spaces required)

Setback requirements 20' Front

10' Side - Variance

20' Rear

landscape waivers required - buffer width, parking lot,
& quantity of trees.

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-16472 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16426, ZON-16469, VAR-16470 AND VAR-16471 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC -
Request for a Site Development Plan Review FOR A PROPOSED 7,500 SQUARE-FOOT OFFICE BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS 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), U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) 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:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-16472

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
09/05/2006

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:

SDR-16472

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

SDR-16472

APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 7,500 SQUARE-FOOT OFFICE BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS 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), U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] [PROPOSED: C-1 (LIMITED COMMERCIAL) ZONE], WARD 6 (ROSS).

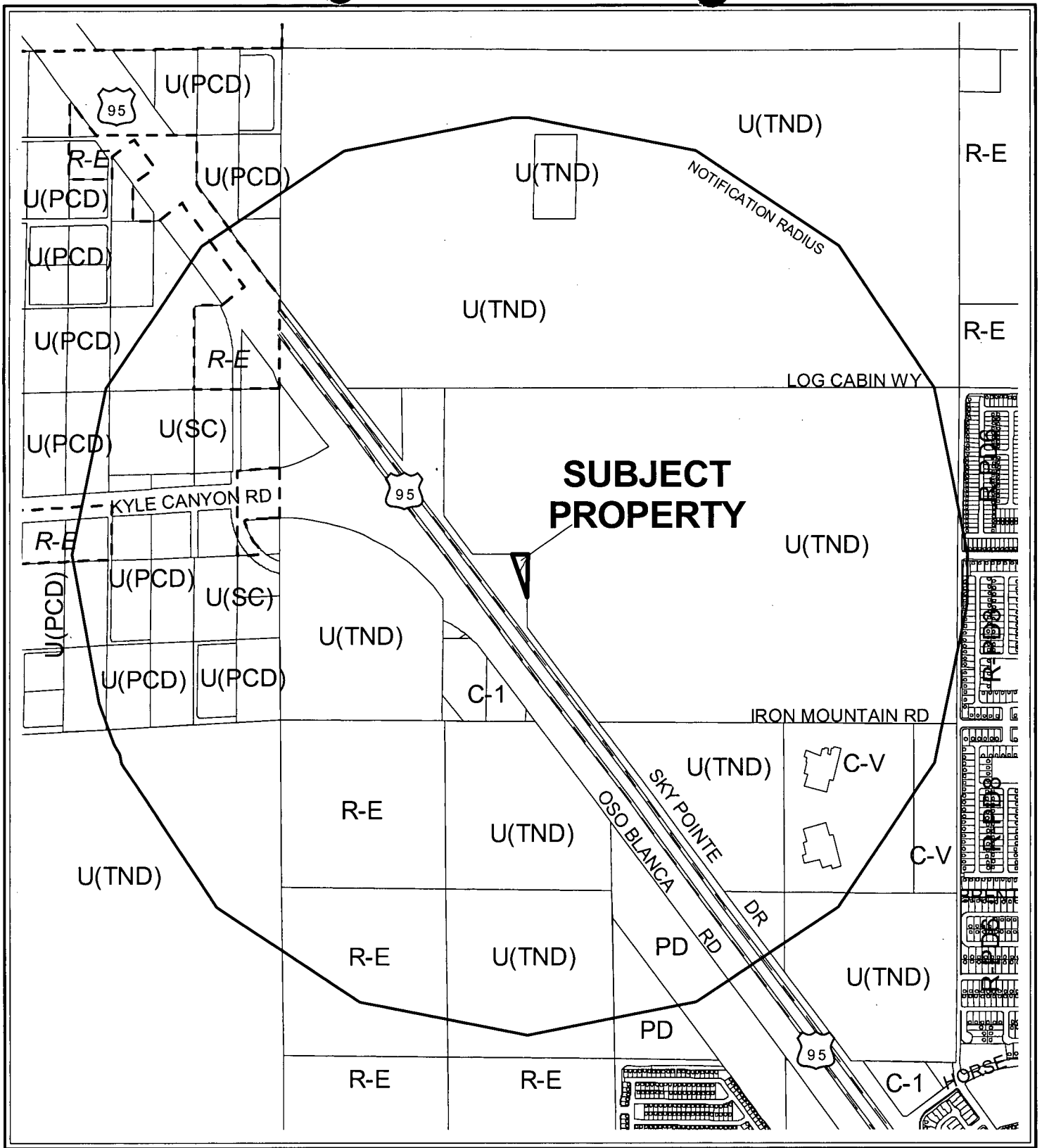
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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>.



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

SEE LOCATION MAP ON REVERSE SIDE



CASE: SDR-16472

RADIUS: 3500 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONING [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) ZONING [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 600 1200 Feet

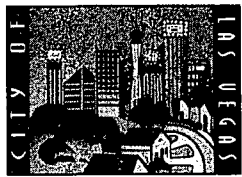


Action Letter



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 - SDR-16472 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Bramlett:

Your request for a Site Development Plan Review FOR A PROPOSED 7,500 SQUARE-FOOT OFFICE BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS 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), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], 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: SDR-16472 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Bramlett:

Your request for a Site Development Plan Review FOR A PROPOSED 7,500 SQUARE-FOOT OFFICE BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS 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), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], 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
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Steven D. Ross

City Manager
Douglas A. Selby

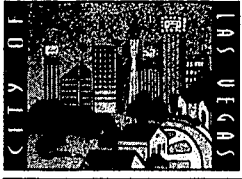


Applicant Letter



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: SDR-16472 - SITE DEVELOPMENT PLAN REVIEW

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
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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 - SDR-16472 - SITE DEVELOPMENT PLAN REVIEW

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

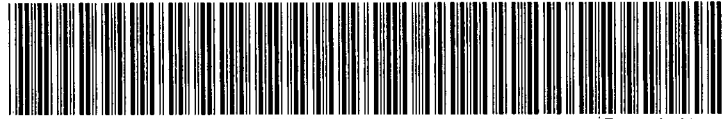
Mayor
Oscar B. Goodman

City Council
Gary Reese
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City Manager
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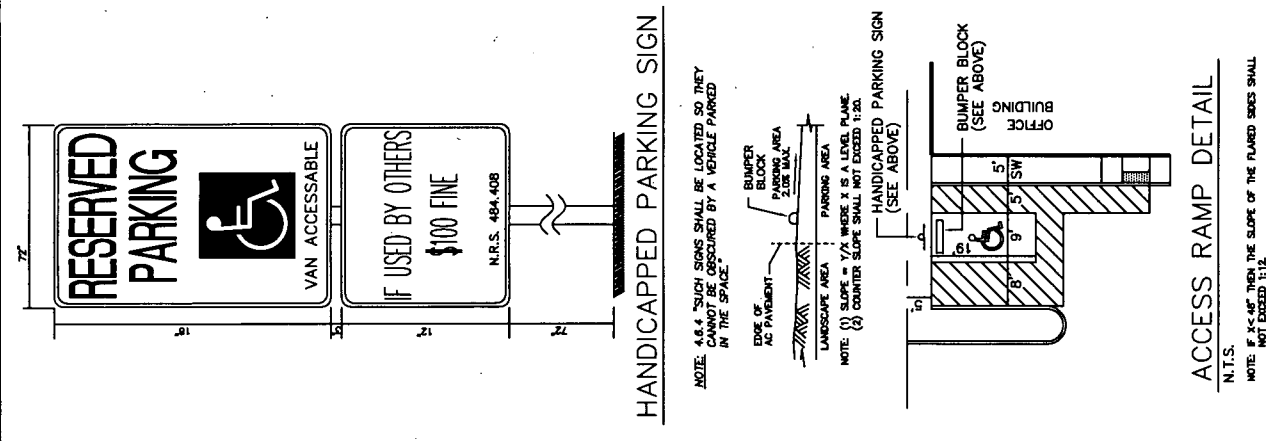
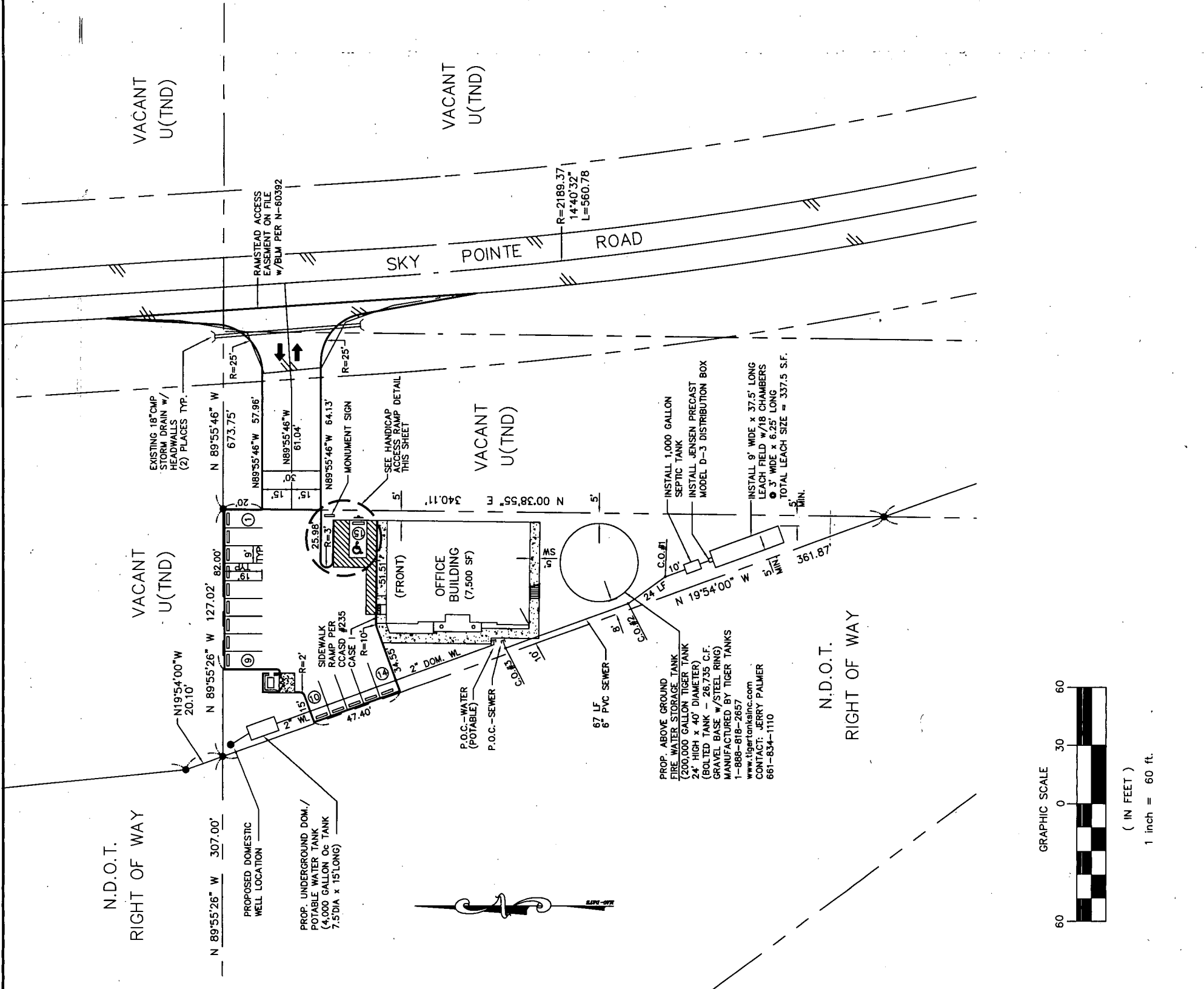


Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet



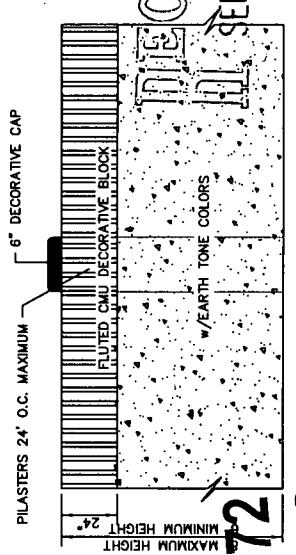
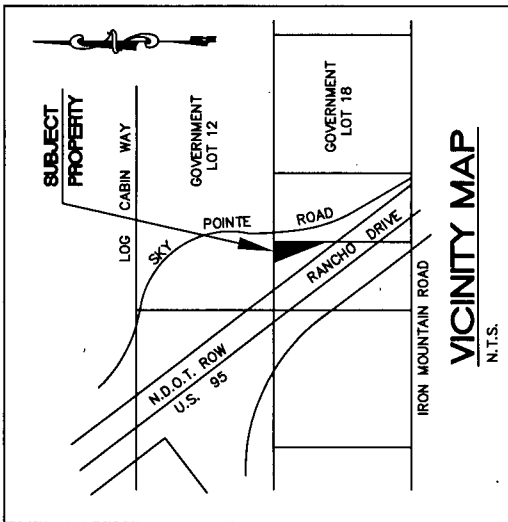
GENERAL SITE INFORMATION	
ASSESSOR PARCEL NOS:	125-06-002-008
GROSS AREA :	0.46 ACRES (20,038 S.F.)
NET AREA :	0.46 ACRES (20,038 S.F.)
FRONT STREET SETBACK :	MINIMUM 20' PROVIDED 84'
SIDE SETBACK :	MINIMUM 10' PROVIDED 5'
REAR SETBACK :	MINIMUM 20' PROVIDED 181'
CORNER SIDE SETBACK :	MINIMUM 15' PROVIDED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

PROJECT SUMMARY	
TOTAL OFFICE BUILDING (1ST FLOOR) :	3,750 SF
TOTAL SPACES REQUIRED: 1 SPACES HANDICAP SPACES PROVIDED: 1 SPACES	
TOTAL OFFICE BUILDING (2ND FLOOR) :	3,750 SF
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

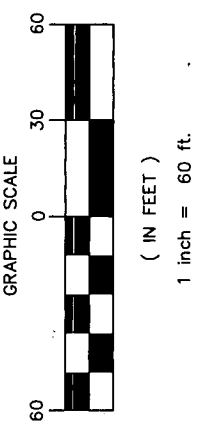


PROPOSED PERIMETER WALL SDR-16472
10/19/06 PC

PROPOSED PERIMETER WALL ELEVATION

NOTE: THERE ARE NO EXISTING PERIMETER WALLS

N.T.S.

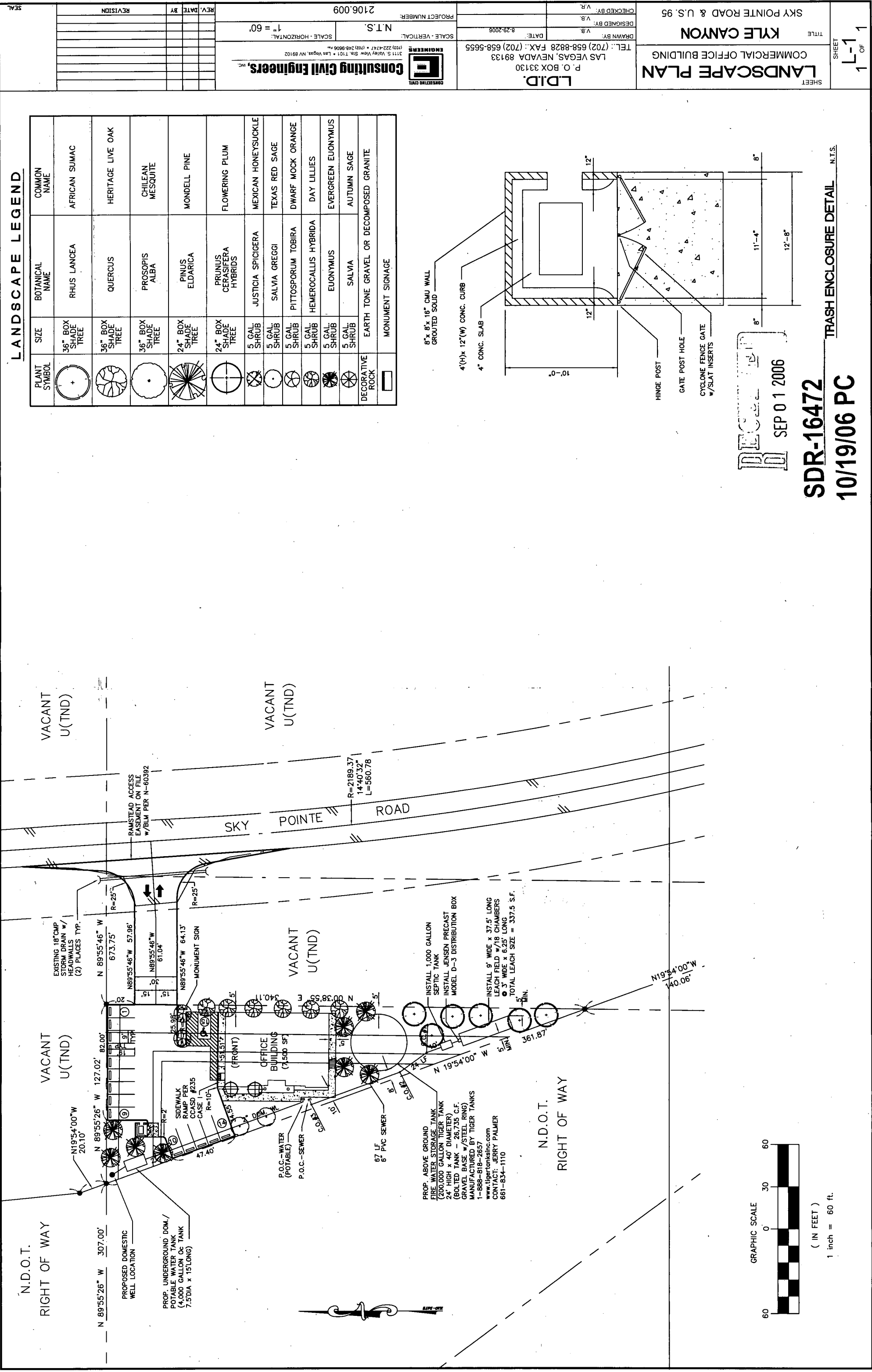


Plans (Landscape Plans)



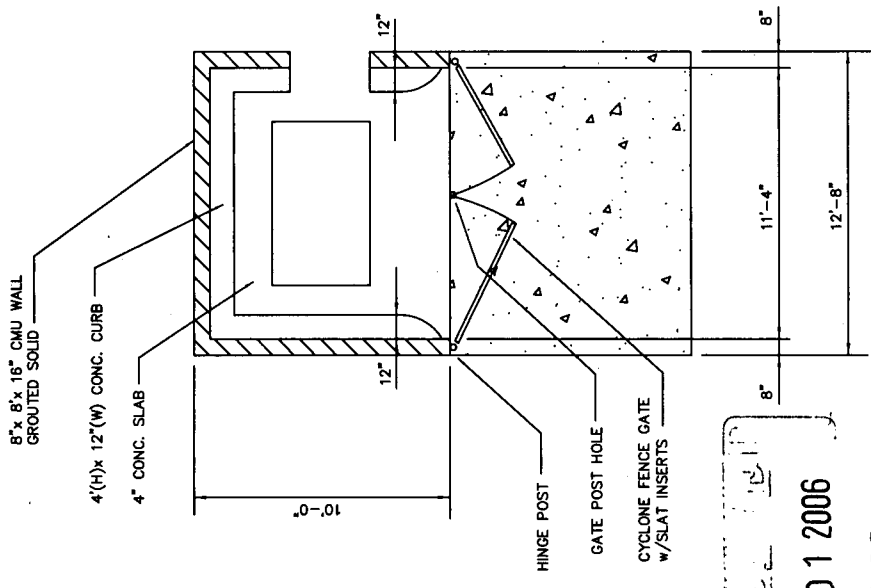
PLANS - LANDSCAPE PLANS

Separator Sheet



LANDSCAPE LEGEND

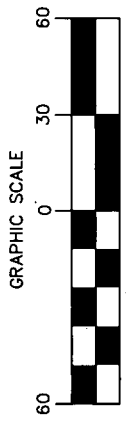
PLANT SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
	36" BOX SHADE TREE	RHUS LANCEA	AFRICAN SUMAC
	36" BOX SHADE TREE	QUERCUS	HERITAGE LIVE OAK
	36" BOX SHADE TREE	PROSOPIS ALBA	CHILEAN MESQUITE
	24" BOX SHADE TREE	PINUS ELДАРICA	MONDELL PINE
	24" BOX SHADE TREE	PRUNUS CERASIFERA HYBRIDS	FLOWERING PLUM
	5 GAL SHRUB	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
	5 GAL SHRUB	SALVIA GREGGI	TEXAS RED SAGE
	5 GAL SHRUB	PITTOSPORUM 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

SDR-16472
10/19/06 PC

TRASH ENCLOSURE DETAIL N.T.S.



(IN FEET)
1 inch = 60 ft.

N.T.S.

SHEET

L-1
1 OF 1

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

L.D.I.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.

ENGINEERS
CONSULTING CIVIL ENGINEERS, INC.
3111 S. Valley View St., 1010 • Las Vegas, NV 89102
(702) 222-4747 • (702) 248-9606 fax
PROJECT NUMBER: N.T.S.
SCALE - VERTICAL: N.T.S.
SCALE - HORIZONTAL: 1" = 60'
2106.009

REV.	DATE	BY	REVISION

SEAL

Plans (PMT)



Separator Sheet

A diagram of a door lock assembly. A central circle is divided into four quadrants by a horizontal line and a vertical line. The top-left quadrant is labeled 'X', the top-right is 'Y', the bottom-left is 'Z', and the bottom-right is 'W'. Four lines extend from the circle to labels: 'DOOR TYPE' to the left, 'FRAME TYPE' to the top, 'DOOR NUMBER' to the bottom, and 'HARDWARE GROUP' to the right.

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

NOTE

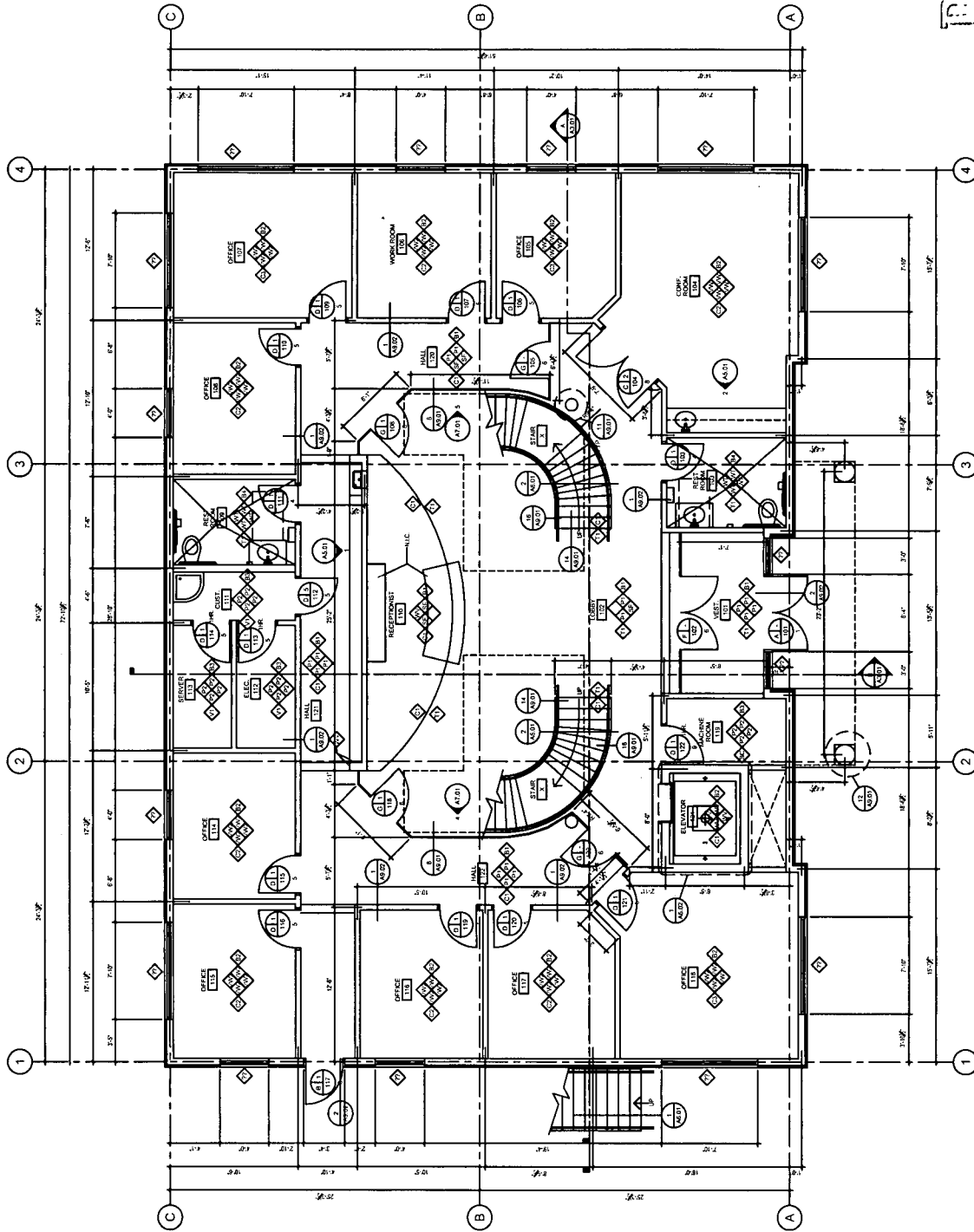
CHANGE AT FLOOR LANTERN

C1	FIELD CARPET
C2	ACCENT CARPET
C3	FIELD CARPET W/12" ACCENT BORDER
C4	SLATE 12x12 TILE
C5	PORCELAIN 12x12 FLOOR TILE
C6	VCT
C7	SEAL TO CONCRETE

P1 PAINT - GENERAL
 P2 PAINT - ACCENT
 P3 WOOD VENEER - HONOLULU MAHOGANY
 P4 12" SLATE WALL TLE @ 42" A.F.F. W/P W3 ABOVE
 P5 STONE FRONT GLASS
 P6 VINYL WALL COVERING
 P7 VINYL WALL COVERING @ 36" A.F.F. W/P2 ABOVE
 P8 VINYL WALL COVERING

81 6" WOOD BASE
82 6" WOOD BASE
83 4" RUBBER BASE
84 TRE BASE

1993



1 MAIN LEVEL FLOOR PLAN

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

SEP 01 2006

SFP 01 2006

A1.01

KYLE CANYON OFFICE
LAS VEGAS, NEVADA
Construction Documents

REVISIONS

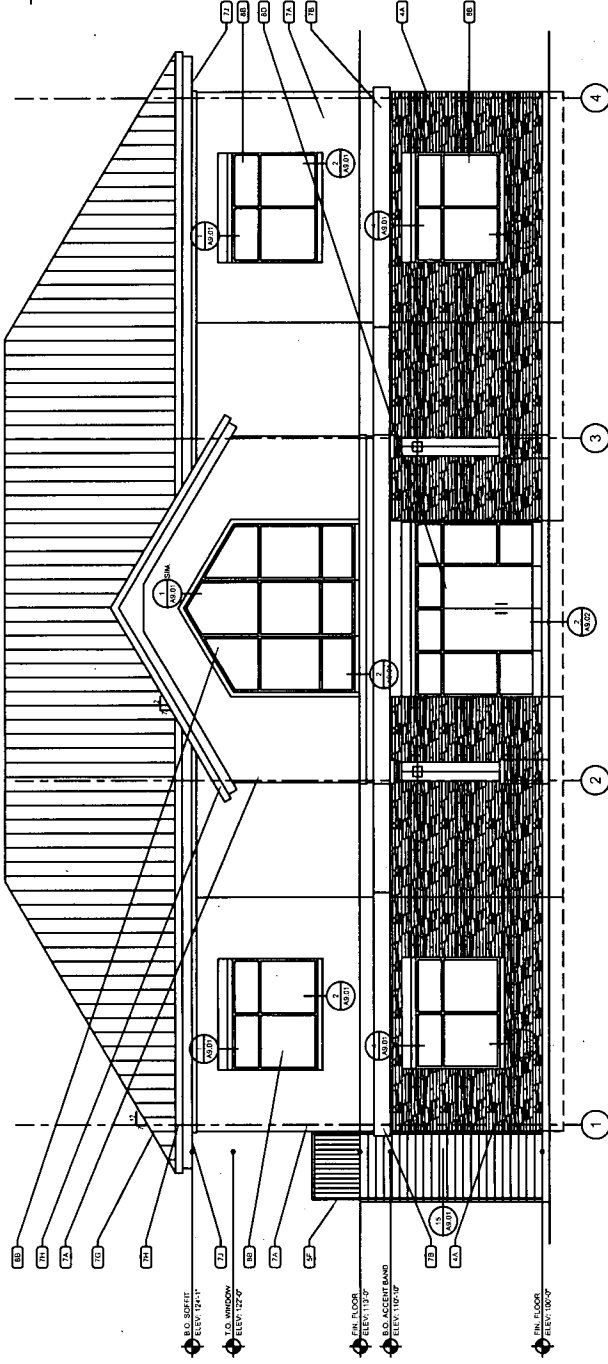
VALENTINER CRANE
524 SOUTH 600 EAST
SALT LAKE CITY, UTAH 84103
Phone (801) 575-8800
Fax (801) 531-9850
WWW.

DATE: 07.15.06	DRWN: ctd	Job # 00320	DWG #
			CAD file A1.01 FLOOR PLAN
			Rev. #

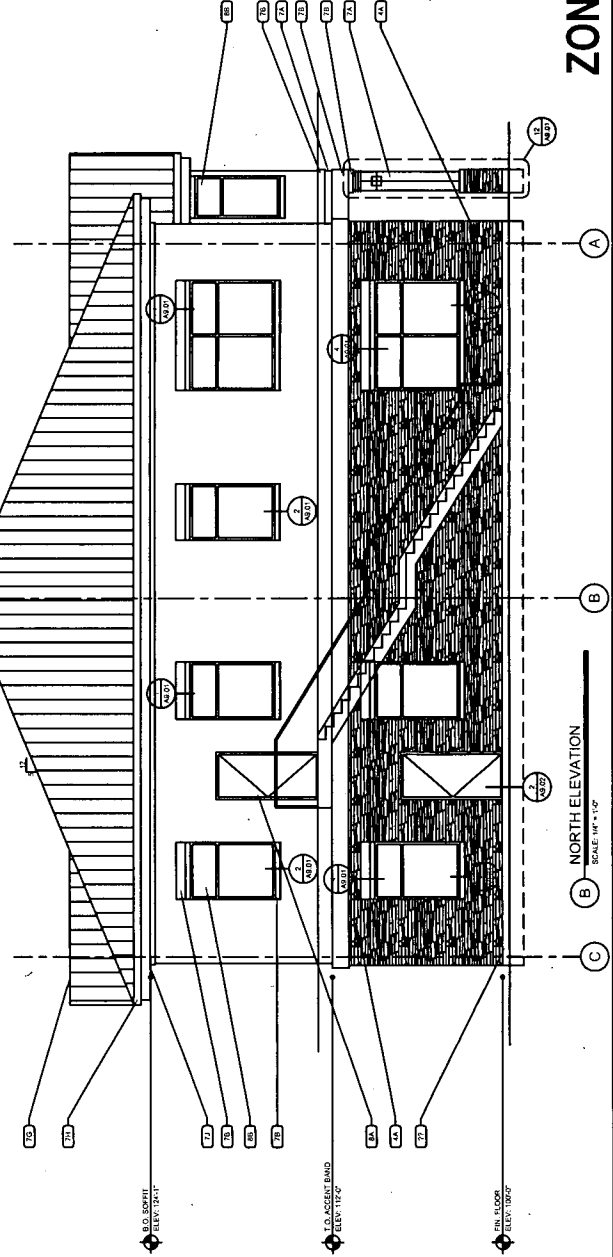
REVISIONS
ALENTINER CRANE
24 SOUTH 600 EAST
SALT LAKE CITY, UTAH 84119
Phone (801) 575-6800
Fax (801) 531-0650
WWW: www.alcrane.com

KEYED NOTES

- GENERAL NOTES
- 1. EXISTING STONE VENEER MAINTAIN
- 2. EXISTING THERMAL & MOISTURE PROTECTION
- 3. 2" F.I.R.
- 4. 4" F.I.R.
- 5. SCHEDULED WINDOWS
- 6. SCHEDULED DOOR & FRAME
- 7. SCHEDULED WINDOW SYSTEM
- 8. SCHEDULED STONE FRONT GLAZING SYSTEM



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



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

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

A2.01

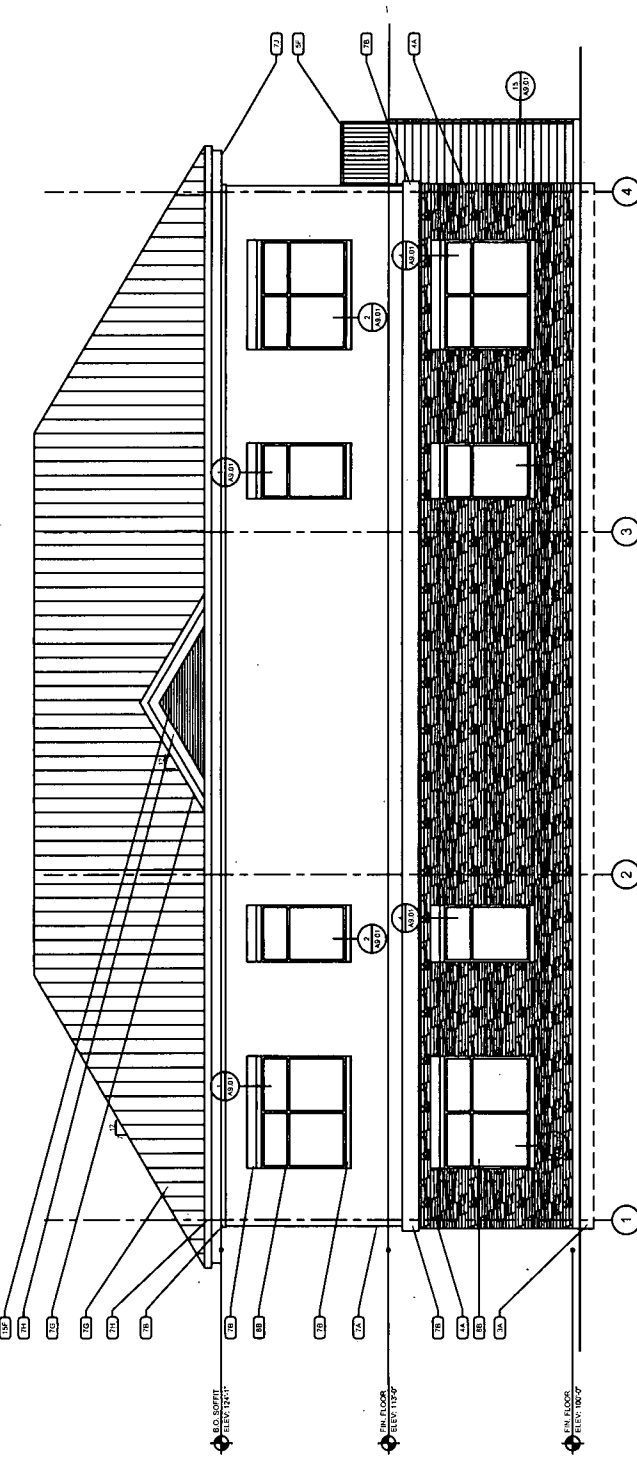
SEP 01 2006

RECEIVED

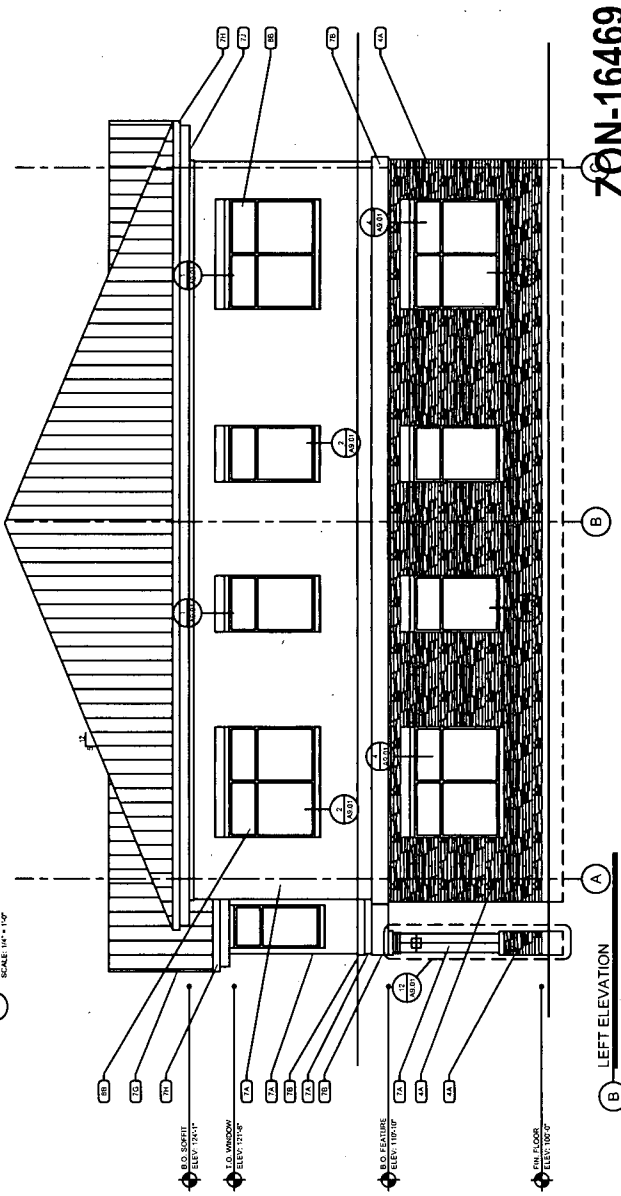
DATE: 09.15.06	BY: [Signature]
DATE: 09.15.06	BY: [Signature]
DATE: 09.15.06	BY: [Signature]
DATE: 09.15.06	BY: [Signature]

KYLE CANYON OFFICE
LAS VEGAS, NEVADA
Construction Documents

REVISIONS
VINO ARCHITECTURE
SAN LUIS OBISPO, CA
SAN LUIS OBISPO, CA
Phone: (805) 754-8800
Fax: (805) 754-8800
www.vino.com



A REAR ELEVATION
SCALE 1/4" = 1'-0"



B LEFT ELEVATION
SCALE 1/4" = 1'-0"

KEYED NOTES

- 1. EXTERIOR FINISHES
- 2. EXTERIOR FINISHES
- 3. EXTERIOR FINISHES
- 4. EXTERIOR FINISHES
- 5. EXTERIOR FINISHES
- 6. EXTERIOR FINISHES
- 7. EXTERIOR FINISHES
- 8. EXTERIOR FINISHES
- 9. EXTERIOR FINISHES
- 10. EXTERIOR FINISHES
- 11. EXTERIOR FINISHES
- 12. EXTERIOR FINISHES
- 13. EXTERIOR FINISHES
- 14. EXTERIOR FINISHES
- 15. EXTERIOR FINISHES

REVISIONS
VCSO ARCHITECTURE
1000 S. LAS VEGAS BLVD.
SUITE 1000, LAS VEGAS, NV 89101
Phone (702) 337-8800
Fax (702) 337-8800
WWW.VCSO.COM

KYLE CANYON OFFICE
LAS VEGAS, NEVADA
Construction Documents

DATE: 03.15.06	BY: JAL	CHK: JAL
DATE: 03.15.06	BY: JAL	CHK: JAL
DATE: 03.15.06	BY: JAL	CHK: JAL
DATE: 03.15.06	BY: JAL	CHK: JAL

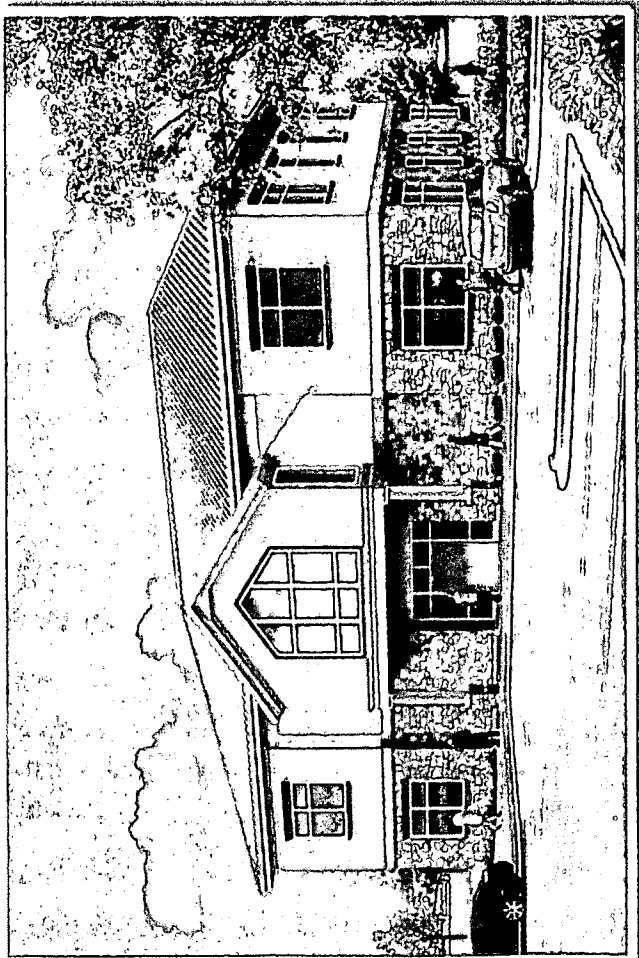
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SEP 01 2006

ZON-16469 VAR-16470

VAR-16471 SDR-16472

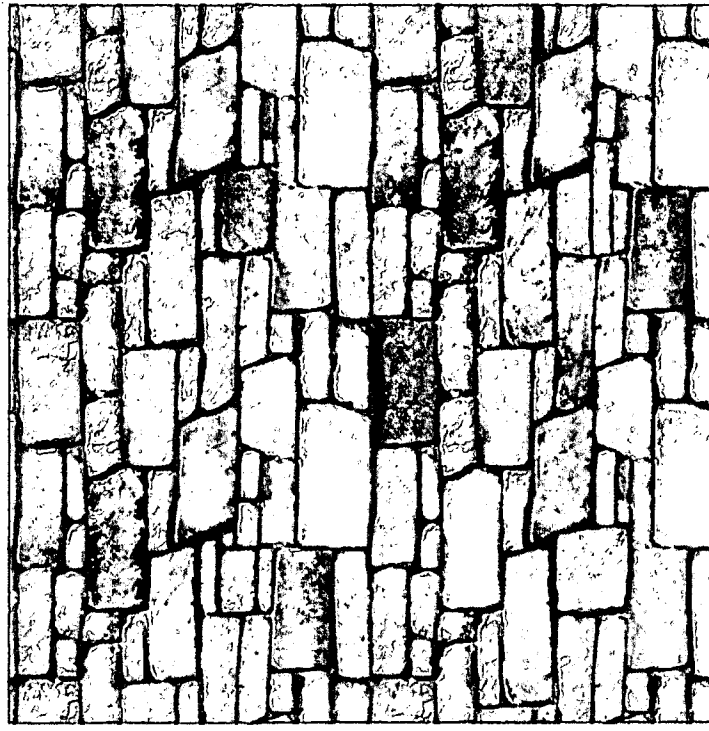
10/19/06 PC



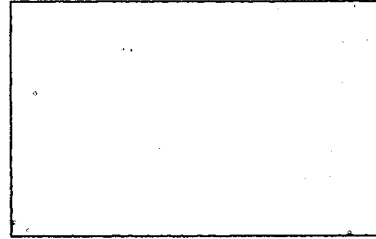
EIFS



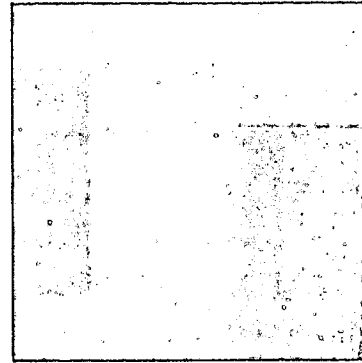
PRECAST CONCRETE TRIM



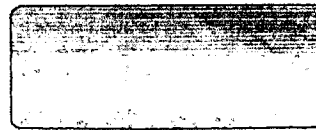
EXTERIOR MASONRY



METAL PANEL ROOF



GLAZING



UNIUM STOREFRONT

DECLINED

SEP 01 2006

SDR-16472

10/19/06-PC



KYLE CANYON OFFICE
LAS VEGAS, NEVADA

exterior finishes