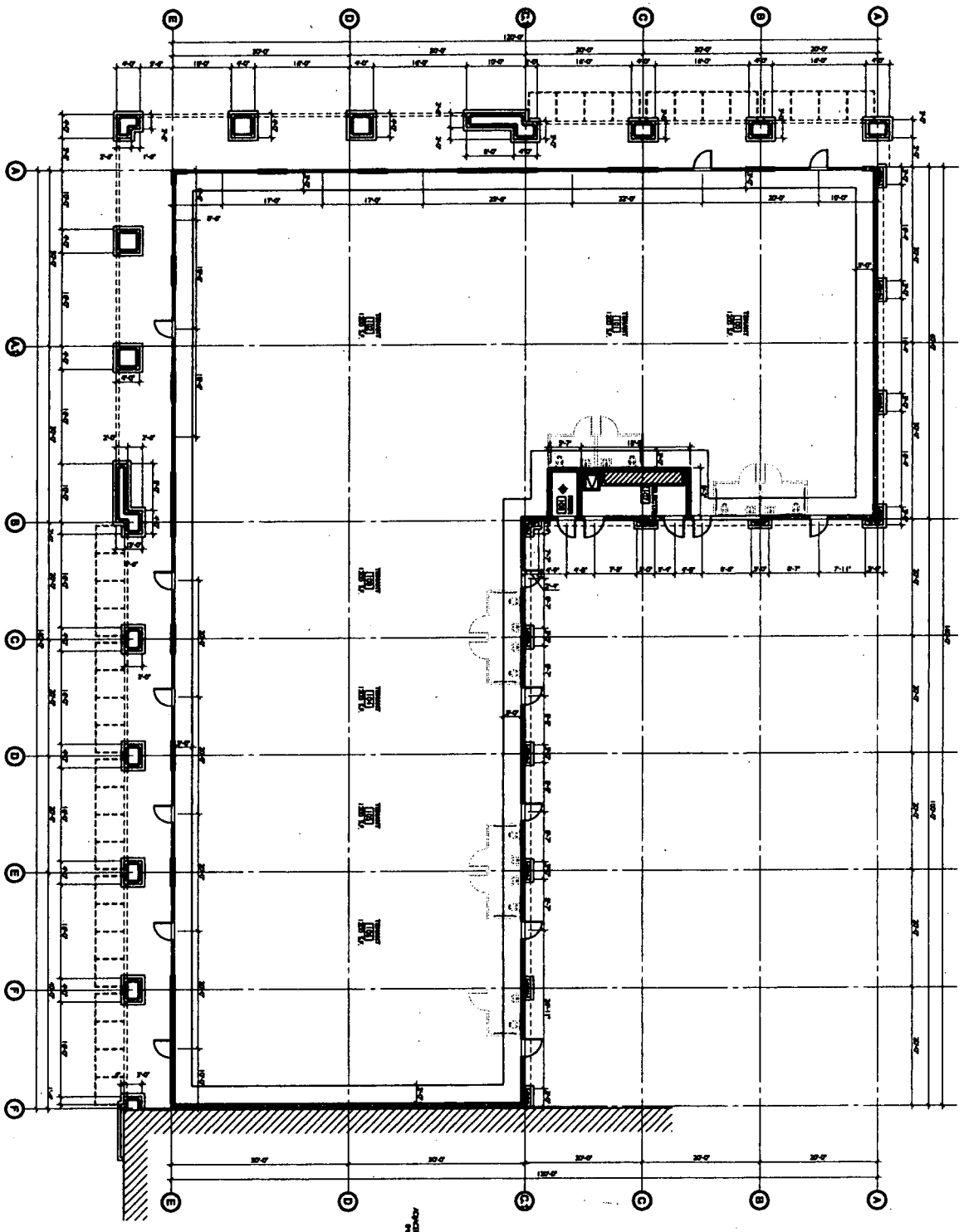


Plans (PMT)



Separator Sheet



FLOOR PLAN - SHOP 'A'



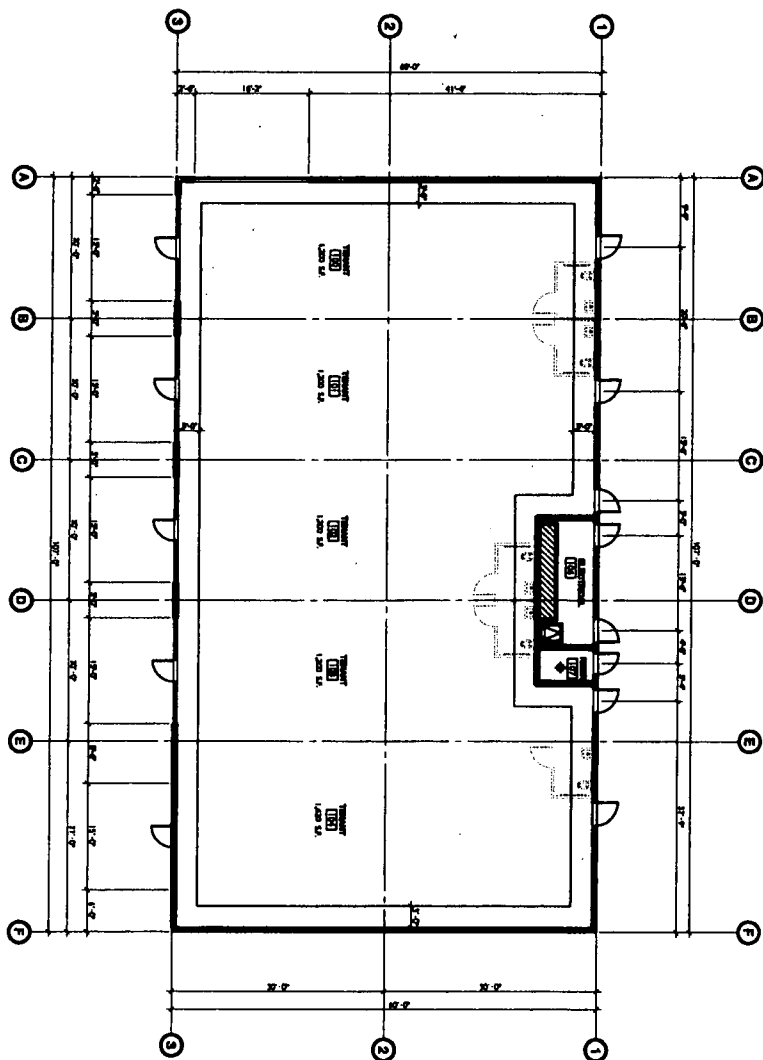
SDR-17717
12/07/06 PC

APPROVED
CITY COUNCIL DATE: 01/17/07
PLANNING COMMISSION DATE: 12/07/06
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS
RENEE Y. BILLORE
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS
RENEE Y. BILLORE

11 OCT 24 2006
A10



SDR-17717 F-F CCA 01/17/07 Approved M-O



FLOOR PLAN - PAD 'B'



SDR-17717
12/07/06 PC

APPROVED
CITY COUNCIL DATE: 01/17/07
PLANNING COMMISSION DATE: 12/07/06
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

Consultant

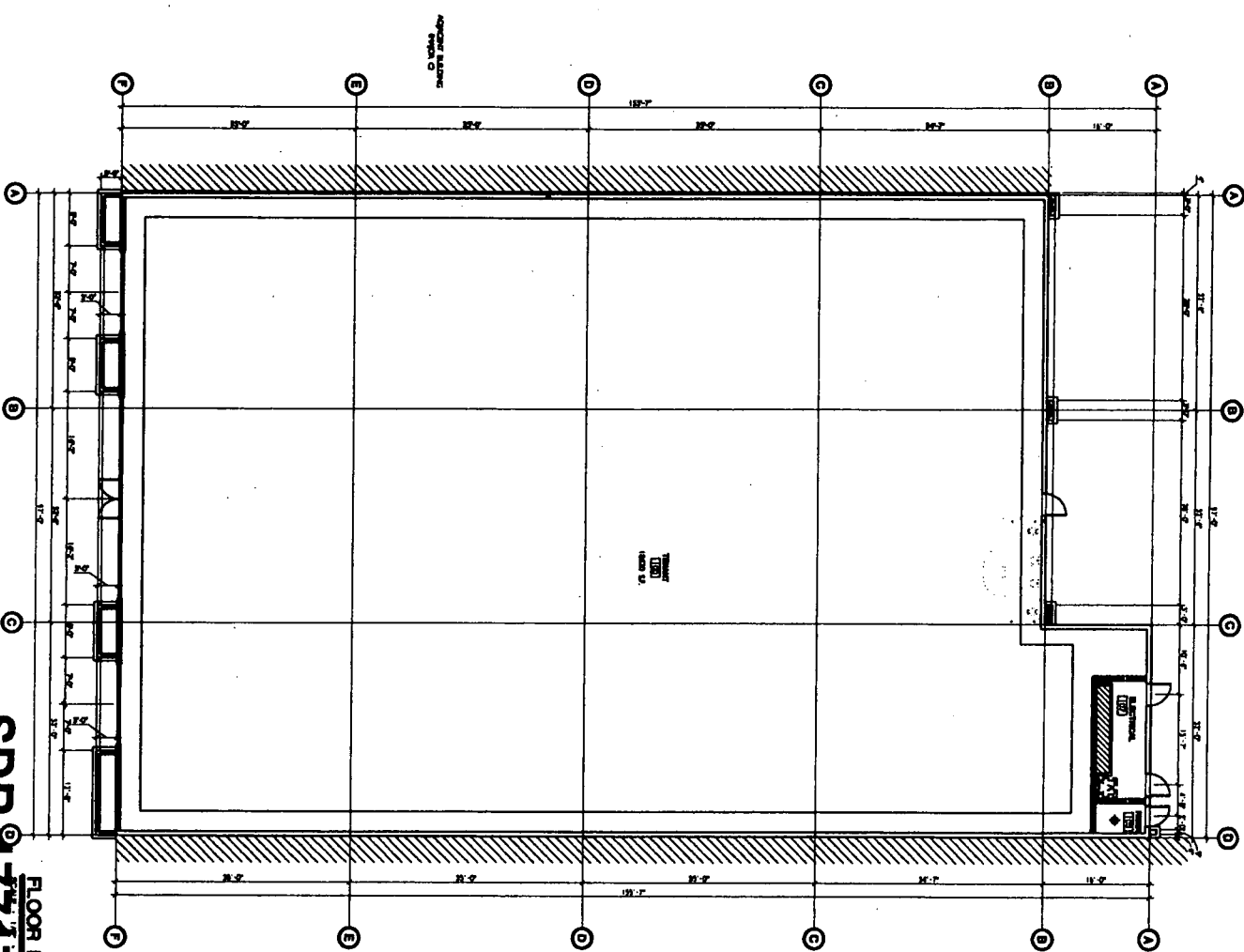
301 Caliente Drive Suite 200
Las Vegas, NV 89102
Phone: 702.433.4200
Fax: 702.433.4201



DEC 24 2006

A1.0

SDR-17717 F-E CCG 1/17/07 Approved 7-0



SDR-17717
12/07/06 PC

FLOOR PLAN - MAJOR TRAIL

A10

APPROVED
CITY COUNCIL DATE: 01/17/07
PLANNING COMMISSION DATE: 12/07/06
BY: [Signature]

PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

STEWART AND NEILS
PARTNERS, LLC
1500 S. LAS VEGAS BLVD.
SUITE 200
LAS VEGAS, NV 89102

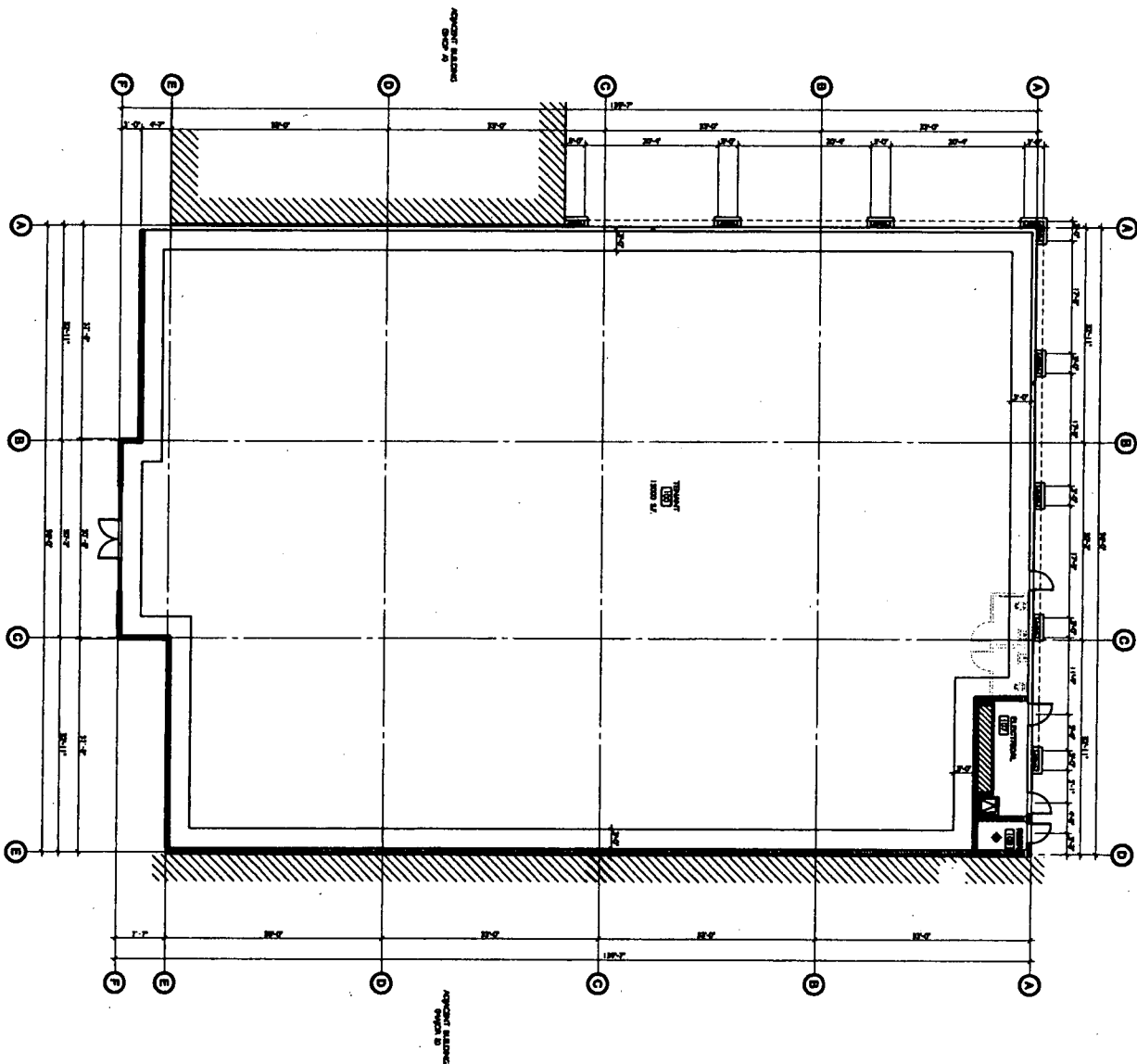
1501 Caliente Drive Suite 200
Las Vegas, NV 89102
Phone: 702.333.8600
Fax: 702.333.8600



SDR-17717 F-B CC0117107

Approved 7-0

OCT 24 2006



FLOOR PLAN - MAJOR 'C'



SDR-17717

12/07/06 PC

APPROVED
OCT 24 2006

A1.0

APPROVED
CITY COUNCIL DATE: 01/17/07
PLANNING COMMISSION DATE: 12/04/06
BY: _____

PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

STEWART AND NEALS
PARTNERS, LLC
1201 GARDEN DRIVE SUITE 100
LAS VEGAS, NV 89101
702.433.1100

1201 Garden Drive Suite 100
Las Vegas, Nevada 89101
Phone: 702.433.1100
Fax: 702.433.1101



SDR-17717 F-C CC01/17/07 Approved 7-0



TRANSMITTAL

Please Answer Dave

DATE: June 6, 2008

TO: Doug Rankin
City of Las Vegas
Planning & Development Department

SUBJECT: Stewart & Nellis Shopping Center
Major - B
CLV Project No. C - 0205 - 07

We are sending you VIA:

- ☒ Hand Delivered ☐ US Mail ☐ Overnight courier ☐ Pick up here
☐ Pick up at blue printer ☐ Faxed transmittal delivery by blue printer

Item(s) Description

- 1 - Each Revised awning information, existing colored elevations with approved colors and proposed elevations, as requested.

APPROVED
BY: *[Signature]* 6/08/08
PLANNING & DEVELOPMENT
CITY OF LAS VEGAS

This material is sent for:

- ☒ Your Information ☐ Approval ☒ Use on Project ☐ Review
☐ Comment ☐ On File

Remarks:

Transmitted By: Rik Salemme

Copy to: SSDG Files

[Signature]

[Signature]
Delivery acknowledgement signature

RECEIVED
PLANNING & DEVELOPMENT
08 JUN - 6 PM
4:19 PM

June 6, 2008

Mr. Doug Rankin
City Of Las Vegas
Planning & Development Department – Current Planning
731 South Fourth Street
Las Vegas, NV 89101

REF: Stewart & Nellis Shopping Center
CLV Project No. Major B C- 0205-07

Mr. Rankin,

Per a phone conversation with Darren Harris of the City, he has requested that we forward you the information on the proposed revision to the awning color for Major – B of this project.

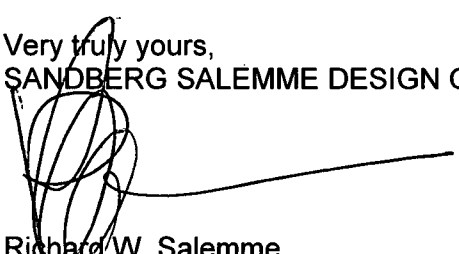
We are proposing a revision the approved awning color for Major – B only. The revised awning color is being requested by the new national tenant and the proposed color is their signature color. The exterior body, trim and accent colors along with the overall height and footprint of the building are not be revised. I have attached the following drawings for your review;

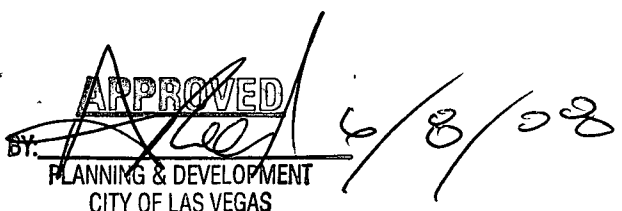
1. The overall colored exterior elevation of the center with the approved colors shown.
2. An enlarged exterior elevation of Major – B with the approved colors.
3. An enlarged exterior elevation indicating the proposed revised awning color.
4. A revised color board showing the approved awning color and the proposed awning color.

We feel that the proposed awning color is very close to the approved color and will not affect the overall design and intent and will proved the national tenant with their signature color.

Please let us know when this revision is approved, so we can move forward with the project. If you have any questions, or need any further information, please contact me at our office.

Very truly yours,
SANDBERG SALEMME DESIGN GROUP


Richard W. Salemme
Principal

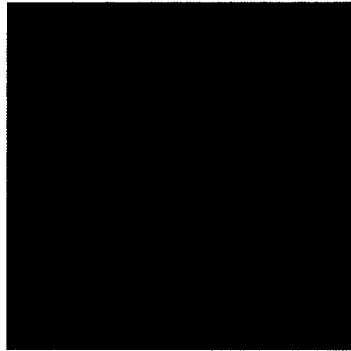


STEWART & NELLIS AWNING COLORS



AQUA DRAZZLE
7596A
LRV 18
(FRAZEE)

APPROVED AWNING COLOR



HERB GARDEN
434
(BENJAMIN MOORE)

REVISED AWNING COLOR

APPROVED
6/08/08
BY: [Signature]
PLANNING & DEVELOPMENT
CITY OF LAS VEGAS



Rick Salan 433-4032
 Mike Vial 252-3236
 Eng



1285 Calhoun Drive Suite 100
 Raleigh, NC 27603
 Phone 702.423.4000
 Fax 702.423.4000

Consultant

PROPOSED SITE SUMMARY

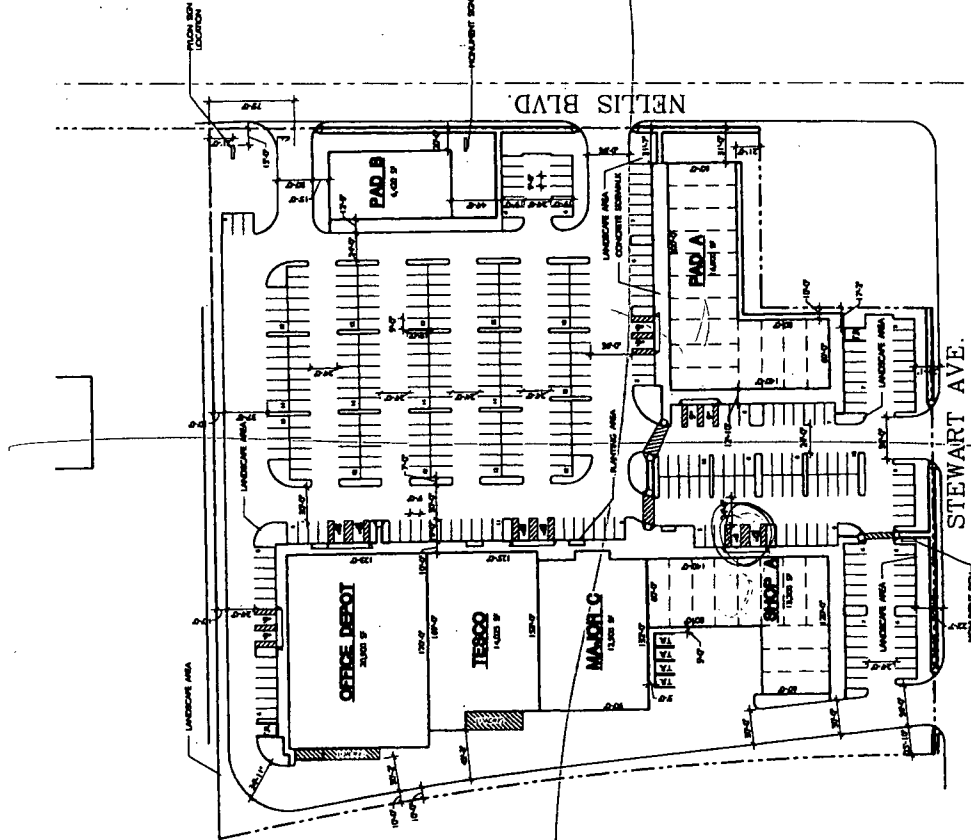
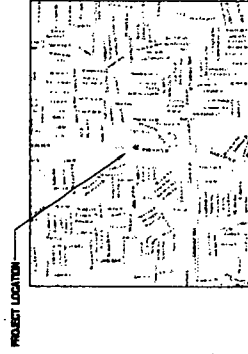
STEWART / NELLIS PARTNERS LLC
 EXISTING ZONING C2
 SITE SIZE 7.81 ACRES
 APN # 140-326-01-005

PARKING

PARKING SPACES REQUIRED:
 61,345 @ 1 STALL/250 SF
 PARKING SPACES REQUIRED - 254 STALLS
 20,900 @ 1 STALL/200 SF
 PARKING SPACES REQUIRED - 105 STALLS
 TOTAL PARKING SPACES REQUIRED - 359 STALLS
 PARKING SPACES PROVIDED - 384 STALLS

BUILDING SQUARE FOOTAGE

PAD A	16,800 SF
PAD B	6,420 SF
SHOP A	13,200 SF
MAJOR A	20,900 SF
MAJOR B	14,025 SF
MAJOR C	12,900 SF
TOTAL	84,245 SF



SITE PLAN
 SCALE: 1" = 50'

A2
 SEE SHEET A2-006

RECEIVED
 OCT 30 2006

SDR-17717
12/07/06 PC

AS1.0

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

STEWART AND NELLIS
 PARTNERS, LLC
 1285 CALHOUN DRIVE, SUITE 100
 RALEIGH, NC 27603
 702.423.4000

Sheet No.

SITE PLAN

Site

Revision

Project # 17717
 Revision 001
 Sheet

1291 Galleria Drive Suite
Henderson, Nevada 89015
Phone 702 433 4334
Fax 702 433 4334

Consultant

Approved 7-6

STEWART AND PARTNERS, LLC
1000 LAS VEGAS
LAS VEGAS, NEVADA

STEWART AND NEUB

3800

DATE _____
BY _____

Page 10

Question 23

Document #: 00000000

NAME

10

A1.0

100

~~06-24-2006~~

SDR-17717
12/07/06 PC

ⓓ FLOOR PLAN - PAD "A"

2000-2001

▶ **지**

WFOA

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241

178

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-17717 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER:
STEWART/NELLIS PARTNERS, LLC - Request for a Site Development Plan Review FOR AN 84,245 SQUARE FOOT SHOPPING CENTER on 7.81 acres on property adjacent to the northwest corner of Nellis Boulevard and Stewart Avenue, (APN 140-32-601-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

PLANNING COMMISSION: **DECEMBER 7, 2006**

CASE PLANNER: **JOHN KORKOSZ**



PUBLIC HEARING

CITY COUNCIL: IF APPROVED: **JANUARY 3, 2007**

IF DENIED: P.C. FINAL ACTION (Unless appealed within 10 days)

Comments Due: **NOVEMBER 8, 2006**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-17717

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 >**

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: December 07, 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-17717

East Las Vegas Community Development Corp.

Stewart Place NA

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: DECEMBER 7, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-17717

APPLICANT/OWNER: STEWART/NELLIS PARTNERS, LLC - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR AN 84,245 SQUARE FOOT SHOPPING CENTER ON 7.81 ACRES ON PROPERTY ADJACENT TO THE NORTHWEST CORNER OF NELLIS BOULEVARD AND STEWART AVENUE, (APN 140-32-601-005), C-1 (LIMITED COMMERCIAL) ZONE, WARD 3 (REESE).

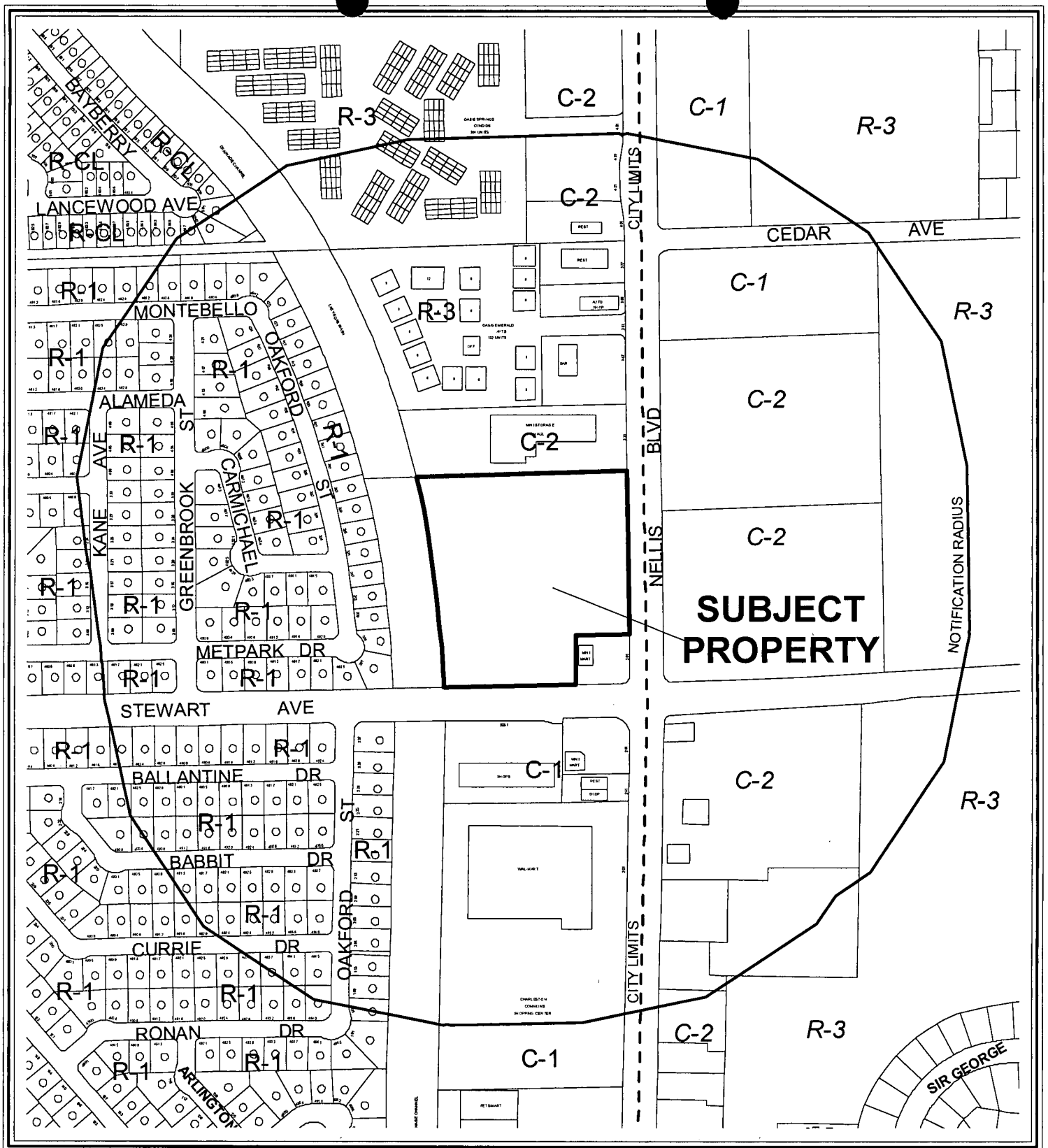
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

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-17717

RADIUS: 1000 FT

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

0 200 400 Feet



Applicant Letter



Separator Sheet

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE**

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

SUBJECT: SDR-17717 - APPLICANT/OWNER: STEWART/NELLIS PARTNERS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **December 7, 2006** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to Dorothy Marsili at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.

A handwritten signature in black ink, appearing to read "Richard V. Saleumme".

Signature

12/5/06

Date

Richard V. Saleumme

Please print name

Sandberg Saleumme Design Group

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

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

November 22, 2006

Mr. David Shalom
Stewart/Nellis Partners LLC
4500 District Boulevard
Vernon, California 90058

RE: SDR-17717 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Shalom:

Please be advised the City Planning Commission at its regular meeting on **December 7, 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:dm

cc: Mr. Richard Salemme
Sandberg Salemme Design Group
1291 Galleria Drive, Suite 125
Henderson, Nevada 89014

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

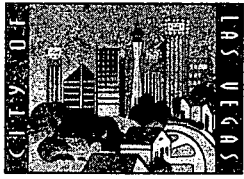


Action Letter



Separator Sheet

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

December 8, 2006

Mr. David Shalom
Stewart/Nellis Partners LLC
4500 District Boulevard
Vernon, California 90058

RE: SDR-17717 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Shalom:

Your request for a Site Development Plan Review FOR AN 84,245 SQUARE FOOT SHOPPING CENTER on 7.81 acres on property adjacent to the northwest corner of Nellis Boulevard and Stewart Avenue, (APN 140-32-601-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on December 7, 2006.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0015-98), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 10/30/06, and the landscape plan and building elevations date stamped 10/24/06, except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
13. Applicant shall provide revised site plans to reflect 2 additional loading spaces prior to issuance of building permits.

Public Works

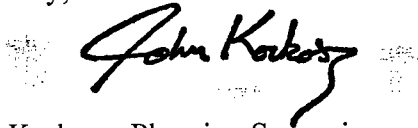
14. Coordinate with the City of Las Vegas Engineering Division [Dave Bowers @ 229-6272] regarding what impact, if any, the Las Vegas Wash/Sandhill Sewer Rehabilitation and Nellis Boulevard Sewer projects will have on development of this site. Development of this site shall comply with the recommendations of the City Engineer.
15. Dedicate additional right-of-way necessary to complete the taper required for a bus turn out along Stewart Avenue on the southern edge of this site prior to the issuance of any permits. Also, dedicate the appropriate right-of-way adjacent to this site needed for the Las Vegas Wash Trail and grant a 15-foot wide Authorization to Enter Property (AEP) for the construction of the trail prior to the issuance of any permits.
16. Construct all incomplete half-street improvements on Stewart Avenue (sidewalk) adjacent to this site concurrent with development of this site.
17. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
18. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.
19. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
20. All pad sites within this overall site shall have perpetual common access to all driveways connecting this overall site to the abutting public streets.
21. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

22. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
23. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
24. Site development to comply with all applicable conditions of approval for Z-15-98 and all other applicable site related actions.

Mr. David Shalom
SDR-17717 - Page Five
December 8, 2006

This item will be considered by the City Council on *January 3, 2007*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, reading "John Korkosz". The signature is written in a cursive style with a large, stylized "J" and "K". There are some faint, illegible markings around the signature, possibly from a stamp or another signature.

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

JK:dm

cc: Mr. Richard Salemme
Sandberg Salemme Design Group
1291 Galleria Drive, Suite 125
Henderson, Nevada 89014

City Council Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

January 19, 2007

Mr. David Shalom
Stewart/Nellis Partners LLC
4500 District Boulevard
Vernon, California 90058

RE: SDR-17717 – SITE DEVELOPMENT PLAN
CITY COUNCIL MEETING OF JANUARY 17, 2007

Dear Mr. Shalom:

The City Council at a regular meeting held January 17, 2007 APPROVED the request for a Site Development Plan Review FOR AN 84,245 SQUARE FOOT SHOPPING CENTER on 7.81 acres on property adjacent to the northwest corner of Nellis Boulevard and Stewart Avenue, (APN 140-32-601-005), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 18, 2007. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0015-98), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 10/30/06, and the landscape plan and building elevations date stamped 10/24/06, except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
13. Applicant shall provide revised site plans to reflect 2 additional loading spaces prior to issuance of building permits.

Public Works

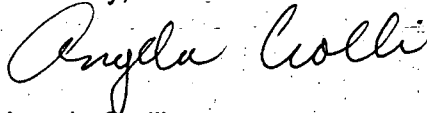
14. Coordinate with the City of Las Vegas Engineering Division [Dave Bowers @ 229-6272] regarding what impact, if any, the Las Vegas Wash/Sandhill Sewer Rehabilitation and Nellis Boulevard Sewer projects will have on development of this site. Development of this site shall comply with the recommendations of the City Engineer.
15. Dedicate additional right-of-way necessary to complete the taper required for a bus turn out along Stewart Avenue on the southern edge of this site prior to the issuance of any permits. Also, dedicate the appropriate right-of-way adjacent to this site needed for the Las Vegas Wash Trail and grant a 15-foot wide Authorization to Enter Property (AEP) for the construction of the trail prior to the issuance of any permits.
16. Construct all incomplete half-street improvements on Stewart Avenue (sidewalk) adjacent to this site concurrent with development of this site.

17. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
18. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.
19. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
20. All pad sites within this overall site shall have perpetual common access to all driveways connecting this overall site to the abutting public streets.
21. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
22. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Mr. David Shalom
SDR-17717 – Page Four
January 19, 2007

23. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
24. Site development to comply with all applicable conditions of approval for Z-15-98 and all other applicable site related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Richard Salemme
Sandberg Salemme Design Group
1291 Galleria Drive, Suite 125
Henderson, Nevada 89014



January 4, 2007

Mr. David Shalom
Stewart/Nellis Partners LLC
4500 District Boulevard
Vernon, California 90058

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

RE: SDR-17717 – SITE DEVELOPMENT PLAN
CITY COUNCIL MEETING OF JANUARY 3, 2007

Dear Mr. Shalom:

The City Council at a regular meeting held January 3, 2007 HELD IN ABEYANCE the request for a Site Development Plan Review FOR AN 84,245 SQUARE FOOT SHOPPING CENTER on 7.81 acres on property adjacent to the northwest corner of Nellis Boulevard and Stewart Avenue, (APN 140-32-601-005), C-1 (Limited Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the January 17, 2007 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script, reading "Leán Coleman".

Leán Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Richard Salemme
Sandberg Salemme Design Group
1291 Galleria Drive, Suite 125
Henderson, Nevada 89014

CITY OF LAS VEGAS
400 STEWART AVENUE
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18112-001-06-05
CLV 7009



Comments



C O M M E N T S

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 *BIA*
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: November 15, 2006
Re: **SDR-17717** Stewart/Nellis Partners, LLC NWC of Nellis Boulevard and Stewart Avenue
Request for a Site Development Plan Review for a shopping center

CONDITIONS OF APPROVAL:

1. Coordinate with the City of Las Vegas Engineering Division [Dave Bowers @ 229-6272] regarding what impact, if any, the Las Vegas Wash/Sandhill Sewer Rehabilitation and Nellis Boulevard Sewer projects will have on development of this site. Development of this site shall comply with the recommendations of the City Engineer.
2. Dedicate additional right-of-way necessary to complete the taper required for a bus turn out along Stewart Avenue on the southern edge of this site prior to the issuance of any permits. Also, grant a 20-foot wide trail easement adjacent to this site for the Las Vegas Wash Trail and provide an AEP (Authorization to Enter Property) for the construction of the trail prior to the issuance of any permits.
3. Construct all incomplete half-street improvements on Stewart Avenue (sidewalk) adjacent to this site concurrent with development of this site.
4. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.
6. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
7. All pad sites within this overall site shall have perpetual common access to all driveways connecting this overall site to the abutting public streets.
8. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
10. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
11. Site development to comply with all applicable conditions of approval for Z-15-98 and all other applicable site related actions.

COMMENTS:

We note that there will be a 20 foot wide Trail/Pedestrian path adjacent to this site and should be commented on by the Planning and Development Department.

November 8, 2006

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

Attention: Flinn Fagg, Planning Manager

SUBJECT: CITY OF LAS VEGAS ZONING APPLICATION REVIEW

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

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

Sincerely,



Doa J. Meade
Sr. Civil Engineer

DJM:TLL:lar
Attachment

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

LAS VEGAS VALLEY
WATER DISTRICT

PEOPLE
LEADING
THE WAY

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

Board of Directors
Myrna Williams
PRESIDENT

Yvonne Atkinson Gates
VICE PRESIDENT

Tom Collins

Chip Maxfield

Lynette Boggs McDonald

Rory Reid

Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER

PLANNING AND
DEVELOPMENT

NOV 9 12 45 PM '06

RECEIVED

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-17717 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER:
STEWART/NELLIS PARTNERS, LLC - Request for a Site Development Plan Review FOR AN 84,245 SQUARE FOOT SHOPPING CENTER on 7.81 acres on property adjacent to the northwest corner of Nellis Boulevard and Stewart Avenue, (APN 140-32-601-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

PLANNING COMMISSION: **DECEMBER 7, 2006**

CASE PLANNER: **JOHN KORKOSZ**



PUBLIC HEARING

CITY COUNCIL: IF APPROVED: **JANUARY 3, 2007**

IF DENIED: P.C. FINAL ACTION (Unless appealed within 10 days)

Comments Due: **NOVEMBER 8, 2006**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

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

No Law Enforcement Issue

Tues 11th
@ 2P

MEMORANDUM

City of Las Vegas Planning & Development Department

To: Land Development

STATUS:

From: Steve Gebeke

☐ Cond. Appr.

Phone: (702) 229-5410 Fax: (702) 385-7268

☒ Denied

CC: Land Development Civil Plan Ref. # 24130

Date: 08/27/07 1st Review

Re: Stewart and Nellis Retail

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. The submitted civil improvement plans do not match the approved Site Review (SDR-17717) for this development:

✓ The submitted plans show a total of 86,089 square feet of commercial space, exceeding the 84,245 square feet of space approved in SDR-17717 by approximately 1844 square feet. Per Title 19.18.050H, the Director has no authority to approve, as a Minor Amendment, any material increase in the maximum density, floor area or height.

• Required landscape buffers, per Title 19.12, have been eliminated along the west property line, and reduced to less than the required 8'-0" minimum along the east property line (at Pad A, as shown in Section F on sheet C20).

On the Grading Plan, sheet C9, there is a large concrete walk located at the southwest corner of Shop A that was approved in SDR-17717 as a landscaped area.

A Major Amendment to the approved Site Review will be required to increase the commercial floor area of the development, and a Waiver of the perimeter landscape buffer requirements will be required wherever the minimum buffer widths cannot be met. Please submit revised drawings to the Department of Planning and Development and schedule a pre-application meeting to discuss the changes to the project. A comprehensive review of civil improvement plans cannot be completed until the Site Review is amended, or the submitted plans conform to the approved Site Review.

2. Per Condition of Approval # 13 of SDR-17717, two additional loading spaces are required (for a total of four loading spaces). Loading spaces shall be a minimum of 15'-0" wide by 25'-0" long.

3. The signature line on the cover sheet should state: "Doug Rankin, AICP, Planning Manager" and "This plan meets the applicable standards of the Planning and Development Department."

4. Revise the Utility Plan to depict the installation of both the RPPA and DCDA as being located a minimum of three (3) feet from the back of sidewalk or ROW, whichever is nearer to the structures, to provide for required landscaping. Place a general note within the Utility Plan stating: "All above ground utility appurtenances shall conform to the requirements of Title 19.12.040."

5. Please revise all applicable sheets to show wheel stops adjacent to all landscape planters (regardless of planter width), walls, fences, and sidewalks that are less than 7'-0" wide. Wheel stops within zero-curb handicap parking spaces must be shown. Include a construction note to reference the wheel stops (see Horizontal Control Plan for additional required locations).

6. On sheet C20, revise section D to depict the minimum required width of the landscape buffer at 15'-0", from the ROW to the curb of the parking field.

7. On sheet C20, revise section E to depict the 10'-0" landscape buffer along the property line, as approved in SDR-17717.

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits, including civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

21210
19340
1850

WILL ACCEPT 5'-0"
BUFFER W/ 5' TO ADJ'L
DEDICATION FOR TRAIL

ADA ACCESS
& TRANSFERRED
-AND L5 TO EAST
SIDE OF BLDG WHERE

8. On sheet C20, revise section F to depict the minimum required width of 8'-0" for the perimeter landscape buffer.
9. On sheet C20, revise section K to depict the 10'-0" landscape buffer along the property line, as approved in SDR-17717.
10. On sheet C20, revise section M to depict the 10'-0" landscape buffer along the property line, as approved in SDR-17717.
11. On sheet C20, revise sections B and J to depict the perimeter screen wall, as shown in the Grading Plan.
12. On sheet C20, revise all applicable sections to depict sidewalk, landscape and parking areas, as indicated (sections D-G, J, K and M).
13. On sheet C20, for all applicable sections, provide existing and proposed wall details, including the maximum height of retaining walls and maximum height of screen walls. Label all proposed perimeter screen or retaining wall details as: "Decorative block wall with 20% contrasting material and cap" (sections B, E, F, J, K and M).
14. Civil plan redlines must be returned with mylars for planning signature.

Civil Plan 09/11/07

addl comments to:
jonm@summitnv.com

8 REMAINS (ALSO SEE #1, SECOND BULLET)

LS PLANS:

1. CORRECT WIDTH OF PLANTER ALONG W. PL.
 2. LS SHOWN IN CONCRETE AREA @ SW CORNER OF BLDG
 3. NO LS SHOWN @ E. SIDE OF BLDG
 4. W/IN PARKING LOT LS. @ ISLANDS, ENSURE A MIN OF FOUR 5-GAL SARUBS
- } SEE #1, ~~THIRD~~ BULLET

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits, including civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

City of Las Vegas
ADMINISTRATIVE ACTIONS

☒ Action: Admin

Date: 090507

Staff: SANDY GARCIA FOR LONG KIMPHAN

Notes: AFTER APPROVAL OF SDP, APPLICANT WAS REQUESTED TO DEDICATE AN ADD'L 5'-0"
FOR THE WASH TRAIL ON THE WEST SIDE OF THE SITE. THE REQ'D L.S. BUFFER
WIDTH CAN THEREFOR BE 5'-0" INSTEAD OF 10'-0" AS SHOWN IN APPROVED PLNS.
CONCRETE @ SW CORNER OF BUILDING APPROVED FOR REQ'D ADA ACCESS + TRANSFER
LOCATION; ADD'L L.S. TO BE PROVIDED ON THE EAST SIDE OF BUILDING
INSTEAD.

☐ Action: Admin

Date: 06-09-08

Staff: ANDY REED Alfred

Notes: APPROVED REVISED ELEVATION
COLORS FOR AWNING OF
MAJOR "B" BUILDING
(FRESH - N - EAST).

☐ Action: _____

Date: _____

Staff: _____

Notes: _____

☐ Action: _____

Date: _____

Staff: _____

Notes: _____

Extraction List



Separator Sheet

14 1/2

C

Report of All Selected Parcels

Owner

Case Number:

SDR-17717

Address

Printed On: Fri: November 3, 2006

Parcel Numbe

7-ELEVEN INC	P O BOX 711 DALLAS TX	14032696001
ACEVEDO JUAN CARLOS & ERENDIRA D	4828 ALAMEDA AVE LAS VEGAS NV	14032596001
AJOLO RODOLFO H & LOURDES S	4916 BABBIT DR LAS VEGAS NV	14032516000
ALEXANDER JOY A & DALE S	4924 CARMICHAEL AVE LAS VEGAS NV	14032796001
ALLEN GEORGIA A	8209 EMERALD ISLE AVE LAS VEGAS NV	14032696002
ANDON JAMES R & PAMELA J	4836 MONTEBELLO AVE LAS VEGAS NV	14033311000
ARCISZEWSKI TRUST	4038 CHEROKEE LAS VEGAS NV	14032696004
AUMENTADO JESUSA & PABLO	4904 BABBIT DR LAS VEGAS NV	14032696003
B J S SUNRISE L L C	%D GREENMAN 18800 VON KARMAN IRVINE CA	14032797001
BAUTISTA JORGE	1009 HAZARD AVE LAS VEGAS NV	14032601006
BENTZ SHAY	105 OAKFORD ST LAS VEGAS NV	14032610052
BERTUGLIA RAYMOND P TRUST	723 PRINCIPAL POINT HENDERSON NV	14032711158
BORTOLOTTI GILBERTO & MARIA G	321 KANE AVE LAS VEGAS NV	14032611052
BOUIE BRENDA J	4901 METPARK DR LAS VEGAS NV	14032614023
BOWER HENSON FAMILY TRUST	324 OAKFORD ST LAS VEGAS NV	14032610020
BREWER CHARLES M & CAROLYN M	4924 CURRIE DR LAS VEGAS NV	14032611015
BRIESCA RAFAEL	313 KANE AVE LAS VEGAS NV	14032711155
BUSTILLOS ALICIA	4908 METPARK DR LAS VEGAS NV	14033201002
C F T C C NELLIS L L C	411 MAIN ST EL SEGUNDO CA	14032711139
CAPITAL COML HOLDINGS L L C	6399 WILSHIRE BLVD #807 LOS ANGELES CA	14032711048
CAPITAL COML HOLDINGS L L C	6399 WILSHIRE BLVD #807 LOS ANGELES CA	14032610021
CAPITAL COMMERCIAL HOLDINGS LLC	%REGENCY PLAZA SHOPPING CENTER 6399 WILSHIRE BLVD #807 LOS ANGELES CA	14032613033
CAPITAL COMP HOLDINGS L L C ETAL	6399 WILSHIRE BLVD #807 LOS ANGELES CA	14032611030

Report of All Selected Parcels

Case Number: SDR-17717

Printed On: Fri: November 3, 2006

Owner	Address	Parcel Number
CAPITAL EQUITIES INC	%D RUTHER 500 RAINBOW BLVD #300 LAS VEGAS NV	14032610023
CARRASCO LUIS A & SOLEDAD A	4933 CURRIE DR LAS VEGAS NV	14032711103
CARRILLO ARTEMIA	500 PRINCE ALAN CT LAS VEGAS NV	14032711132
CARRILLO FAMILY TRUST	125 N PHYLLIS ST LAS VEGAS NV	14032711156
CASANOVA MARTHA	13802 CLOSE ST WHITTIER CA	14032611048
CASTILLO RAQUEL	4917 BALLANTINE DR LAS VEGAS NV	14032711166
CHAMES ANASTASIA D	%MONEY TREE INC %K FRENCH 6720 FORT DENT WY #230 SEATTLE WA	14033310009
CHARLESTON COMMONS L L C ETAL	%PPTY TAX DEPT #0555 BENTONVILLE AR	14032701003
CHILDS BENJAMIN B & MAREND A T	318 S MARYLAND PKWY LAS VEGAS NV	14032611061
CHOI FAMILY TRUST	4936 RONAN DR LAS VEGAS NV	14032711098
CHOIK STANLEY OR MARY J	4808 ELM AVE LAS VEGAS NV	14032613027
COLEMAN DONNA & ALEXANDER	424 GREENBROOK ST LAS VEGAS NV	14032610049
COTA MANUEL & MARTINA	420 OAKFORD ST LAS VEGAS NV	14032611062
COVARRUBIAS PABLO	9950 DAISY PATCH ST LAS VEGAS NV	14032613044
COX CLIFFORD E & LUCY M	4925 BALLANTINE DR LAS VEGAS NV	14032711164
CRAIN CHARLOTTE E	305 OAKFORD ST LAS VEGAS NV	14032611022
CULPEPPER BEVERLY J	4820 BALLANTINE DR LAS VEGAS NV	14032711070
DANIELS BRUCE L & ANDREA	313 OAKFORD ST LAS VEGAS NV	14032611020
DEBLANCK ROGER A & GLENN A D	328 OAKFORD ST LAS VEGAS NV	14032611054
DECK DIANA R & EDDIE L	4921 CARMICHAEL AVE LAS VEGAS NV	14032611043
DELATORRE ALBERTO	4787 LANCEWOOD AVE LAS VEGAS NV	14032515023
DELEON ARISTIDES GONZALES	332 GREENBROOK ST LAS VEGAS NV	14032613043
DONAN LEONEL & ANTONIA	9131 CRANFORD AVE ARLETA CA	14032610048
DUPALO MARTIN DEAN	209 OAKFORD ST LAS VEGAS NV	14032711053
ELIZALDE LEOPOLDO	4204 MIDDLESEX AVE #D LAS VEGAS NV	14032711136
ESQUIVEL VENTURA & MARIA E	4917 METPARK DR LAS VEGAS NV	14032611026
FERRINGO RICHARD A	409 GREENBROOK ST LAS VEGAS NV	14032611067
FIGUEROA BENINGO	4912 METPARK DR LAS VEGAS NV	14032611034
FLORES CARLOS M & SOLEDAD J	308 GREENBROOK ST LAS VEGAS NV	14032613034
FLORES CARLOS SR & SOLEDAD	308 GREENBROOK ST LAS VEGAS NV	14032613037
FLORES NERIS O	4501 WISCONSIN LAS VEGAS NV	14032711145
FLOWERS ANNIE M	324 KANE AVE LAS VEGAS NV	14032613050

Report of All Selected Parcels

Case Number: SDR-17717

Printed On: Fri: November 3, 2006

Owner	Address	Parcel Number
FRANKS MICHAEL J & DEBRA L	321 OAKFORD ST LAS VEGAS NV	14032611018
FREGUSO ROBERT C	316 GREENBROOK ST LAS VEGAS NV	14032613039
GALWEY BRYAN A	4828 MONTEBELLO AVE LAS VEGAS NV	14032610018
GARCIA JESUS MURILLO & NUBIA Y	4937 CURRIE DR LAS VEGAS NV	14032711102
GEBE MASON L & JO ANNE	309 OAKFORD ST LAS VEGAS NV	14032611021
GERSTEN DANNY W	229 OAKFORD ST LAS VEGAS NV	14032711058
GILDAS WILLIAM C	4928 CURRIE DR LAS VEGAS NV	14032711135
GOMEZ HECTOR S & ESPERANZA	4917 CARMICHAEL AVE LAS VEGAS NV	14032611044
GORT RAYMOND J & STEPHANIE L	4900 METPARK DR LAS VEGAS NV	14032611031
GRANA ROMEO L & ESPERANZA S	8554 NORWICK AVE NORTH HILLS CA	14032711159
GRAY DEBORAH L	4908 BALLANTINE DR LAS VEGAS NV	14032711065
GREEN ROSCOE N JR & FRANCES E	312 WHITE PINES LN OSWEGO IL	14032711061
GREEN VALLEY TRUST	412 OAKFORD ST LAS VEGAS NV	14032611060
GUTIERREZ PEDRO & MARIA DE LA L	4817 METPARK LAS VEGAS NV	14032614022
HANSEN JOHN A JR & APRIL	233 OAKFORD ST LAS VEGAS NV	14032711059
HARRIS MARCEL & SUZANNE	405 OAKFORD ST LAS VEGAS NV	14032611011
HARRIS THOMAS	413 GREENBROOK ST LAS VEGAS NV	14032611066
HASHEM GEORGE P & LYNN M	4916 METPARK DR LAS VEGAS NV	14032611035
HELTON GARY & DEBRA J	4904 CARMICHAEL AVE LAS VEGAS NV	14032611047
HERNANDEZ JUAN	4945 CURRIE DR LAS VEGAS NV	14032711100
HERRERA CASIMIRO & LORENA	341 OAKFORD ST LAS VEGAS NV	14032611013
HERRERA ROCIO CHAVEZ	4932 BABBIT DR LAS VEGAS NV	14032711162
HICKS MARTIN E & TAMARA D	4913 METPARK DR LAS VEGAS NV	14032611027
HIGH VALLEY II L L C	%ALPHA PPTY MGT 1755 E MARTIN LUTHER KING JR LOS ANGELES CA	14033102002
HILLMON TED W & JANICE C	4925 METPARK DR LAS VEGAS NV	14032611024
HIN HELEN	251 IRVINGTON ST DALY CA	14032611059
HOLSCHUH DAVID L	P O BOX 364564 NO LAS VEGAS NV	14032611003
HOUSING AUTHORITY CITY OF LV	P O BOX 1897 LAS VEGAS NV	14032711056
HOUSING AUTHORITY CITY OF LV	P O BOX 1897 LAS VEGAS NV	14032610019
HOUSING AUTHORITY CLARK COUNTY	5390 E FLAMINGO RD LAS VEGAS NV	14033102003
IBARRA JOSE A & CARMEN M	217 OAKFORD ST LAS VEGAS NV	14032711055
JOHNSON EDMOND D	417 OAKFORD ST LAS VEGAS NV	14032611008

Report of All Selected Parcels

Case Number: SDR-17717

Printed On: Fri: November 3, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
JOHNSON JUANITA	4824 ALAMEDA AVE LAS VEGAS NV	14032610053
JOHNSON SHARON L	4909 BABBIT DR LAS VEGAS NV	14032711146
JONES FAYEANN F & FRANCIS E	501 BAYBERRY DR LAS VEGAS NV	14032515021
KAY STEVEN K	4917 BABBIT DR LAS VEGAS NV	14032711144
KEELE DAVID A	332 OAKFORD ST LAS VEGAS NV	14032611055
KETCHUM DENISE	4921 METPARK DR LAS VEGAS NV	14032611025
KEY FOUNDATION	1077 COMSTOCK DR LAS VEGAS NV	14032611023
KING WILLIAM JR & JEANETTE	4916 BALLANTINE DR LAS VEGAS NV	14032711063
LACANGAN GUS & ROSARIO A	4941 CURRIE DR LAS VEGAS NV	14032711101
LANDEROS ADRIANA & VICTOR	4821 METPACK DR LAS VEGAS NV	14032614021
LANDEROS JOSE ANTONIO	4900 CARMICHAEL AVE LAS VEGAS NV	14032611046
LEYVA MIGUEL A	425 OAKFORD ST LAS VEGAS NV	14032611006
LIERA MANUEL D & MARIA GUADALUPE	1405 S NELLIS BLVD #2089 LAS VEGAS NV	14032711161
LINDO ARACELY	1655 E SAHARA AVE #17-1074 LAS VEGAS NV	14032711137
LOPEZ JOSE	4924 RONAN DR LAS VEGAS NV	14032711051
LUNA SONIA C & CARLOS O	4912 CARMICHAEL AVE LAS VEGAS NV	14032611049
M C VERSAILLES L L C ETAL	4241 JUTLAND DR #201 SAN DIEGO CA	14033311001
MACIEL FLORA	4921 BABBIT DR LAS VEGAS NV	14032711143
MANZANO JOSE RUBEN	4908 MONTEBELLO AVE LAS VEGAS NV	14032611004
MARTINEZ JOSE ROBERTO	337 OAKFORD ST LAS VEGAS NV	14032611014
MCCORMICK LINESS G	4937 CARMICHAEL AVE LAS VEGAS NV	14032611039
MCKEE PROPERTIES L L C	%E MCKEE 9457 NAVY BLUE CT LAS VEGAS NV	14032611058
MEDINA REFUGIO	400 OAKFORD ST LAS VEGAS NV	14032611057
MEDRANO ALBERTO	333 KANE AVE LAS VEGAS NV	14032613030
MODE TROY D	4925 CARMICHAEL AVE LAS VEGAS NV	14032611042
MORAN ELIZABETH J	4920 METPARK DR LAS VEGAS NV	14032611036
MOYA STEVEN A	328 GREENBROOK ST LAS VEGAS NV	14032613042
MULICK PAULINE S REVOCABLE TRUST	213 OAKFORD ST LAS VEGAS NV	14032711054
MUNGARRO RODOLFO	4920 BALLANTINE DR LAS VEGAS NV	14032711062
MURO LUIS ALFONSO & MANUELA	4925 BABBIT DR LAS VEGAS NV	14032711142
NYQUIST DONALD A & DIANE	325 OAKFORD ST LAS VEGAS NV	14032611017
OGILVIE CAMILLE Y & DAVID A	329 OAKFORD ST LAS VEGAS NV	14032611016

Report of All Selected Parcels

Case Number: SDR-17717

Printed On: Fri: November 3, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
OLSEN FAMILY TRUST	1242 N KENNYMEAD ST ORANGE CA	14033310010
OROPESA ANTHONY	329 KANE AVE LAS VEGAS NV	14032613031
ORTEGA FILEMON & MARIANA	4825 METPARK DR LAS VEGAS NV	14032614020
ORTEGA JESUS & NORDI I	8866 FRASURE FALLS AVE LAS VEGAS NV	14032611063
ORTIZ JOSE RAMON SR	4940 RONAN DR LAS VEGAS NV	14032711099
ORTIZ ROMAN FLORES	4828 BALLANTINE DR LAS VEGAS NV	14032711068
P L K M L K I I I L L C	%P & M KING P O BOX 27231 LAS VEGAS NV	14032711170
PALOMO SAUL A	325 KANE AVE LAS VEGAS NV	14032613032
PENA BENITO	4829 BALLANTINE DR LAS VEGAS NV	14032711171
PEREZ AIMEE	4933 BABBIT DR LAS VEGAS NV	14032711140
PEREZ HIDILBERTO	401 KANE AVE LAS VEGAS NV	14032613029
PEREZ JOSE	4920 CURRIE DR LAS VEGAS NV	14032711133
PETO FAMILY TRUST	550 E CHARLESTON BLVD #F LAS VEGAS NV	14033201006
PETROVICH LOUIS J JR & ELAINE M	409 KANE AVE LAS VEGAS NV	14032610022
PETTIFORD EDWIN B	4904 METPARK DR LAS VEGAS NV	14032611032
POLAK RICHARD K & BOONME	1701 SHERWIN LN LAS VEGAS NV	14032711060
QUINTANA MIGUEL A & MARIA	4913 BALLANTINE DR LAS VEGAS NV	14032711167
RAMIREZ VICTOR & VIRGINIA V	1146 COLGATE LN LAS VEGAS NV	14032711157
RAMZI & FEBERONIA FAMILY TRUST	2147 DEHESA RD EL CAJON CA	14032517004
REALTY INCOME CORPORATION	%REALTY INCOME CORP %PORTFOLIO MGT P O BOX 460069 ESCONDIDO CA	14032601003
REYES FAMILY TRUST	P O BOX 620644 LAS VEGAS NV	14032711067
RIVERA ALFREDO O & YOLANDA M	421 GREENBROOK ST LAS VEGAS NV	14032611064
ROBINSON CLEMENT H & MONA C	336 OAKFORD ST LAS VEGAS NV	14032611056
ROCKWELL KENN B & MARICEL F	4912 BALLANTINE DR LAS VEGAS NV	14032711064
RODRIGUEZ CARLOS S & MAYRA A	409 OAKFORD ST LAS VEGAS NV	14032611010
ROGERS PAUL L & JEANIE M	4912 MONTEBELLO AVE LAS VEGAS NV	14032611005
ROMERO ESTHER PATRICIA	9101 MILLERGROVE DR SANTA FE SPRINGS CA	14032611002
ROSALES VICTOR	416 GREENBROOK ST LAS VEGAS NV	14032610051
RUIZ MARIO A	4940 CURRIE DR LAS VEGAS NV	14032711138
S S D	750 17TH ST LAS CRUCES NM	14032601002
SALCIDO HARMONY A	417 GREENBROOK ST LAS VEGAS NV	14032611065
SANCHEZ ANSELMO	4920 CARMICHAEL AVE LAS VEGAS NV	14032611051

Report of All Selected Parcels

Case Number: SDR-17717

Printed On: Fri: November 3, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
SANCHEZ MARIA A	405 KANE AVE LAS VEGAS NV	14032613028
SANDERS MARY LOUISE	4905 BALLANTINE DR LAS VEGAS NV	14032711169
SARABIA UMBERTO & EVANGELINA	4913 CARMICHAEL AVE LAS VEGAS NV	14032611045
SCHRIBER DONAHUE RLTY GROUP L P	%DELOITTE 2235 FARADAY AVE #O CARLSBAD CA	14033201005
SCHWARZ THOMAS F	251 N NELLIS BLVD LAS VEGAS NV	14032701005
SEELER BARBARA H	1435 N FAIRFAX AVE #3 LOS ANGELES CA	14032613038
SENKIR LISA M	1434 RHONE WY GONZALES CA	14032613051
SEWARD ROLAND M & CAMELLA S	317 OAKFORD ST LAS VEGAS NV	14032611019
SIERRA EUNICE	401 OAKFORD DR LAS VEGAS NV	14032611012
SIERRA-NEVADA MULTIFAMILY INVEST	%CAMDEN PPTY TRUST %B BANEY 3 GREENWAY PLAZA #1300 HOUSTON TX	14032516305
SIERRA-NEVADA MULTIFAMILY INVEST	%CAMDEN PPTY TRUST %B BANEY 3 GREENWAY PLAZA #1300 HOUSTON TX	14032601001
SIGUENZA JOSE O	4929 BABBIT DR LAS VEGAS NV	14032711141
SIRHAN MICHAEL F	1148 BROKEN HILLS DR HENDERSON NV	14032711057
SIXTOS ESMERALDA B	4924 BABBIT DR LAS VEGAS NV	14032711160
SKOBOLOFF RACHELLE H	4821 BALLANTINE DR LAS VEGAS NV	14032711173
SMITH DONALD T REVOCABLE TRUST	3563 RUTH DR LAS VEGAS NV	14032611040
SORIANO LAZARO	4909 BALLANTINE DR LAS VEGAS NV	14032711168
SORTON JOANNE	109 OAKFORD ST LAS VEGAS NV	14032711049
SOTO ELBA	4849 LANCEWOOD AVE LAS VEGAS NV	14032515022
SOWDER FREDDY A & LINDA S	4916 CARMICHAEL AVE LAS VEGAS NV	14032611050
STEPHENSON RICHARD C & TERESITA	404 N GREENBROOK ST LAS VEGAS NV	14032613045
STEWART & NELLIS PARTNERS L L C	%S & N MANAGERS LLC 4500 DISTRICT BLVD VERNON CA	14032601005
STEWART CROSSING L L C	P O BOX 890189 TEMECULA CA	14032701001
STRICKLAND GARY & SOCORRO	113 OAKFORD ST LAS VEGAS NV	14032711050
STRINGER ANDREW & CARRIE	8301 W FLAMINGO RD #1059 LAS VEGAS NV	14032611007
T T R PROPERTIES L L C	6625 S EASTERN AVE #100 LAS VEGAS NV	14033310008
TAXPAYER	LAS VEGAS NV	14032611028
TOPETE MIGUEL I	4921 BALLANTINE DR LAS VEGAS NV	14032711165
TOWNSEND CALVIN	324 GREENBROOK ST LAS VEGAS NV	14032613041
TRAISMAN STEVEN E	1675 FILBERT ST SAN FRANCISCO CA	14032612001
U H STORAGE L P	%U-HAUL INTL INC %TAX DEPT 2727 N CENTRAL AVE PHOENIX AZ	14032601004
UNIVERSE AT SUNRISE MOUNTAIN LLC	%S SOKOL 2029 CENTURY PARK EAST #900 LOS ANGELES CA	14033201009

Report of All Selected Parcels

Case Number: SDR-17717

Printed On: Fri: November 3, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
UNTEN GEORGE T & HIDEKO	4945 CARMICHAEL AVE LAS VEGAS NV	14032611037
VALDEZ GLORIA C	309 KANE AVE LAS VEGAS NV	14032613036
VALDEZ JUAN L & MARTHA	4824 BALLANTINE DR LAS VEGAS NV	14032711069
VALENZUELA ALBERTO & ELIZABETH	4845 LANCEWOOD AVE LAS VEGAS NV	14032515024
VASQUEZ YULIANA	4825 BALLANTINE DR LAS VEGAS NV	14032711172
VIDES ERNESTO	4904 BALLANTINE DR LAS VEGAS NV	14032711066
VILLALUZ CAROLINA R & RODOLFO T	4929 CARMICHAEL AVE LAS VEGAS NV	14032611041
VILLICANA MARY	4905 METPARK DR LAS VEGAS NV	14032611029
WATKINS STEVEN MARK & DOROTHY A	205 OAKFORD ST LAS VEGAS NV	14032711052
WESTCOTT MATTHEW	4825 MONTEBELLO AVE LAS VEGAS NV	14032610047
WHITE SHAREL	413 OAKFORD ST LAS VEGAS NV	14032611009
WIENER FAMILY TRUST	3 THUNDERBIRD LN NEWPORT BEACH CA	14033310001
WILLARD JAMES & TERRIE	320 GREENBROOK ST LAS VEGAS NV	14032613040
WILLIAMS SAMUEL	320 KANE AVE LAS VEGAS NV	14032613049
WINE ALBERT FAMILY TRUST	315 S BEVERLY DR #301 BEVERLY HILLS CA	14032701006
YODER JOHN TOY & TAMARA LYN	420 GREENBROOK ST LAS VEGAS NV	14032610050
ZAMORA PETER W & EVANGELINE J	6567 TULIP GARDEN DR LAS VEGAS NV	14032711163
ZIKE GREGORY T	4941 CARMICHAEL AVE LAS VEGAS NV	14032611038

APN Map



Separator Sheet

Deed



Separator Sheet

California Business Portal

Secretary of State BRUCE McPHERSON

DISCLAIMER: The information displayed here is current as of Nov 3, 2006 and is updated weekly. It is not a complete or certified record of the Limited Partnership or Limited Liability Company.

LP/LLC		
STEWART & NELLIS PARTNERS, LLC		
Number: 200528510334	Date Filed: 10/12/2005	Status: active
Jurisdiction: CALIFORNIA		
Address		
4500 DISTRICT BLVD		
VERNON, CA 90058		
Agent for Service of Process		
DAVID SHALOM		
4500 DISTRICT BLVD		
VERNON, CA 90058		

Blank fields indicate the information is not contained in the computer file.

If the agent for service of process is a corporation, the address of the agent may be requested by ordering a status report. Fees and instructions for ordering a status report are included on the Business Entities Records Order Form.

56
20051122-0002941

APN: 140-32-601-005
ESCROW NO: 01005501JG
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

STEWART & NELLIS PARTNERS, LLC
C/O S&N MANAGERS, LLC
4500 DISTRICT BLVD.
VERNON, CA 90058

Fee: \$17.00 RPTT: \$20,448.45
N/C Fee: \$0.00

11/22/2005 13:55:05
T20050212750

Requestor:
LAWYERS TITLE OF NEVADA

Frances Deane KGP
Clark County Recorder Pgs: 4

GRANT, BARGAIN, SALE DEED

R.P.T.T. ~~\$19,252.50~~ \$20,448.45

THIS INDENTURE WITNESSETH: That

Parviz Omidvar and Simin Omidvar, Husband and Wife

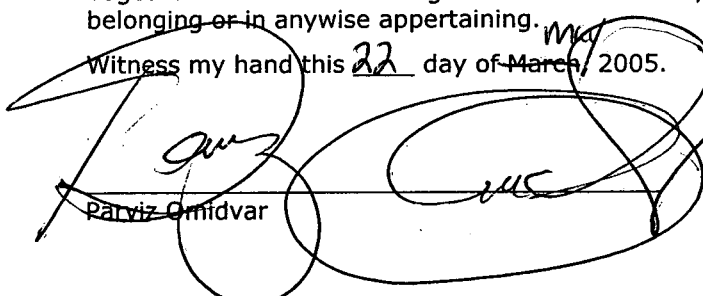
FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby
Grant, Bargain, Sell and Convey to STEWART & NELLIS PARTNERS, LLC, a California
limited liability company

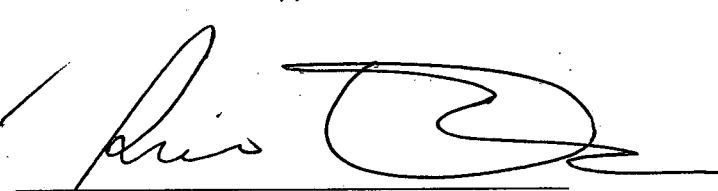
all that real property situated in the County of Clark, State of Nevada, described as follows:
See Exhibit A attached hereto and made a part hereof.

- SUBJECT TO: 1. Taxes for the fiscal year 2005 - 2006
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 hand this 22 day of March, 2005.

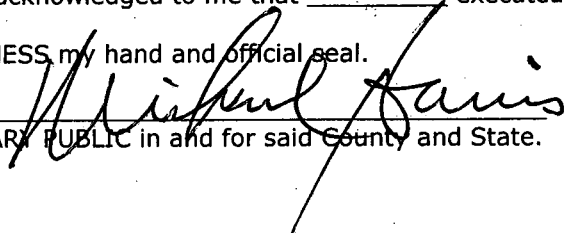

Parviz Omidvar

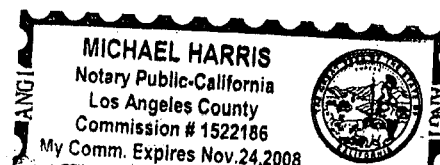

Simin Omidvar

STATE OF CALIF
COUNTY OF LOS ANGELES } ss:

On MAY 22, 2005, personally appeared before me, a Notary Public in and for said
County and State, PARVIZ Omidvar - SIMIN Omidvar
who acknowledged to me that _____ executed the same.

WITNESS my hand and official seal.


NOTARY PUBLIC in and for said County and State.



SDR-17717
12/07/06 PC

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 140-32-601-005
b) _____
c) _____
d) _____

2. Type of Property:

- a) xxxVacant 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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$ 4,009,220.00
Deed in Lieu of Foreclosure Only (value of property) (\$ 0.00)
Transfer Tax Value per NRS 375.010, Section 2: \$ 4,009,220.00
Real Property Transfer Tax Due: \$ 20,448.45

4. If Exemption Claimed

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

5. Partial Interest: Percentage being transferred: %

The undersigned 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 disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantor

Signature _____ Capacity Grantor

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

Print Name: Parviz Omidvar
Address: Box 7930
City/State/Zip: Beverly Hills, CA 90212

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

Print Name: Stewart & Nellis Partners LLC
Address: 4500 District Blvd.
City/State/Zip: Vernon, CA 90058

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

LAWYERS TITLE OF NEVADA, INC.
1210 S. Valley View Boulevard
Las Vegas, NV 89102

Escrow #: 1003983-100-JG2
Escrow Officer: Jane Grey

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

(cont) 2941

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 140-32-601-005
b) _____
c) _____
d) _____

2. Type of Property:

- a) xxxVacant 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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$4,009,220.00

Deed in Lieu of Foreclosure Only (value of property) (\$0.00)

Transfer Tax Value per NRS 375.010, Section 2: \$4,009,220.00

Real Property Transfer Tax Due: \$20,448.45

4. If Exemption Claimed

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

5. Partial Interest: Percentage being transferred: %

The undersigned 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 disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantor

Signature _____ Capacity Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Parviz Omidvar

Address: Box 7930

City/State/Zip: Beverly Hills, CA 90212

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Stewart & Nellis Partners
LLC

Address: 4500 District Blvd.

City/State/Zip: Vernon, CA 90058

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

LAWYERS TITLE OF NEVADA, INC.
1210 S. Valley View Boulevard
Las Vegas, NV 89102

Escrow #: 1003983-100-JG2
Escrow Officer: Jane Grey

**AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION
OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.**

2941

Exhibit A

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

That portion of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 32, Township 20 South, Range 62 East, M.D.M., described as follows:

Parcel Two (2) as shown by map thereof in File 38 of Parcel Maps, Page 11, in the Office of the County Recorder of Clark County, Nevada.

SOFI



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17717** APN: 40-326-01-005
Name of Property Owner: Stewart/Hellis Partners LLC
Name of Applicant: David Shalom

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

 X 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:

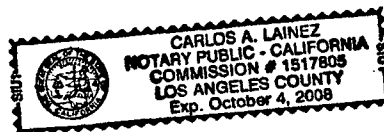
Signature of Property Owner:

Print Name: DAVID SHALOM

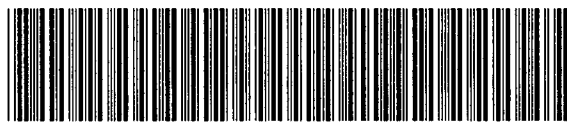
Subscribed and sworn before me

This 18 day of OCTOBER, 2006

Notary Public in and for said County and State



Justification Letter



JUSTIFICATION LETTER

Separator Sheet

SANDBERG GROUP

A R C H I T E C T S

1291 Galleria Drive Suite 125
Henderson, Nevada 89014
702.4334032 fax 702.4334586
Web Site Address www.sgalv.com

October 24, 2006

City of Las Vegas
Planning & Development Dept.
731 S. Fourth Street
Las Vegas, Nevada 89101

REF: Site Development and Plan review
NWC Stewart & Nellis
APN 140-32-601-005

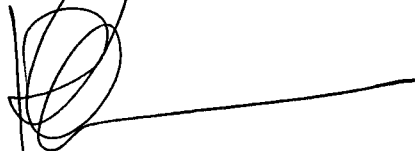
To Whom It May Concern,

The project listed above is a 7.81 acre retail development and is located at the NWC of Nellis and Stewart. The property is currently zoned C-1.

The project will consist of approximately 84,245 sq.ft. of in-line retail and freestanding pad buildings. The proposed use is compatible with existing zoning, therefore we are not requesting any revisions to the current zoning.

We would respectfully request your approval for the site development and plan review. If you have any questions or need any further information, please contact me at our office.

Very truly yours,
SANDBERG GROUP ARCHITECTS

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Richard W. Salemme
Principal

SDR-17717
12/07/06 PC

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAO PERMITTED
 Project Address (Location) NWC STREET and NELLIS
 Project Name _____ Proposed Use Retail Center
 Assessor's Parcel #(s) 140.326.01-005 Ward # 3
 General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed C-1
 Commercial Square Footage 84,245 Floor Area Ratio 25%
 Gross Acres 7.81 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Servant/Nellis Partners LLC Contact DAVID SHALOW
 Address 4500 DISTRICT BLVD Phone: 323-588-1400 Fax: 323-588-4444
 City Vernon State CA Zip 90058

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

REPRESENTATIVE Sandberg Salenme Design Group Contact Richard Salenme
 Address 121 Galleria Drive. #125 Phone: 408-4092 Fax: 408-4506
 City Henderson State NV Zip 89014

Property Owner Signature* [Signature]

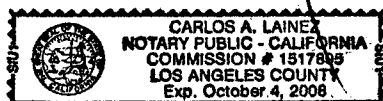
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name DAVID SHALOW

Subscribed and sworn before me

This 18th day of OCTOBER, 20 06.

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # SDR-17717
 Meeting Date: 12/7/07
 Total Fee: \$800.00
 Date Received*: 10/24/06
 Received By: [Signature]

* 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.

Hansen Sheet



Separator Sheet

Report Date 10/24/2006 03:37 PM

Submitted By

Page 1

A/P # 17717 Type SDR Issued Date Issued By

Parcel 14032601005

Location

Owner STEWART/NELLIS PARTNERS, LLC

Phone (323)588-1400 x

Address 4500 DISTRICT BLVD.
VERNON CA 90058

Country ☐ Foreign

Applicant's Full Name STEWART/NELLIS PARTNERS, LLC

Day Phone (323)588-1400 x

Fax (323)588-3494

Address 4500 DISTRICT BLVD.
VERNON CA
90058

Pager

Fees

NOTIFICATION & ADVERTISING FEE	300.00
PROCESSING FEE	500.00
Total Paid	800.00

Declared Value	0.00	Type of Work	
Calculated Value	0.00	Square Footage	7.81 ACRE
Actual Value	0.00		

Comments

SDR-17717 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: STEWART/NELLIS PARTNERS, LLC - Request for a Site Development Plan Review FOR AN 84,245 SQUARE FOOT SHOPPING CENTER on 7.81 acres on property adjacent to the northwest corner of Nellis Boulevard and Stewart Avenue, (APN 140-32-601-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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)		FILE BY: 10/24 MEETING: 12/07/06
☒	☐	Grant deed and legal description		
☒	☐	Detailed 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>800⁰⁰</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		
☒	☐	All property lines and present dimensions labeled		
☒	☐	All building setbacks labeled		
☒	☐	All adjacent existing land uses and street names labeled		
☒	☐	All 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		
☒	☐	All 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		
☒	☐	All property lines and present dimensions labeled		
☒	☐	All required perimeter landscape planters shown		
☒	☐	All 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		ALL SIDES OF ALL BUILDINGS REQUIRED.
☒	☐	Scale and building dimensions labeled		
☒	☐	North, south, east, and west elevations of <i>all</i> buildings		
☒	☐	All building materials and colors noted		
☒	☐	8" x 10" photo of original color and material board		
☒	☐	All 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		
☒	☐	All 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: RICHARD SALEMME Application Type: SITE PLAN REVIEW
 APN: 140-32-601-005 Location: NEWS/STEWART
 Planner: A. Reed Pre-App Meeting Date: 10/13/06 Earliest PC Date: 12/07/06



☒ Meeting

☐ Telephone

☐ Conversation Record

Page 1 of 1
Date 10/13/06
Time 2:00 am pm

Project Name NELLIS / STEWART

Conversation between CLV Representative(s): ANDY REED, ROGER BAILAY, VICTOR BOLAÑOS, ROD CLARK.

Name	Company/Department	Phone	FAX
<u>RICHARD SALEMME</u>	<u>SANDBERG ARCH.</u>	<u>433-4032</u>	

☐ see Meeting Attendance Sheet

Comments:

A fifteen foot wide landscape planter with 24 inch box trees spaced at maximum 30 feet on center is required along Nellis Boulevard and Stewart Avenue. Eight foot wide planters are required along north, west and "landlocked" property lines that wrap around the parcel to the southeast.

Ground cover and four 5-gallon shrubs per tree to be provided within all planters.

Interior landscape islands shall be provided for all parking lots as follows (See Figure 6): i. At the end of each row of parking spaces; ii. Either parallel to parking spaces, at a ratio of one landscape island for every six parking spaces, or perpendicular to parking spaces, if located between abutting rows of parking spaces; and iii. In addition to any required perimeter landscape areas. b. Landscape Islands - Size. Landscape islands shall have a minimum width of five feet, as measured from the inside of the curbing, and shall have a minimum length equal to the length of the adjacent parking spaces. c. Planting Requirements. i. Trees. One tree shall be planted for every six uncovered parking spaces. Each landscape island shall have at least one shade tree; required trees shall be a minimum 24-inch box evergreen or deciduous shade tree. Tree spacing within a landscape island shall not exceed 30 feet on center. ii. Shrubs. Landscape islands shall include a minimum of 4 five-gallon shrubs for every required tree. iii. Ground Cover. Landscape islands shall include a two-inch layer of ground cover or rock mulch. iv. Perimeter Landscaping. Landscape materials required for perimeter landscape buffer areas may not be counted towards the requirements for landscape islands in parking lots. v. Irrigation. Landscape materials and any other required landscape areas shall be irrigated with drip irrigation only. DIAMOND PLANTERS DO NOT COMPLY WITH CITY STANDARDS

Parking Lot Screening. Parking lot shall be screened from Nellis Boulevard and Stewart Avenue by a low wall or berm with a maximum height of thirty inches, a solid living hedge with an approximate maximum height of thirty-six inches, or some other screening method that has been approved as part of a landscape plan and provides a continuous screen (See Figure 7).

ANY REDUCTION IN LANDSCAPING REQUIRES THE APPLICANT TO REQUEST A WAIVER WITHIN THE JUSTIFICATION LETTER.

Elevations - Scaled drawings of all four sides of all buildings required. City standards require consistent exterior treatment of all four sides. Blank, expressionless walls discouraged.

Setbacks -

Stewart Avenue prop line - 20 Feet

North Prop line - 20 Feet

Nellis Blvd prop line - 15 Feet

West prop line - 10 feet

TRAFFIC / DRAINAGE STUDY IN PROCESS.

COMPLETE OR REPAIR / REPLACE OFF-SITE IMPROVEMENTS.

DEDICATION OF PARTIAL BUS-TURN OUT ALONG STEWART AVE.

DINA Letter



Separator Sheet

CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT

ENVIRONMENTAL IMPACT ASSESSMENT

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. The Environmental Impact Assessment forms attached herein must be prepared for each factor* and submitted for evaluation.

√	1	Project Description
√	2	Transportation and Traffic
√	3	Schools
√	4	Emergency Services
√	5	Housing
√	6	Mass Transit
√	7	Open Space and Recreation
√	8	Hydrology
√	9	Water Quality
√	10	Utilities and Service System

* Bold question numbers denote minimum NRS requirements

ENVIRONMENTAL IMPACT ASSESSMENT

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as Retail Center, located at the NWC Stewart and Nellis.

This document is being prepared by:

Company Name: Sandberg Salemme Design Group

Address: 1291 Galleria Drive

Suite 125

Henderson, Nv 89014

Contact Person:

Name: Richard Salemme

Title: Principal

Telephone: 433-4032

Fax: 433- 4586

E-mail: rsalemme@sgalv.co

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct.

I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: _____

Date: _____

Name: Richard Salemme

Title: Principal

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

1 Project Description

1.a Project title: Retail Center

1.b Application #: SDR-17717

1.c Project location: NWC Syewrat & Nellis

1.d Project sponsor

Name: Mr. David Shalow

Address: 4500 District Blvd. Vernon, CA 90058

Telephone: 323-588-1400

1.e G. P. designation: Commercial

1.f Zoning: C1

1.g Project description:

Total site acreage: 7.81

i) Residential

Total units: NA

FAR per Lot: NA

Lot Coverage per Lot: NA

ii) Hospitality

Total rooms: NA

Total entertainment: NA

iii) Commercial

Total S.F.: 84,245

Total FAR:

Total Lot Coverage: 25%

1.h Briefly describe the project's surrounding land use and setting:

North: U-Haul rental vacility

East: across Nellis, Market anchored retail center

South: across Stewart, small retail buildings and wal-mart Center

West: across flood control channel, single family residence

1.i Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):

ENVIRONMENTAL IMPACT ASSESSMENT

Narrative: The proposed retail project will consist of three in-line majors and in-line shops and two freestanding pad buildings. The project is planned for construction in a single phase.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

2 **Transportation and Traffic**

- 2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain: Yes

- 2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain: Yes

- 2.c Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

Explain: No

- 2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain: Yes

- 2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table:

SDR 17717				
Stewart/Nellis Partners, LLC				
NWC Stewart & Nellis				
Proposed 84.245 thousand square foot retail development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	84.245	42.94	3,617
AM Peak Hour			1.03	87
PM Peak Hour			3.75	316
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Nellis Boulevard				
Average Daily Traffic (ADT)	44,425			
PM Peak Hour	3554			
(heaviest 60 minutes)				
Stewart Avenue				
Average Daily Traffic (ADT)	19,213			
PM Peak Hour	1537			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Nellis Boulevard	51700			
Stewart Avenue	32600			
This project will add approximately 3,617 trips per day on Nellis, Bonanza and Stewart. This will increase expected volumes by about 8 percent on Nellis and 19 percent on Stewart. Nellis is at about 86 percent of capacity and Stewart is at about 59 percent of capacity.				
Based on Peak Hour use, this development will add roughly 316 additional cars into the area; which works out to about five every minute.				
Note that this report assumes all traffic from this development uses all named streets.				

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

3 Schools

3.a What is the total number of proposed residential units?

Conventional units: NA

Age-restricted units: NA

3.b Based upon the student generation factors utilized by Clark County School District¹ what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name: Richard J. Rundel Elementary

Distance from site²: 2050'-0"

Number of pupils:

Junior High/Middle School

School name: Dell Robinson Middle School

Distance from site²: 3600'-0"

Number of pupils:

High School

School name: El Derado High

Distance from site²: 4050'-0"

Number of pupils:

¹ See Exhibit 1

² Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.

ENVIRONMENTAL IMPACT ASSESSMENT

4 Emergency Services

- 4.a Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire

Name of the facility: Clark County Station 16

Existing/proposed: Existing

Distance from site³: 1900'-0"

Police

Name of the facility: North East Area Command

Existing/proposed: Existing

Distance from site³: 13,100'-0"

Emergency Services

Name of the facility: Clark County Station 16

Existing/proposed: Existing

Distance from site³: 1900'-0"

- 4.b Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain: No

³ Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

5	Housing
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- 5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain: No

- 5.b Would the project displace or eliminate existing housing?

Explain: No

- 5.c What are the project characteristics, in terms of:

Density: NA

Height: NA

Gated community: NA

Housing Type: NA

Home ownership: NA

- 5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain: NA

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

6 **Mass Transit**

- 6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name: CAT Bus #115

Location: NEC Nellis & Stewart

Distance from site⁴: 200'-0"

- 6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points?

Explain: No

- 6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

Explain: NA

⁴ Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

7 Open Space and Recreation

- 7.a Provide the distance from the site of the proposal to the nearest existing⁵ or planned⁶ (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name: Stewart Place Park

Location: Marian & Chantilly

Distance from site⁷: 2000'-0"

Community Park

Park name: Revera Park

Location: Stewart & Majoa

Distance from site⁷: 12,800'-0"

Regional Park

Park name: Freedom park

Location: Washington & N. Pecos Road

Distance from site⁷: 10,900'-0"

- 7.b Based upon 1990 US Census population table⁸, what would be the total population generated by the proposed project?

Explain: NA

- 7.c How much public parkland would be included in the proposed project?

Explain: None

- 7.d Provide a brief statement setting forth the anticipated effects of the proposal on open space and recreation.

Explain: None

5 See Exhibit 2

6 See Exhibit 3

7 Attach a map indicating the straight distance from the project property line to the park property line.

8 See Exhibit 4

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

8 Hydrology

- 8.a Would the proposed project alter the existing drainage pattern of the site area?

Explain: This item can not be determined until a drainage study is completed.

- 8.b What is the quantity of the increase in storm water runoff generated by the proposed project, estimated by using standards hydrologic method?

Explain: This item can not be determined until a drainage study is completed.

- 8.c Would the total quantity of water runoff after construction exceed the capacity of existing or planned storm water drainage system?

Explain: This item can not be determined until a drainage study is completed.

- 8.d Would the proposed project result in the construction of a new storm water drainage facility or the expansion of existing facilities? Is the storm water facility identified in the Neighborhood, City Wide or the Regional Master Plans?

Explain: NA

- 8.e Would the proposed project place housing within a 100-year special flood hazard area as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)?

Explain: No

- 8.f Would the proposed project require drainage mitigation to protect the development from interim flows?

Explain: No

- 8.g Would the proposed project development meet the Clark County Regional Flood Control District – Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions?

Explain: This item can not be determined until a drainage study is completed.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

9	Water Quality
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9.a Would water service provided to the proposed project by an existing or planned facility?

Explain: Existing

9.b Would the proposed project result in the construction of a new water treatment facility or expansion of existing facilities?

Explain: No

9.c What is the quantity of water that the project will demand during and after completion of the project, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project?

Explain: This can not be determined until design is completed and reviewed by the appropriate agency.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

10	Utilities and Service System
-----------	-------------------------------------

10.a Would the proposed project connect to an existing or planned sewer system?

Explain: Existing

10.b What is the quantity of sewage affluent generated by the proposed project, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project?

Explain: This can not be determined until design is completed and reviewed by the appropriate agency.

10.c Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility?

Explain: This can not be determined until design is completed and reviewed by the appropriate agency.

10.d Would the proposed project generate any industrial waste?

Explain: No

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 1

Clark County School District
April 9, 2002

2001-2001 Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
K-5	0.245	0.163
6-8	0.123	0.066
9-12	0.137	0.062
P & 13	0.004	0.002

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, plexes, and condominiums.

P & 13: Pre-school and Sunset School.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 2

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Existing City Parks
(Map 1, pp. 11)

Parks Name	Classification			Acres
	N	C	R	
Aloha Shores Park	X			4.03
Angel Park	X			6.11
AnSan Sister City Park	X			7.83
Baker Park	X			6.78
Bob Baskin Park	X			6.18
Bruce Trent Park	X			10.00
Buckskin Basin	X	X		39.17
Charleston Heights Park	X			3.90
Charleston Heights	X			7.12
Chester A. Stupak Park	X			1.23
Children's Mem. Park	X	X		29.82
Coleman Park	X			4.00
Cragin Park	X			3.27
Dexter Park	X			4.70
Doolittle Park	X			15.28
Ed Fountain Park	X	X		29.82
Ethel Pearson Park	X			2.59
Fitzgerald Tot Lot	X			0.70
Freedom Park	X	X	X	68.08
Hadland Park	X			13.64

Parks Name	Classification			Acres
	N	C	R	
Heers Park	X			7.07
Hills Park	X			13.50
Huntridge Circle Park	X			3.14
James Gay III Park	X			7.18
Jaycee Park	X			18.40
Lorenzi Park	X	X	X	59.37
Lubertha Johnson Park	X			1.60
Mary Dutton Park	X			0.20
Mirabelli Park	X			1.41
Pueblo Park(s)	X			5.09
Rafael Rivera Park	X			9.28
Rainbow Family Park	X	X		26.48
Elkhorn/Durango Fields	X	X		
Rotary Park	X			3.34
Stewart Place Park	X			3.45
Wayne Bunker Family Pk	X			13.75
W. Charleston Lions Park	X			4.50
Wildwood Park	X			1.24
Woofter Family Park	X			9.22
Clarence Ray Park	X			0.10

N: Neighborhood Park

C: Community Park

R: Regional Park

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 3

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Planned City Parks
(Map 12, pp. 49)

Parks Name	Classification			Acres
	N	C	R	
Fort Apache/Log Cabin Park	X			TBD
Jones/Iron Mountain Park	X	X	X	TBD
Grand Canyon/Bardley Park	X	X		40.0/34.0
Fort Apache/Elkhorn Park	X			TBD
Elkhorn/Durango Ballfields	X	X		TBD
Deer Springs Park	X	X		110.0/40.0
Deer Springs/Thom Park	X	X		TBD
Regional Sports Park	X	X		60.00
Ann/Cimmaron Park	X			2.50
Cheyenne/Jensen	X	X		20.00
Metro Park	X			17.00
Alexander/Diamond Ridge Park	X			TBD
Cheyenne/Durango Park	X	X	X	5.0/61.5
Northwest Soccer Park	X	X		TBD
Summerlin Sports Park	X			TBD
Pioneer/Silver Ridge Park	X			TBD
AnSan Sister City Park	X			TBD
Buffalo/Oakey Park	X	X		42.5/30.0
Pioneer/O'Bannon Park	X			TBD
Oakey/Redwood Park	X	X		28.00
Heritage Park	X			TBD
Dog Fanciers Park	X			0.5/6.0
Bonanza/Honolulu Park	X			TBD

N: Neighborhood Park C: Community Park R: Regional Park

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

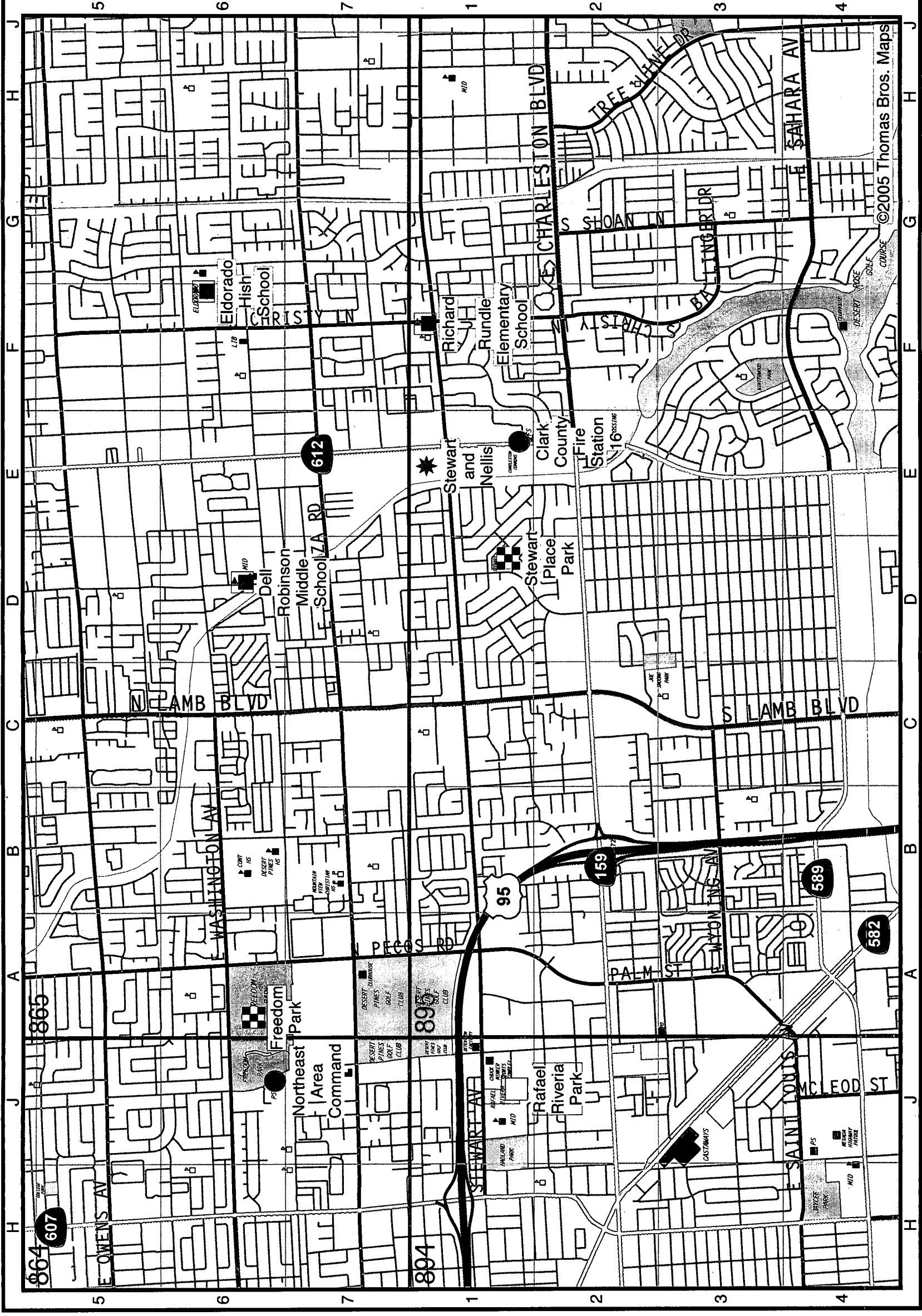
EXHIBIT 4

US Census Bureau
1990

Persons per Units by Units in Structure by Owner and Renter Occupied
(City of Las Vegas, US Census Bureau, 1990 STF-1)

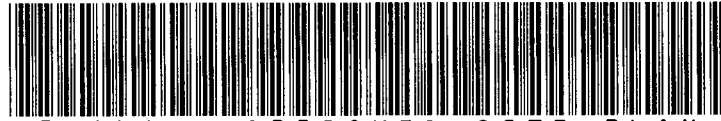
Owner Occupied	Persons per Unit
Single Family Detached	2.82
Single Family Attached (Townhouse)	2.14
Condominiums	
2 to 19 units	1.92
20 to 49 units	1.86
50 or more units	1.35
Mobile Home or Trailer	2.05

Renter Occupied	Persons per Unit
Single Family Detached	3.33
Single Family Attached (Townhouse)	2.79
Apartments	
2 to 19 units	2.23
20 to 49 units	1.82
50 or more units	1.76
Mobile Home or Trailer	1.87



- Clark County Fire Station 16: 150 N Nellis Blvd, Las Vegas, NV 89110, 895E1
- Richard J Rundle Elementary School: 425 N Christy Ln, Sunrise Manor, NV 89110, 865D6
- Eldorado High School: 1139 Linn Ln, Sunrise Manor, NV 89110, 865F6
- Freedom Park: 865A6
- Rafael Rivera Park: 894J1
- ★ Stewart and Nellis: 895E1
- Dell Robinson Middle School: 825 Marion Dr, Las Vegas, NV 89110, 865D6
- Northeast Area Command: 831 N Mojave Rd, Las Vegas, NV 89101, 864J6
- Stewart Place Park: 895D1

Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet

STEWART & NELLIS COLOR BOARD

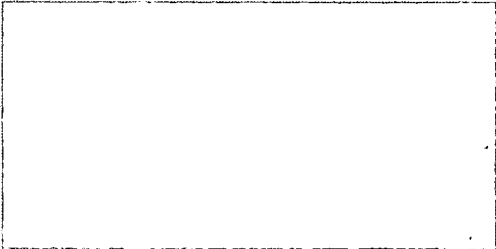
C.L.V.

EXISTING APPROVED

EXISTING APPROVED

NAVAJO
WHITE
307 LVR71

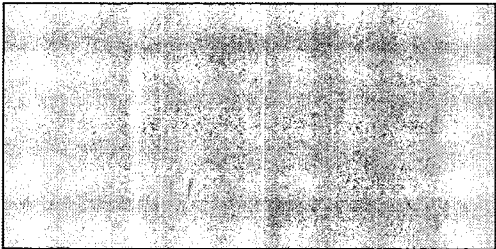
BASE STUCCO



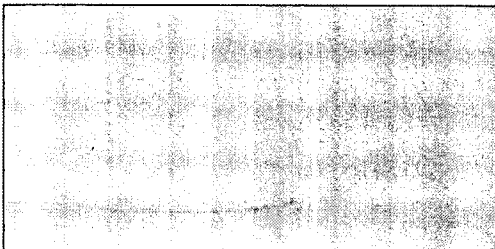
TOBACCO
ROAD
LVR 39



BASE STUCCO



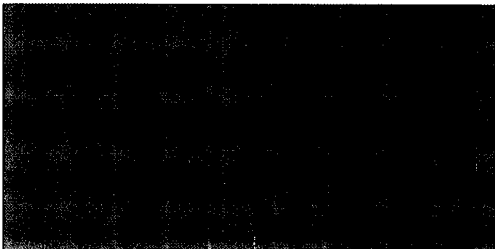
TUSCANY
521
LVR 26



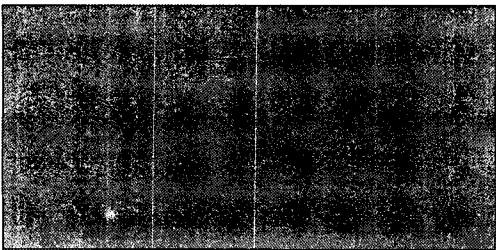
ACCENT



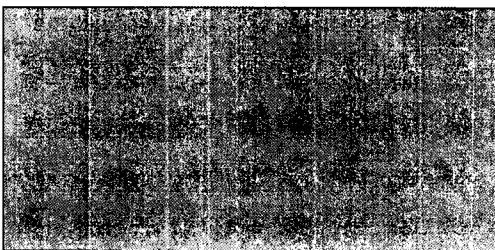
KAYAK BROWN
8745 A
LVR 18



ACCENT



TANGERINE
7375 A
LVR 29



ACCENT



AQUA DRAZZLE
7596 A
LVR 18



ROOF COLOR

NEW REVISED COLORS

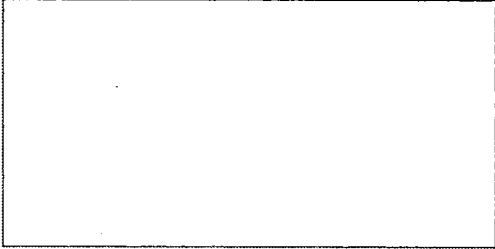
OLD COLORS

SOARING
WHITE
CW024W
LVR 89

BASE STUCCO



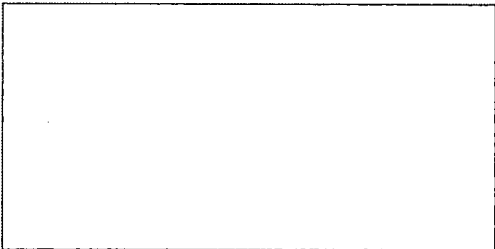
ENDLESS
PEACH
7333 M



ETHERA
BLUE
7046 A
LVR 14

METAL TRIM CANOPY

GALENA
GOLD
7778 N



APPROVED

Admin. App'd Per John K.

BY *[Signature]* 11/26/07

CURRENT PLANNING DIVISION
CITY OF LAS VEGAS



Plans (Elevations)



Separator Sheet



MAJOR 'B'

APPROVED
6/8/08
PLANNING & DEVELOPMENT
CITY OF LAS VEGAS

APPROVED EXTERIOR COLORS MAJOR "B"

NELLIS PLAZA

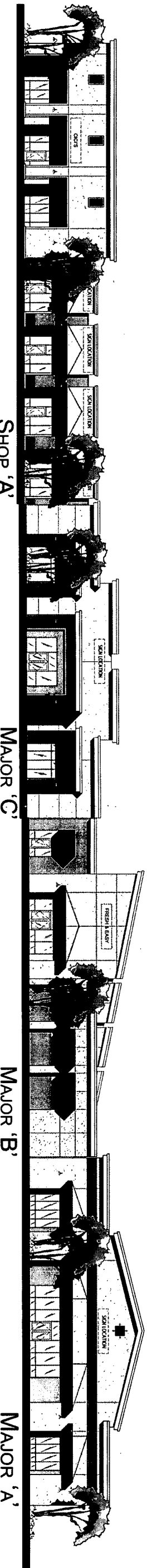


MAJOR 'B'

REVISED AWNING COLORS MAJOR "B"

NELLIS PLAZA

APPROVED
PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
6/08/08



SHOP 'A'

MAJOR 'C'

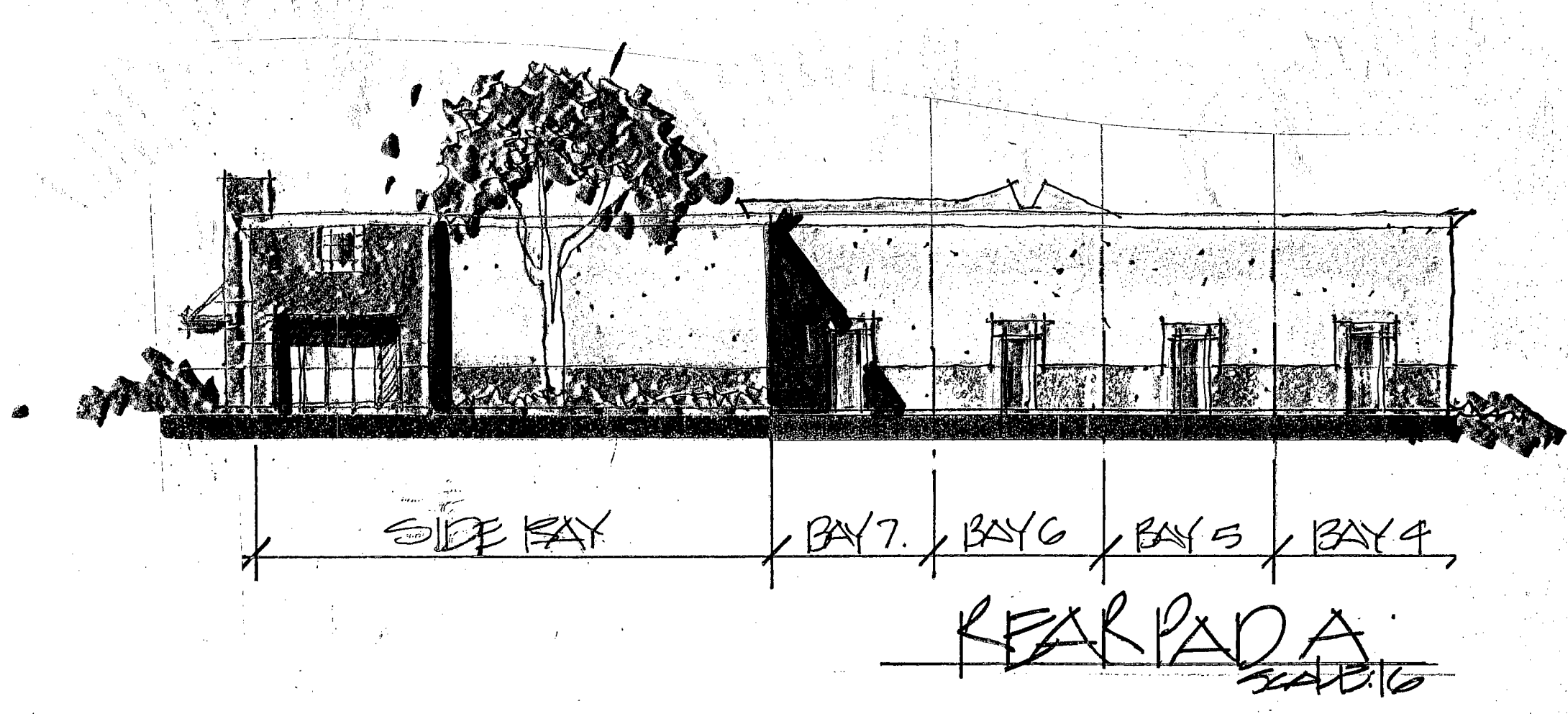
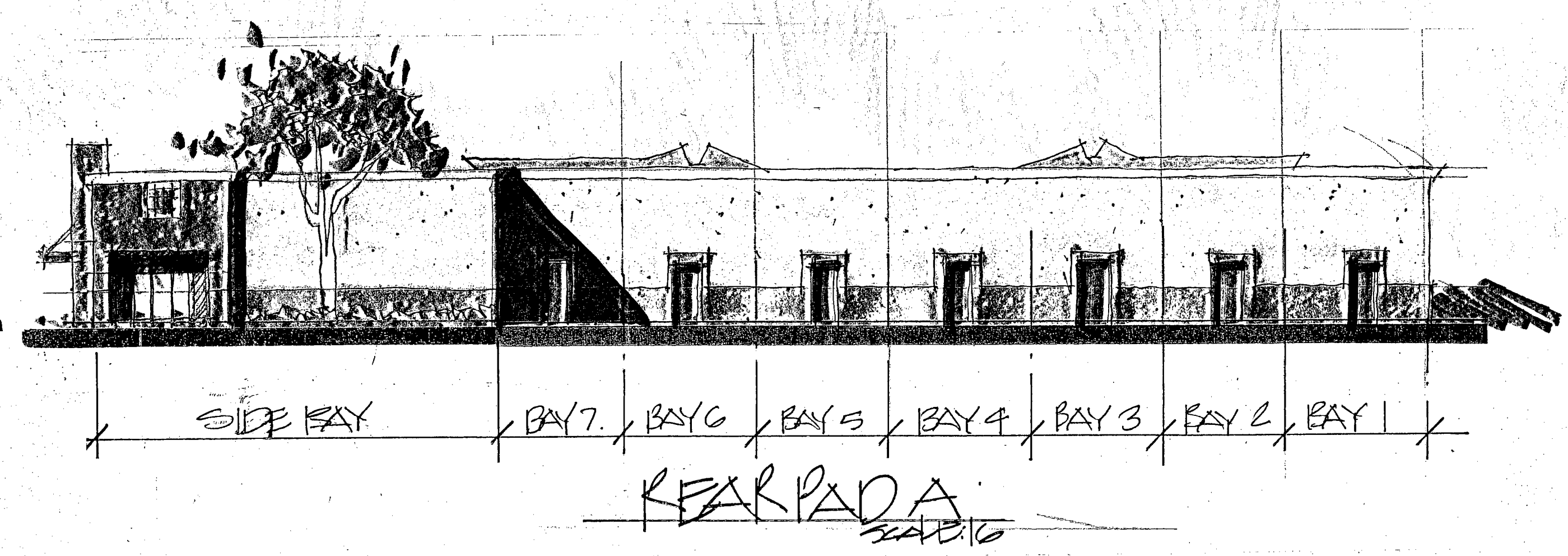
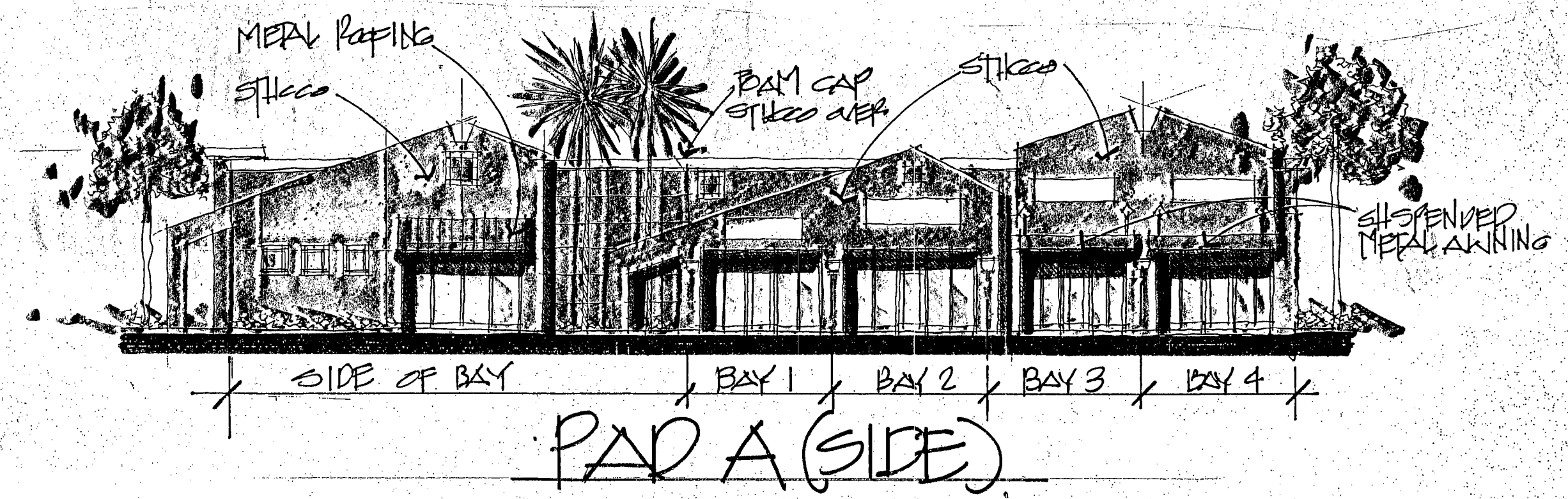
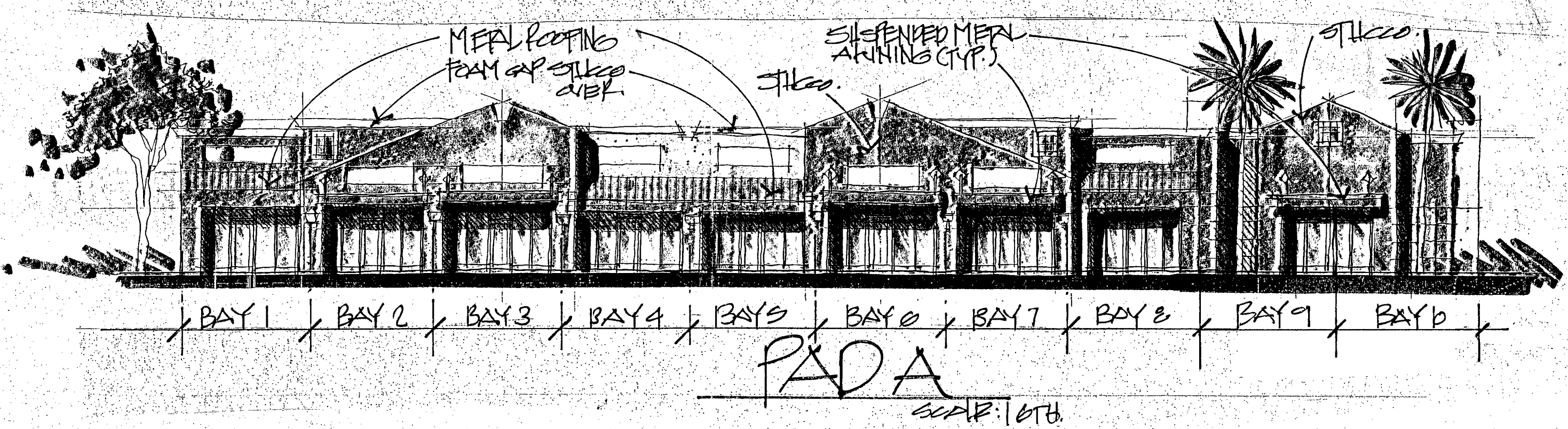
MAJOR 'B'

MAJOR 'A'

APPROVED EXTERIOR COLORS OVERALL ELEVATIONS

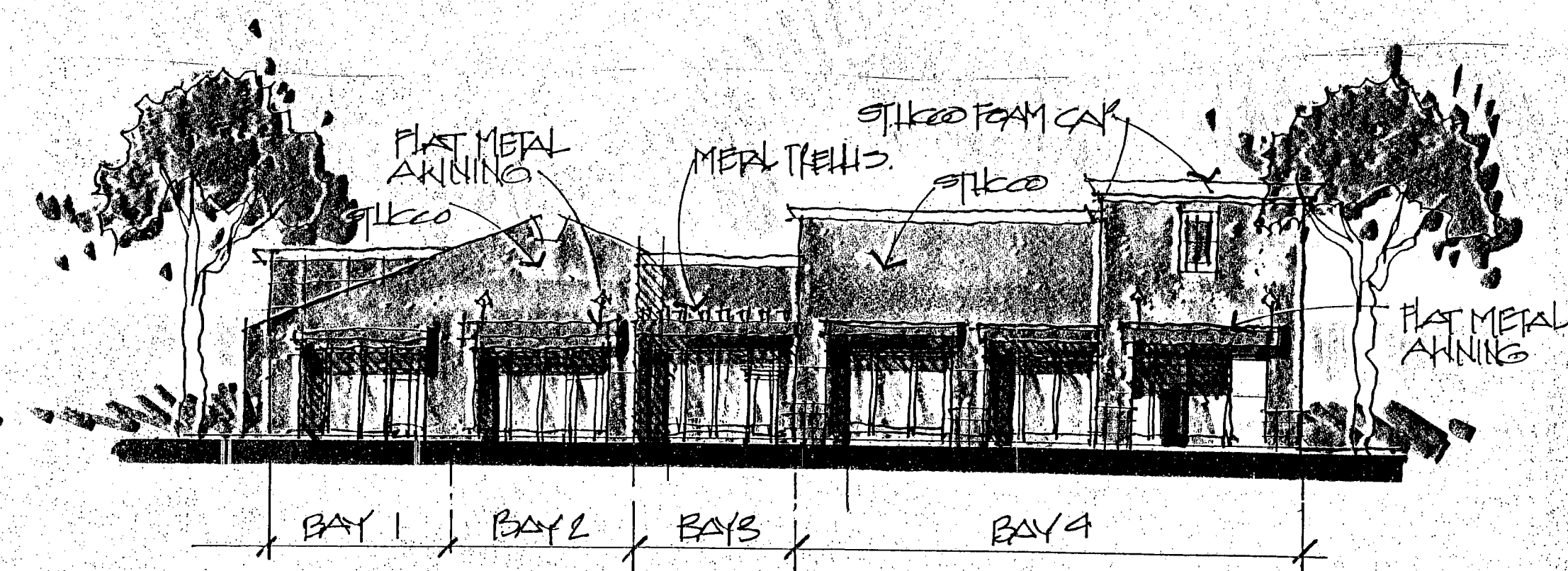
NELLIS PLAZA

APPROVED
PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
8/8/08

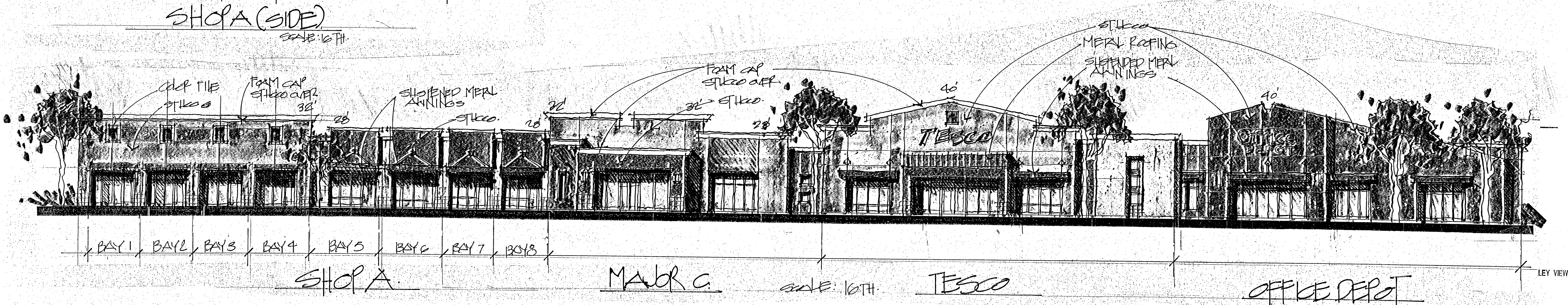


APPROVED
CITY COUNCIL DATE: 01/11/07
PLANNING COMMISSION DATE: 12/07/06
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

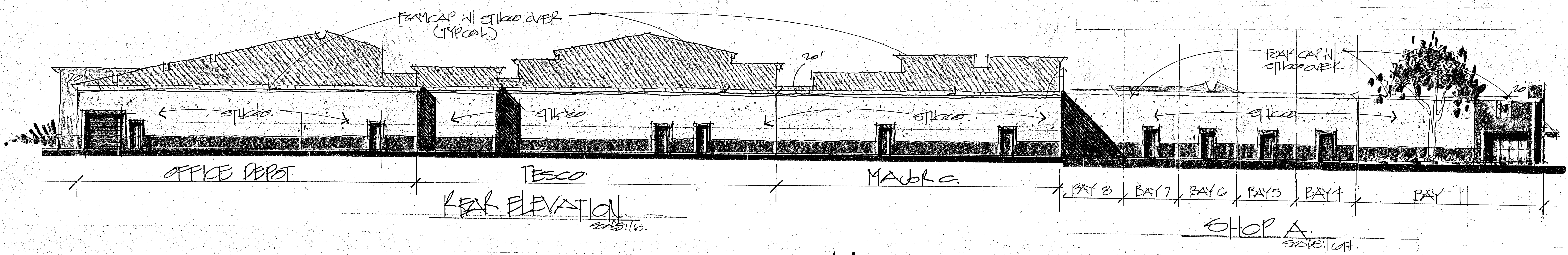
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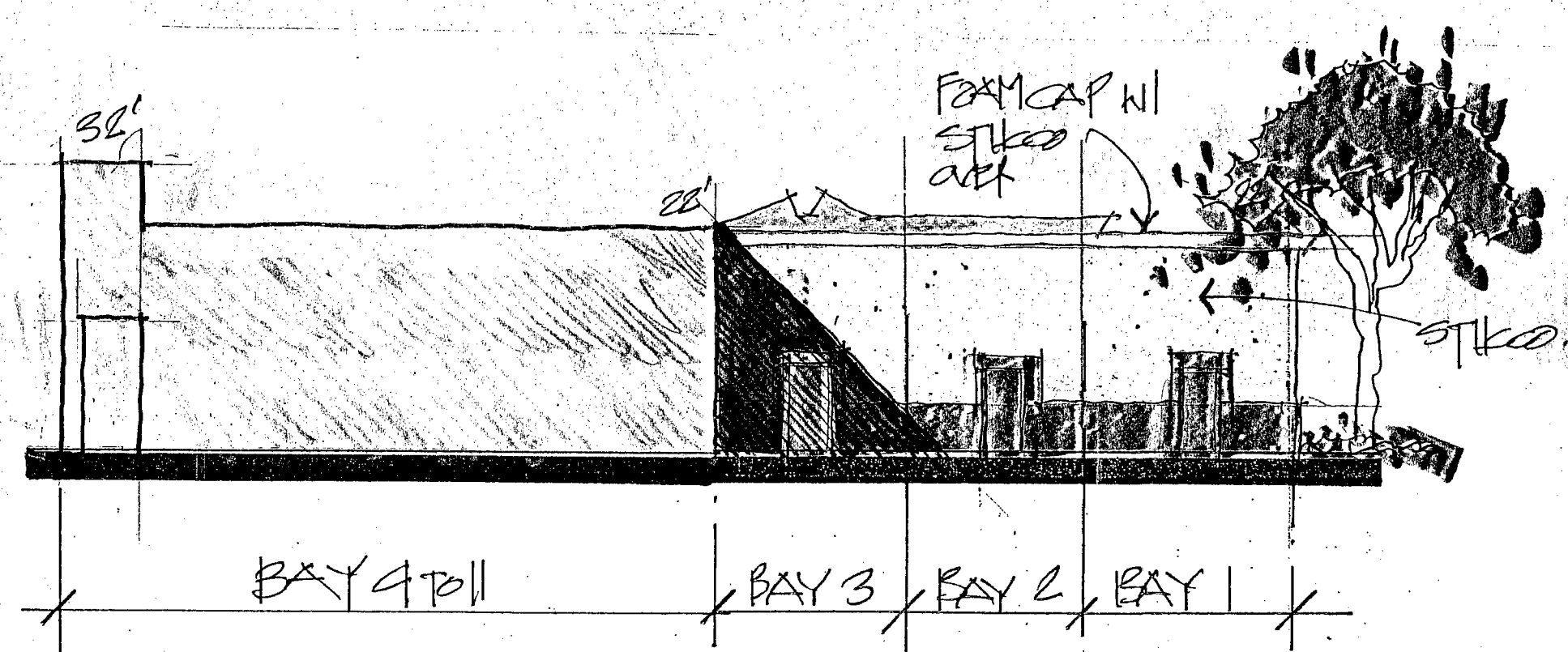
SHOP A (SIDE)
SCALE: 1/8" = 1'-0"



SHOP A MAJOR C. TESCO OFFICE DEPOT
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



SIDE SHOP A
SCALE: 1/8" = 1'-0"

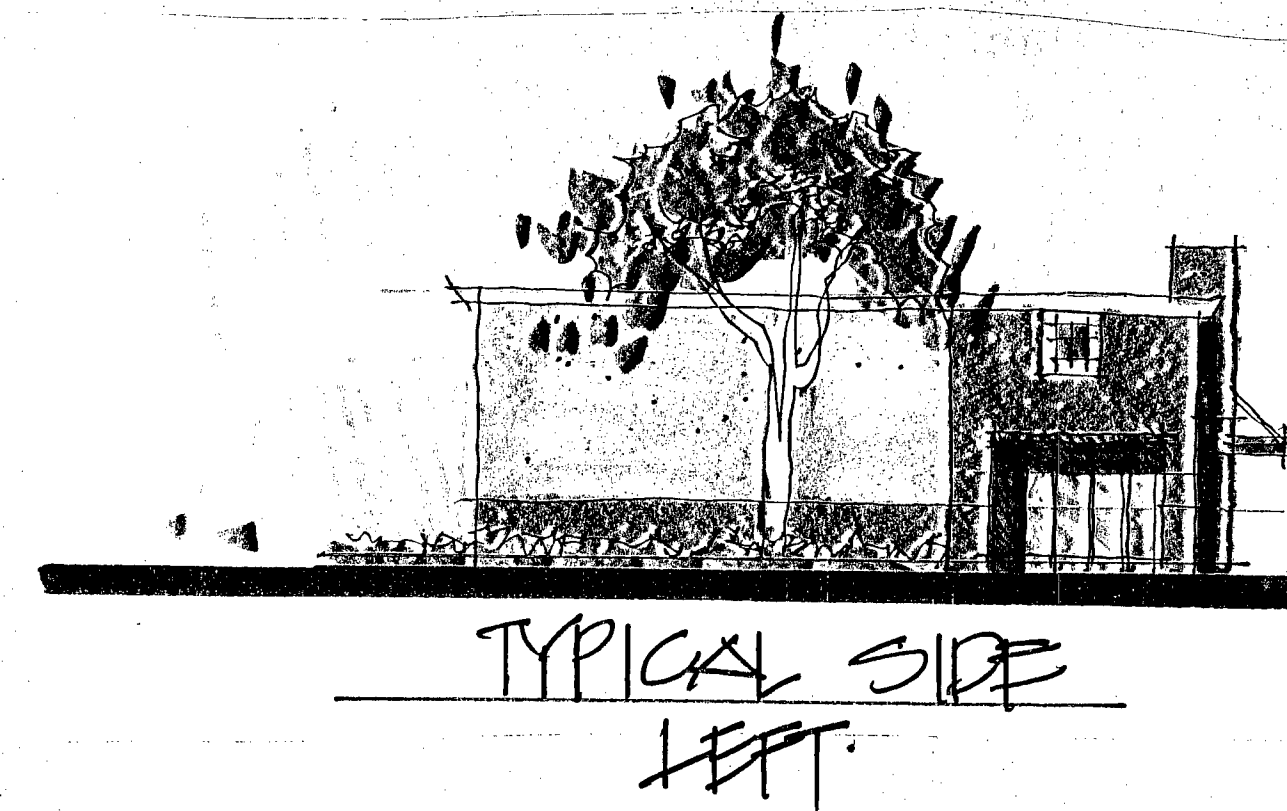
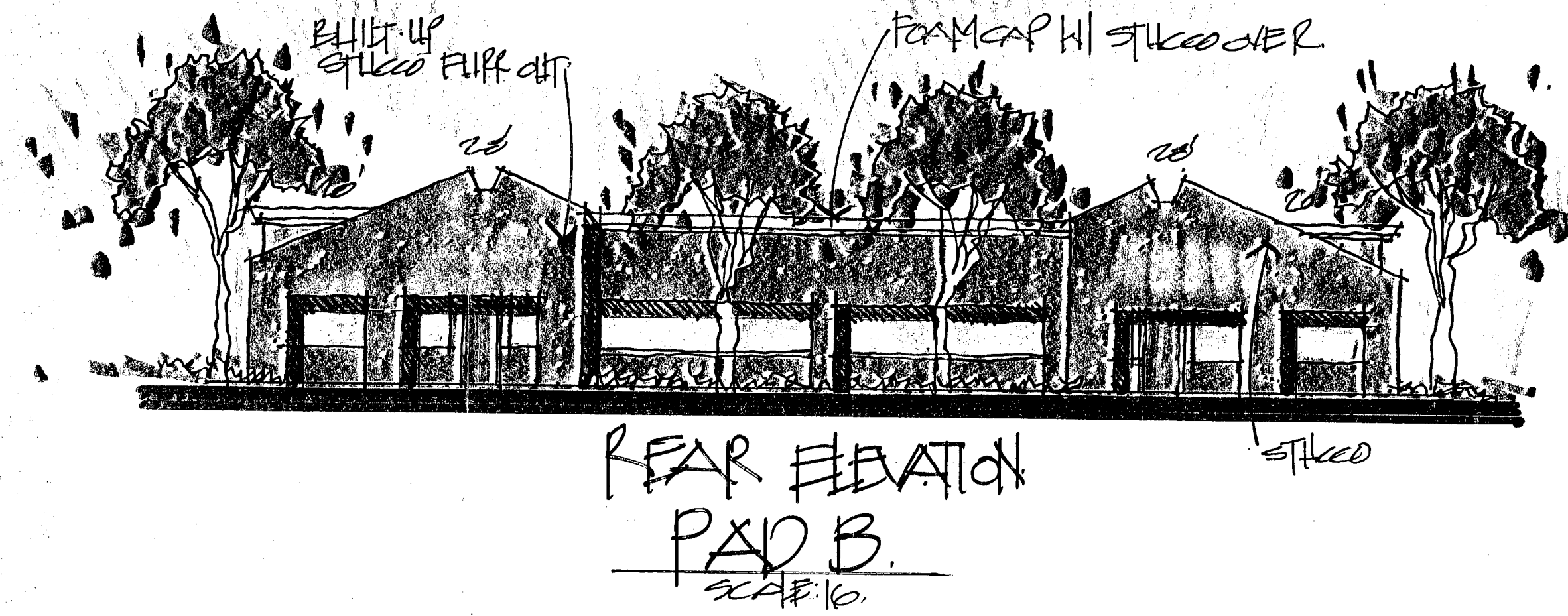
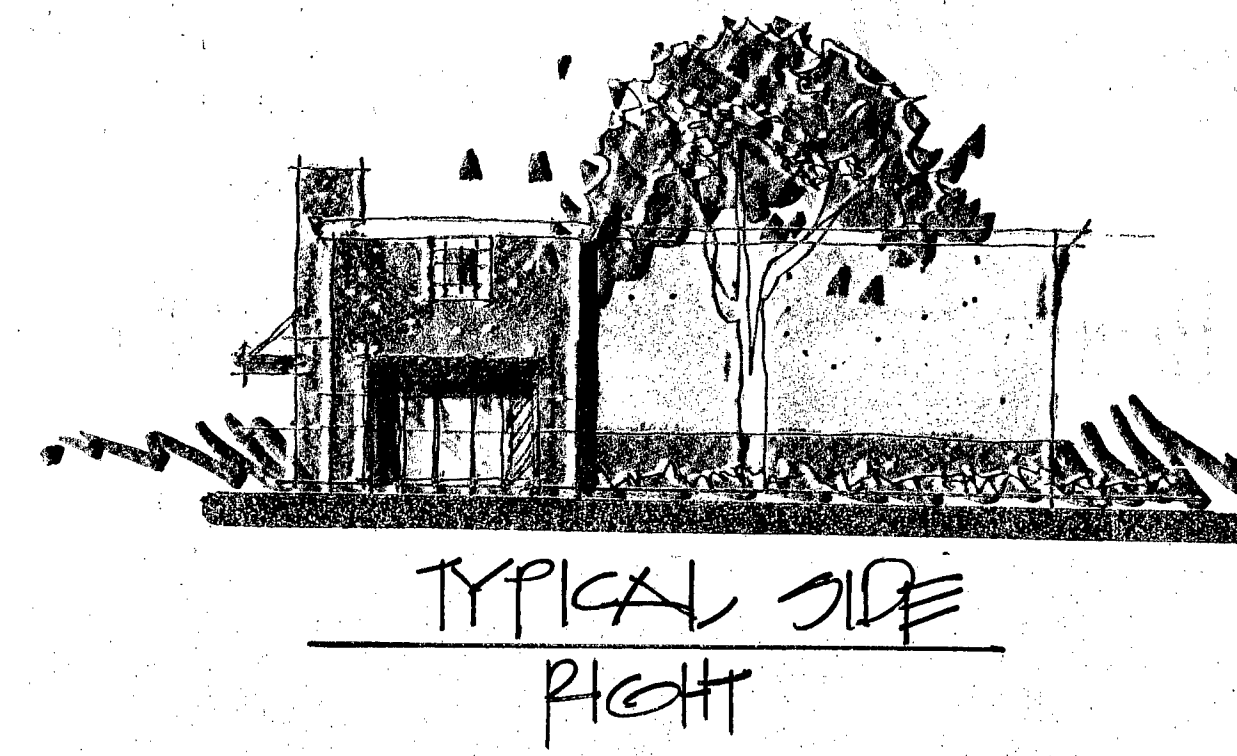
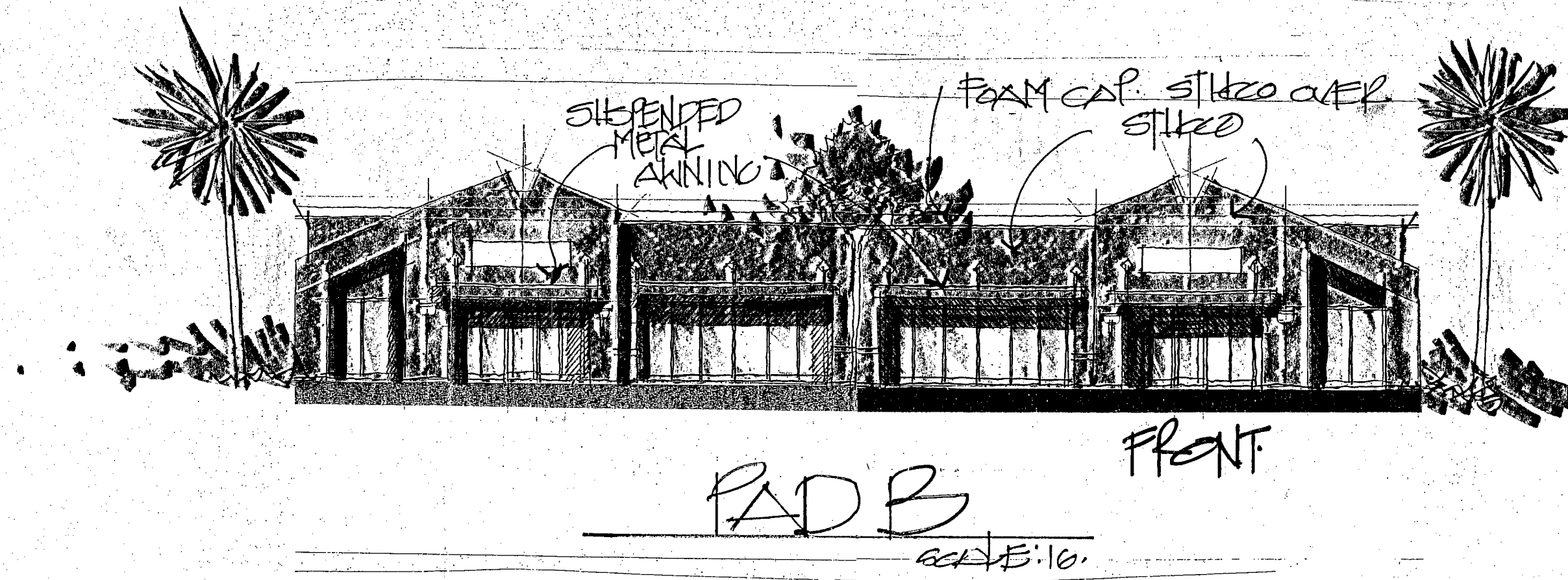
cc 01/07/07 → 01/11/07 approved 4-0

APPROVED
CITY COUNCIL DATE: 01/11/07
PLANNING AND DEVELOPMENT
BY: [Signature]
CITY OF LAS VEGAS

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OCT 24 2006

SDR-17717 E-A PC 12/07/06

Consultant



Project Title

Sheet Title

Seal

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Revision

APPROVED
CITY COUNCIL DATE: 01/14/07
PLANNING COMMISSION DATE: 12/07/06
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

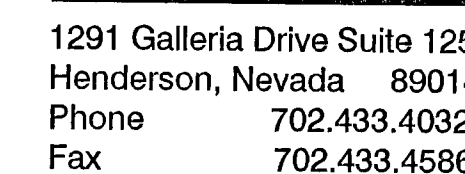
Project #: 6084
Release Date:

Sheet:

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OCT 24 2006

00 01/03/07 Approved Y-D

SDR-17717 E-C PC 12/07/06



Consultant

Project Title

**STEWART AND NELLIS
PARTNERS, LLC.
NWC STEWART AND NELLIS
LAS VEGAS, NEVADA**

Sheet Title

Seal

LANDSCAPE PLAN

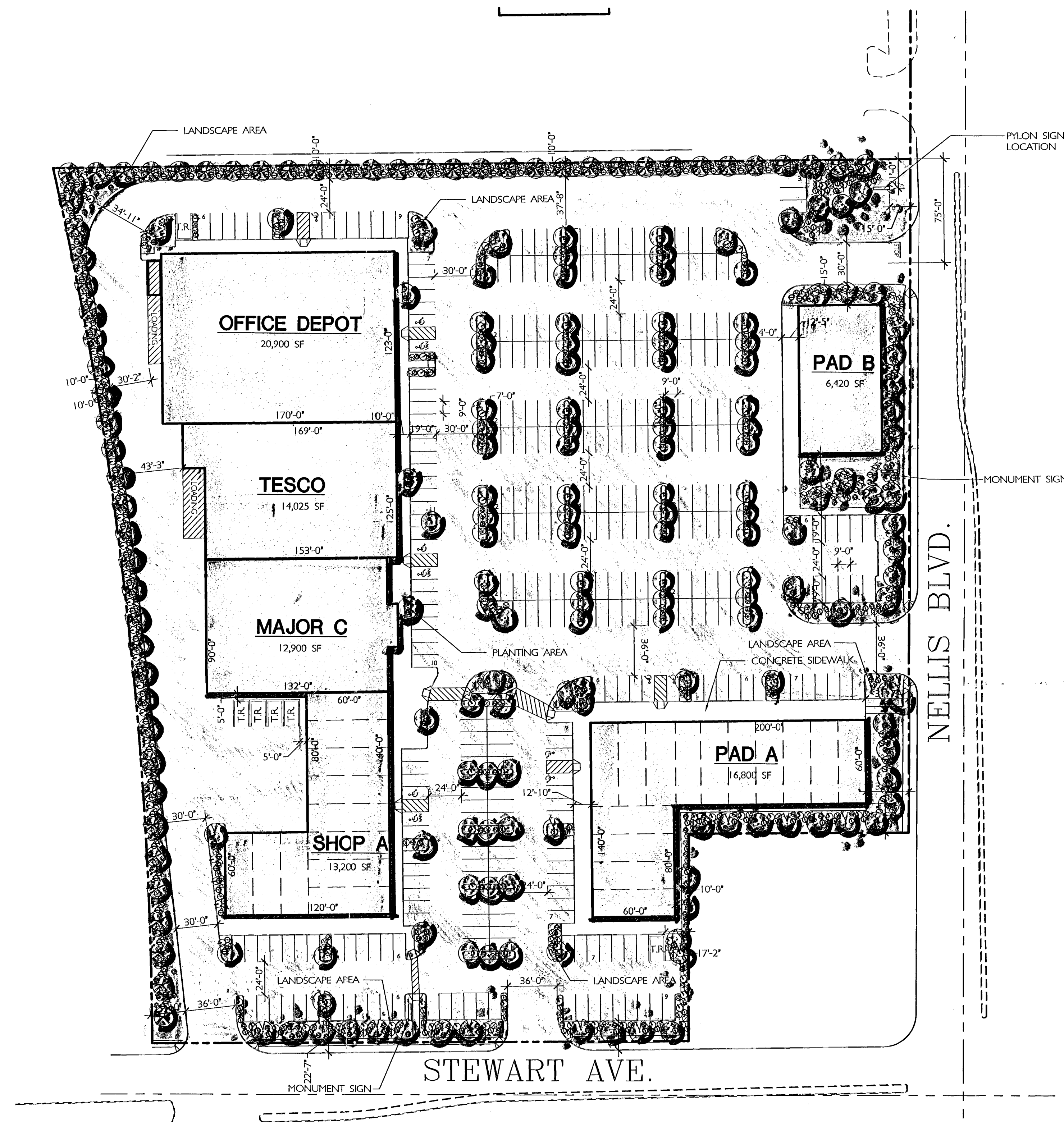
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Revision

APPROVED
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PLANNING AND DEVELOPMENT
CITY OF LOS ANGELES

Project #: 5064
Release Date:

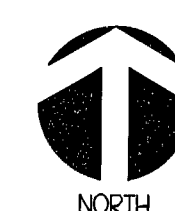
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RECEIVED AL1.0
OCT 24 2006



LANDSCAPE PLAN

SCALE : 1" = 50'-0"

SITE 5A



PLANT SCHEDULE

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
TREES			
	24" BOX	ELAEOCARPUS DECUPLENS	JAPANESE BLUEBERRY
	24" BOX	LIGUSTRUM LUCIDUM	JAPANESE PRIVET, SINGLE TRUNK
	24" BOX	RHUS LANCEA	AFRICAN SUMAC, SINGLE TRUNK
	24" BOX	RHUS LANCEA	AFRICAN SUMAC, MULTIPLE TRUNK
	24" BOX	PINUS ELGARICA	MONDALE (AFGHAN) PINE
SHRUBS			
◉	5-GAL	AMEROSIA DUMOSA	WHITE BUR-SAGE
◆	1-GAL	ROSEMARINUS OFFICINALIS	ROSEMARY
⊙	5-GAL	CASSIA WISLIZENIL	SHRUBBY SENNA
⊗	5-GAL	DASYLIRION WHEELERI	DESERT SPOON
⊛	5-GAL	DIETES BICOLOR	FORTNIGHT LILY
MISCELLANEOUS			

DECOMPOSED GRANITE IN ALL PLANTING AREAS AND NO PLANT ZONES, 2" DEPTH (TYP)
COLOR: TO BE CHOSEN TO COMPLIMENT THE BUILDING COLORS AT THE SITE

no. ~~01/03/07~~ = 01/17/07 Approved Y-D