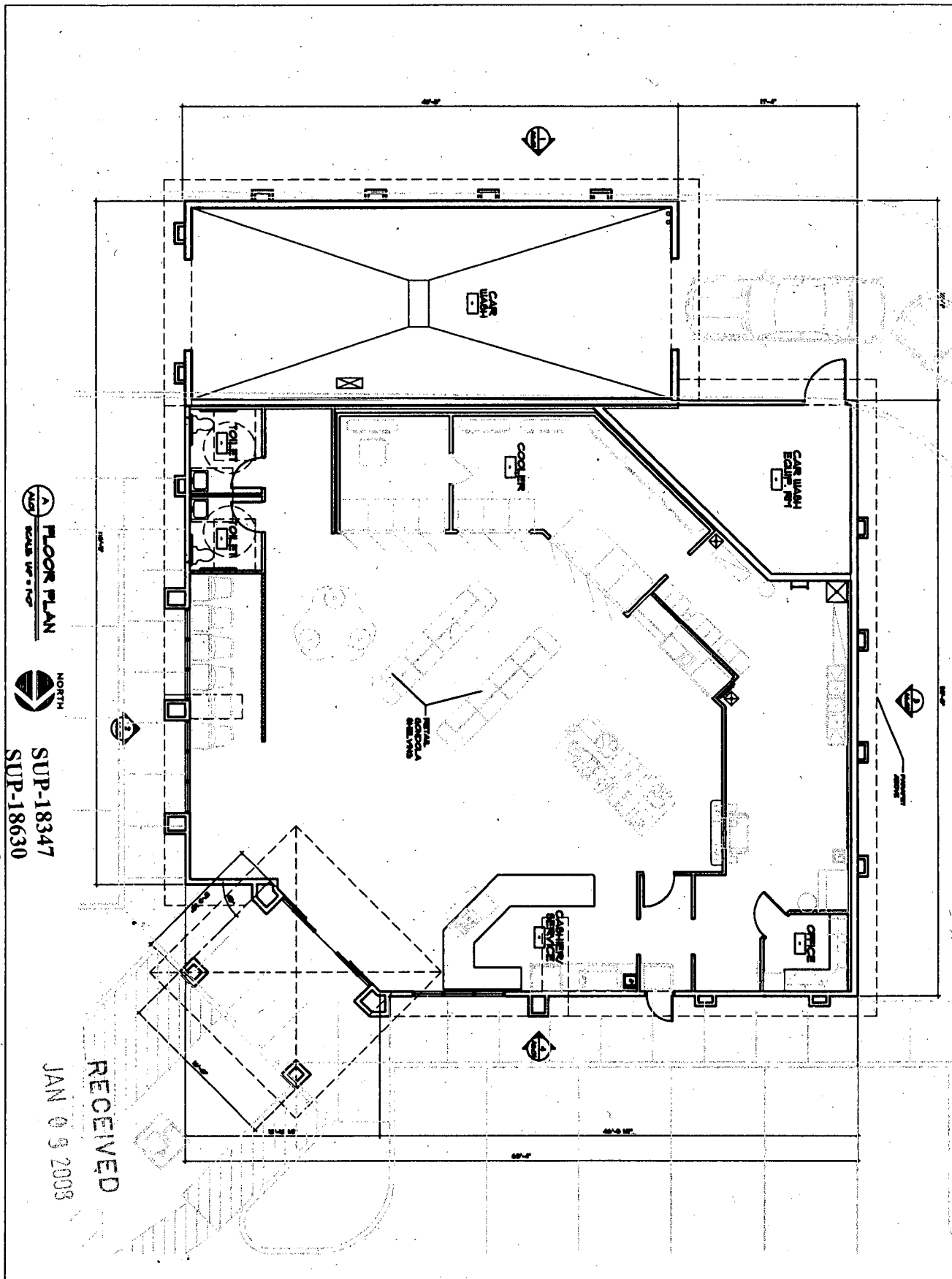


Plans (PMT)



Separator Sheet

A8107



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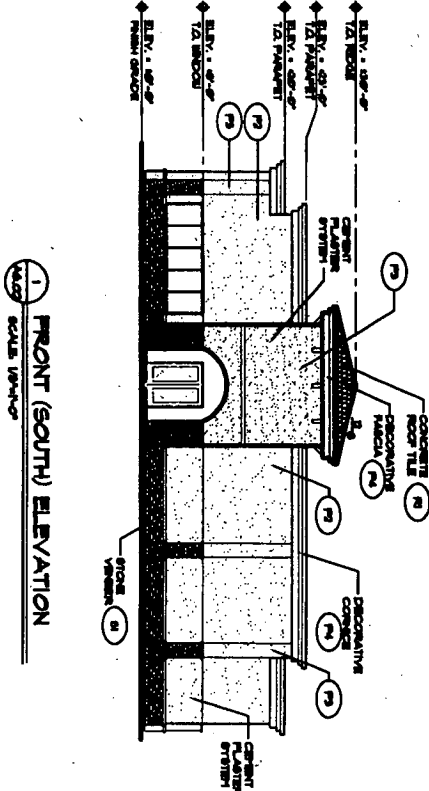
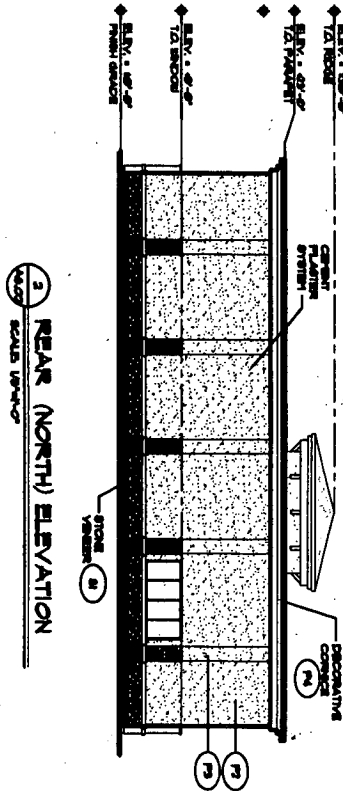
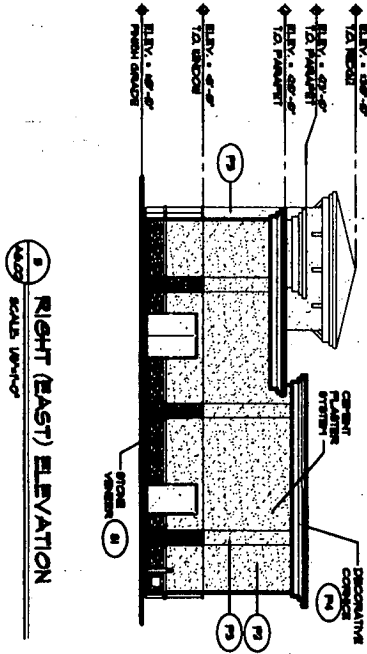
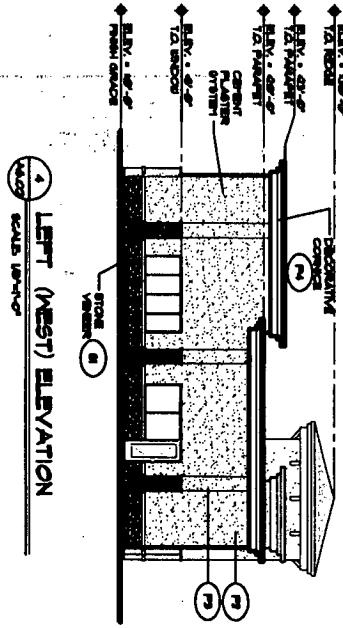
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C-STORE FLOOR PLAN

LAND USE SUBMITTAL

PRELIMINARY
NOT FOR
CONSTRUCTION

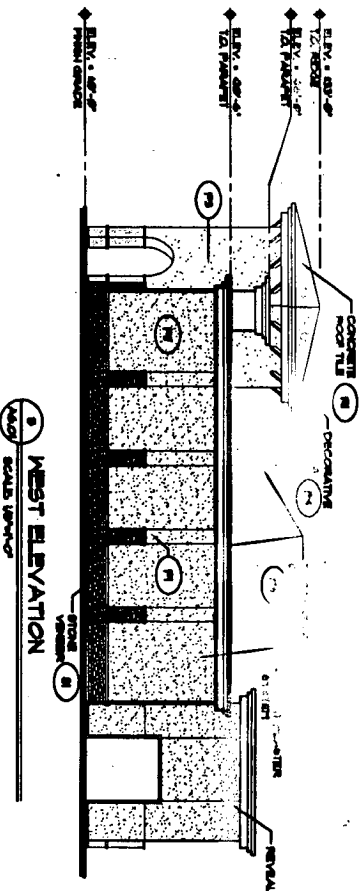
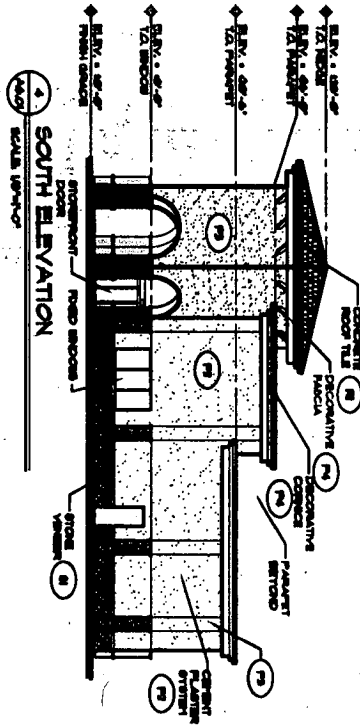
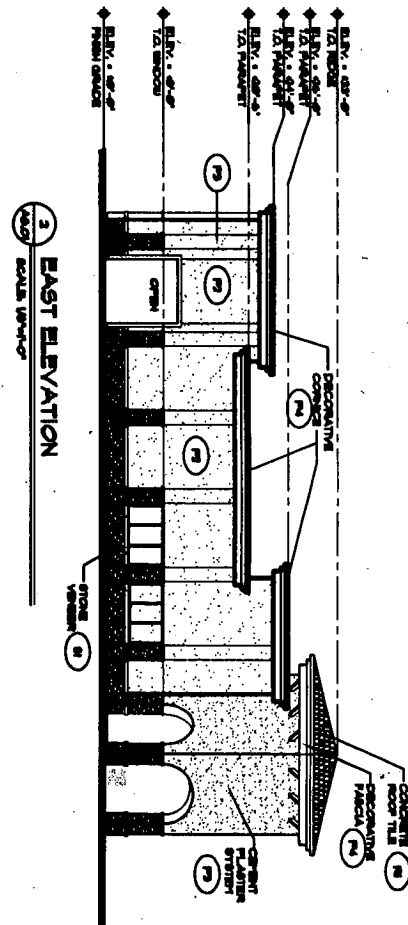
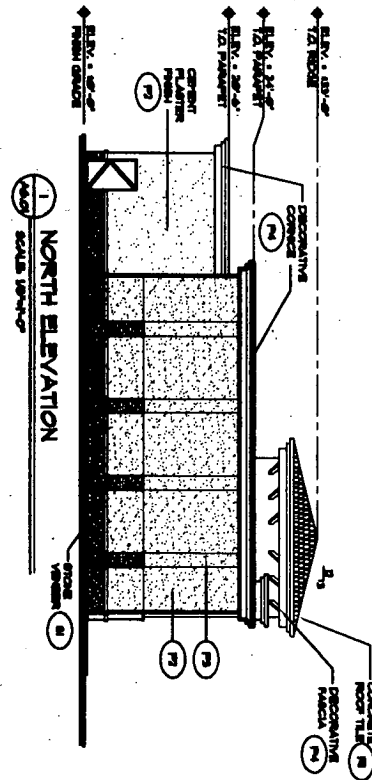
project title •
**C-STORE AT
GRAND TETON**
ADDRESS
LAS VEGAS, NEVADA

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842



SUP-18347
SUP-18630
SDR-18349
02-06-08 CC

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JAN 03 2008



SUP-18347
SUP-18630
SDR-18349
02-06-08 CC

RECEIVED
JAN 08 2008

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used for any purpose without the architect's written consent. Copies of the drawings and specifications retained by the client may be utilized only for their use and for occupying the project for which they were prepared, and not for construction of any other project. Any use or reproduction of the drawings without the written consent of the architect is strictly prohibited. These documents are not final and ready for use, and therefore not valid, unless they are sealed, signed, and dated. No 62,760 Pacific Design Concepts, Inc.

Project Title:	EXTERIOR ELEV.
Client:	C-STORE
Location:	LAND USE
Scale:	
Drawn by:	
Checked by:	
Approved by:	
Date:	
Sheet No.:	AS.01

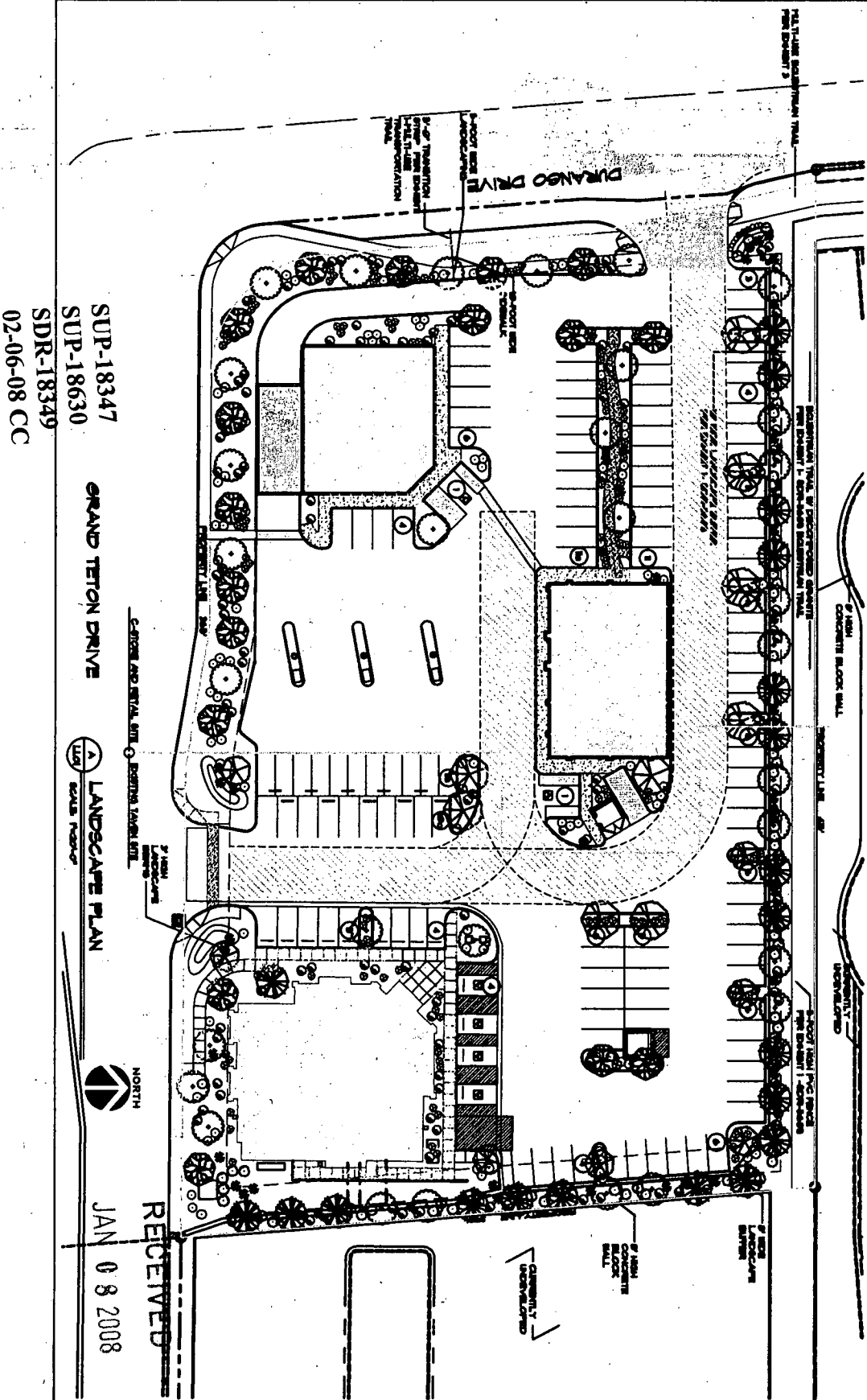
Project Title:	C-STORE AT GRAND TETON
Address:	LAS VEGAS, NEVADA
Architect:	pacific design concepts, llc
Address:	3005 W. HORIZON RIDGE PARKWAY, SUITE 200 HENDERSON, NEVADA 89052 (702) 454-5842 fax (702) 454-7842

LANDSCAPE LEGEND

SYMBOL	COMMON NAME	SIZE	REMARKS	SYMBOL	COMMON NAME	SIZE	REMARKS
	PALS BLANCA	1/2" BOK	STANDARD THICK		LACONITUM PUNICENS	5" CAL.	
	PRICKLE CHERRY	1/2" BOK	STANDARD THICK		NACHA DORRICA	5" CAL.	
	ACACIA 1P	1/2" BOK	STANDARD THICK		MONTEA FORMOSA	5" CAL.	
	ACACIA 2P	1/2" BOK	STANDARD THICK		ADAMS ARBOREALIS	5" CAL.	
	PALS LARICA	1/2" BOK	STANDARD THICK		CALOCERUS DECUMBENS	5" CAL.	
					SENECIO LACINIOSA	5" CAL.	
					NERISSA PUNICATA	5" CAL.	
					PITALA NODIFLORA	5" CAL.	
					RED YUCCA	5" CAL.	
					SPANISH SMOOT	5" CAL.	
					LUPULUS	5" CAL.	

General Notes

1. CONSTRUCTION IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL, PRIOR TO DELIVERY. PLANT MATERIAL IS TO BE DELIVERED TO THE SITE IN A CONDITION THAT IS FREE FROM DISEASE, PESTS, AND DEFECTS. PLANT MATERIAL IS TO BE DELIVERED TO THE SITE IN A CONDITION THAT IS FREE FROM DISEASE, PESTS, AND DEFECTS.
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SUP-18347
SUP-18630
SDR-18349
02-06-08 CC

GRAND TETON DRIVE

LANDSCAPE PLAN



JAN 08 2008

on instruments or service these drawings and specifications are the property of the architect and may not be reproduced or used for any purpose without the architect's written consent. copies of the drawings and specifications retained by the client may be altered only for their use and for accepting the project for which they were prepared, and not for construction of any other projects. any use or reproduction of this drawing in whole or part by any means whatsoever is strictly prohibited. these documents are not final and ready for use, unless they are signed, sealed, and dated, and are accompanied by the architect's design concepts, to be signed.

1101

Project Title:
LANDSCAPE PLAN
LAND USE SUBMITTAL

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Title:
**C-STORE AT
GRAND TETON**
ADDRESS:
LAS VEGAS, NEVADA

pacific design concepts, llc
3005 W. HORIZON RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89052
(702) 454-5842 FAX (702) 454-7842

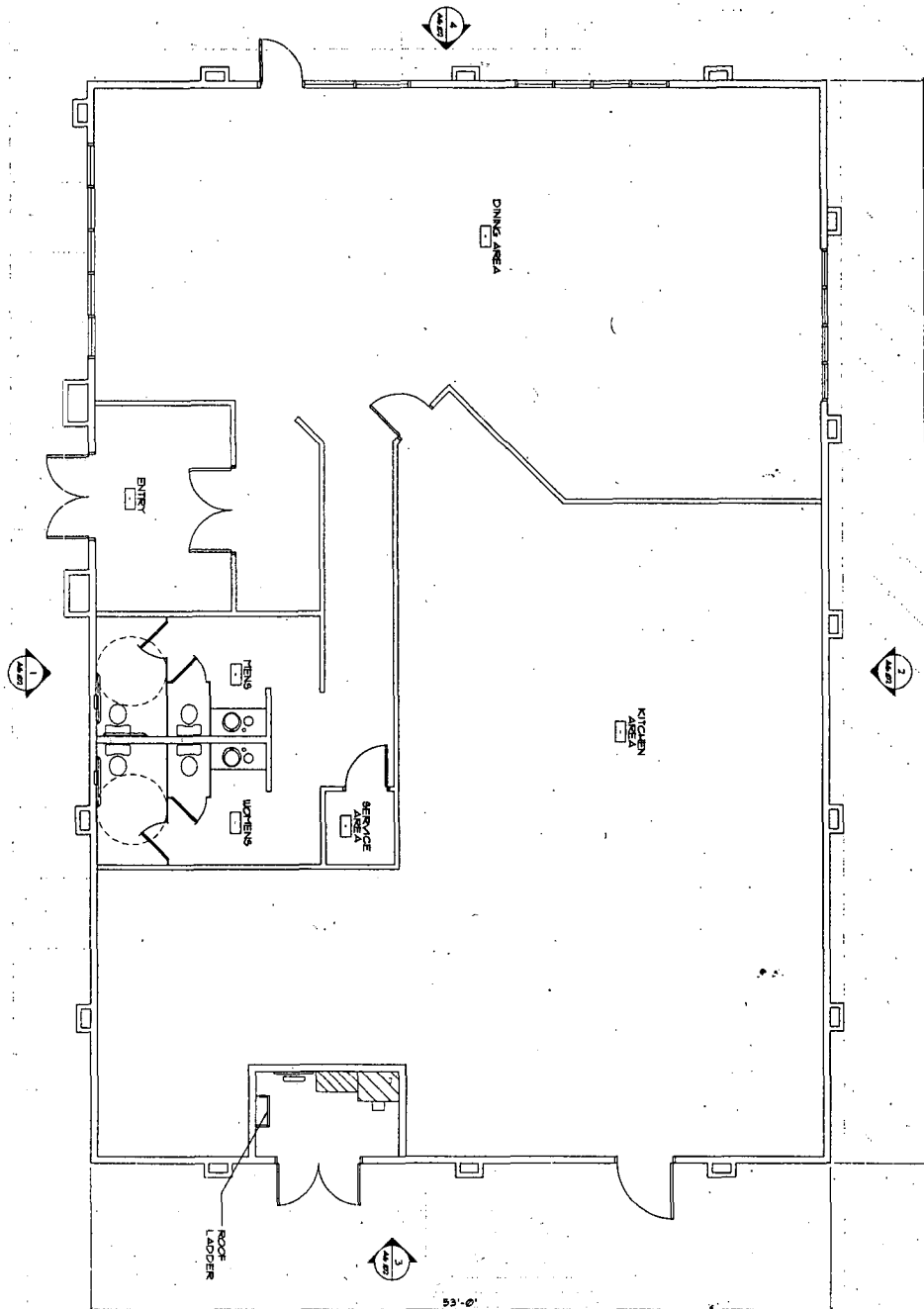
1
FLOOR PLAN
SCALE: 1/4"=1'-0"

3250 S.F.



SUP-18347
SUP-18630
SDR-18349
02-06-08 CC

RECEIVED
JAN 09 2003



Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BAA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: December 21, 2006
Re: **SDR-18349** Grand Teton Lodge Land, LLC NEC Grand Teton Dr. & Durango Dr.
Request for a Site Development Plan Review for a proposed convenience store with gasoline sales, car wash, and restaurant with drive through

CONDITIONS OF APPROVAL:

1. If not already constructed at time of development, construct half-street improvements on Durango Drive and Grand Teton Drive, including the widened median island on Grand Teton Drive, concurrent with development of this site. If applicable, extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.
2. The required equestrian trail along the north side of this site shall be deeded to the City of Las Vegas within one year of completion of construction. The trail shall be privately maintained prior to conveyance. Coordinate with the right-of-way section of the Department of Public Works regarding the appropriate method to convey the trail to the City of Las Vegas; a parcel map or other map may be required to create the legal trail parcel.
3. The required multi-use transportation trail along Durango Drive shall be granted to the City of Las Vegas prior to the issuance of any permits and shall be designated as a multi-use transportation trail easement over its entirety to be privately maintained; coordinate the right-of-way section of the Department of Public Works regarding document preparation.
4. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
5. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
6. An update to the previously approved 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.
7. 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 map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
8. Site development to comply with all applicable conditions of approval for ZON-3509 and all other applicable site-related actions.

December 12, 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

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-18349 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-18347 - PUBLIC HEARING

- APPLICANT/OWNER: GRAND TETON LODGE LLC - Request for a Site Development Plan Review FOR A PROPOSED 4,056 SQUARE-FOOT CONVENIENCE STORE WITH GASOLINE SALES, AN 800 SQUARE FOOT CAR WASH, FULL SERVICE, AND A 2,700 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH on 2.71 acres on the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), U [(Undeveloped) Zone, SC (Service Commercial) General Plan Designation] Under Resolution of Intent to C-1 (limited Commercial), Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 09, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: JANUARY 11, 2007 CITY COUNCIL: FEBRUARY 7, 2007

CASE PLANNER: JOHN KORKOSZ



PUBLIC HEARING

Comments Due: **DECEMBER 13, 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

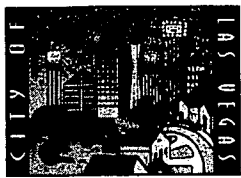
No Law Enforcement Issue

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

January 26, 2007

Mr. Stuart Apollo
Grand Teton Lodge Land, LLC
3399 South Durango Road, Suite 115
Las Vegas, Nevada 89117

RE: ABEYANCE - SDR-18349 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Apollo:

Please be advised the City Planning Commission at its regular meeting on **February 8, 2007** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

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

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

Sincerely,

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

JK:dm

cc: Mr. Richard Gallegos
Pacific Design Concepts
3005 West Horizon Ridge Parkway, Suite 200
Henderson, Nevada 89052

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



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DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

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Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

December 29, 2006

Mr. Stuart Apollo
Grand Teton Lodge Land, LLC
3399 South Durango Road, Suite 115
Las Vegas, Nevada 89117

RE: SDR-18349 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Apollo:

Please be advised the City Planning Commission at its regular meeting on *January 11, 2007* as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

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

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

Sincerely,

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

JK:dm

cc: Mr. Richard Gallegos
Pacific Design Concepts
3005 West Horizon Ridge Parkway, Suite 200
Henderson, Nevada 89052

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

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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

February 9, 2007

Mr. Stuart Apollo
Grand Teton Lodge Land, LLC
3399 South Durango Road, Suite 115
Las Vegas, Nevada 89117

RE: ABEYANCE - SDR-18349 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Apollo:

Your Request for a Major Amendment to an approved Site Development Plan Review FOR A PROPOSED 4,056 SQUARE-FOOT SERVICE STATION WITHOUT AUTOMOTIVE REPAIR, AN 800 SQUARE FOOT CAR WASH, FULL SERVICE, AND A 2,700 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH on 2.71 acres on the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), U [(Undeveloped) Zone, SC (Service Commercial) General Plan Designation] Under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Ross), was considered by the Planning Commission on February 8, 2007.

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

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-18347) and Special Use Permit (SUP-18630), 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, landscape plan, and building elevations, date stamped 11/28/06, except as amended by conditions herein.
4. A revised landscape plan shall be submitted prior to the time an application is made for a building permit depicting a total of twenty-one 24-inch box trees spaced 20 feet on center in the landscape perimeter buffer along the north side of the property, fourteen 24-inch box trees spaced 20 feet on center in the landscape perimeter buffer along the east property line, and one parking lot landscape finger for every six parking spaces.

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. 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.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All 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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. If not already constructed at time of development, construct half-street improvements on Durango Drive and Grand Teton Drive, including the widened median island on Grand Teton Drive, concurrent with development of this site. If applicable, extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.
13. The required equestrian trail along the north side of this site shall be deeded to the City of Las Vegas within one year of completion of construction. The trail shall be privately maintained prior to conveyance. Coordinate with the right-of-way section of the Department of Public Works regarding the appropriate method to convey the trail to the City of Las Vegas; a parcel map or other map may be required to create the legal trail parcel.
14. The required multi-use transportation trail along Durango Drive shall be granted to the City of Las Vegas prior to the issuance of any permits and shall be designated as a multi-use transportation trail easement over its entirety to be privately maintained; coordinate the right-of-way section of the Department of Public Works regarding document preparation.
15. 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.
16. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. An update to the previously approved 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

Mr. Stuart Apollo
SDR-18349 - Page Four
February 9, 2007

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.

18. 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 map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
19. Site development to comply with all applicable conditions of approval for ZON-3509 and all other applicable site-related actions.

This item will be considered by the City Council on **March 7, 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,



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

JK:dm

cc: Mr. Richard Gallegos
Pacific Design Concepts
3005 West Horizon Ridge Parkway, Suite 200
Henderson, Nevada 89052

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

January 12, 2007

Mr. Stuart Apollo
Grand Teton Lodge Land, LLC
3399 South Durango Road, Suite 115
Las Vegas, Nevada 89117

RE: SDR-18349 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Apollo:

Your request for a Major Amendment to an approved Site Development Plan Review FOR A PROPOSED 4,056 SQUARE-FOOT SERVICE STATION WITHOUT AUTOMOTIVE REPAIR, AN 800 SQUARE FOOT CAR WASH, FULL SERVICE, AND A 2,700 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH on 2.71 acres on the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), U [(Undeveloped) Zone, SC (Service Commercial) General Plan Designation] Under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Ross), was considered by the Planning Commission on January 11, 2007.

The Planning Commission voted to hold this item in **ABEYANCE** for the applicant to hold a neighborhood meeting.

This item is scheduled to be heard again at the **February 8, 2007** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

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

JK:dm

cc: Mr. Richard Gallegos
Pacific Design Concepts
3005 West Horizon Ridge Parkway, Suite 200
Henderson, Nevada 89052

Mayor
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Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



City Council Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

February 7, 2008

Mr. Stuart Apollo
Grand Teton Lodge Land, LLC
3399 South Durango Road, Suite #115
Las Vegas, Nevada 89117

RE: SDR-18349 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 6, 2008
RELATED TO SUP-18347 AND SUP-18630

Dear Mr. Apollo:

The City Council at a regular meeting held February 6, 2008 accepted the WITHDRAWAL WITHOUT PREJUDICE of the request for a Major Amendment to an approved Site Development Plan Review FOR A PROPOSED 4,056 SQUARE-FOOT SERVICE STATION WITHOUT AUTOMOTIVE REPAIR, AN 800 SQUARE FOOT CAR WASH, FULL SERVICE, AND A 2,700 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH on 2.71 acres on the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), U [(Undeveloped) Zone, SC (Service Commercial) General Plan Designation] Under Resolution of Intent to C-1 (Limited Commercial). NOTE: THIS APPLICATION HAS BEEN AMENDED TO 3,730 SQUARE FOOT SERVICE STATION WITHOUT AUTOMOTIVE REPAIR, A 960 SQUARE FOOT CARWASH, FULL SERVICE, AND A 4,108 SQUARE FOOT RESTAURANT. The Notice of Final Action was filed with the Las Vegas City Clerk on February 7, 2008.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

Mr. Richard Gallegos
Pacific Design Concepts
3005 West Horizon Ridge Parkway, Suite #200
Henderson, Nevada 89052

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



May 18, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

BRENDA J. WILLIAMS
INTERIM

DOUGLAS A. SELBY
CITY MANAGER

Mr. Stuart Apollo
Grand Teton Lodge Land, LLC
3399 South Durango Road, Suite 115
Las Vegas, Nevada 89117

RE: SDR-18349 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 16, 2007
RELATED TO SUP-18347 AND SUP-18630

Dear Mr. Apollo:

The City Council at a regular meeting held May 16, 2007 TABLED the request for a Major Amendment to an approved Site Development Plan Review FOR A PROPOSED 4,056 SQUARE-FOOT SERVICE STATION WITHOUT AUTOMOTIVE REPAIR, AN 800 SQUARE FOOT CAR WASH, FULL SERVICE, AND A 2,700 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH on 2.71 acres on the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), U [(Undeveloped) Zone, SC (Service Commercial) General Plan Designation] Under Resolution of Intent to C-1 (Limited Commercial).

Sincerely,

A handwritten signature in cursive script, reading "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, Acting City Clerk

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

Mr. Richard Gallegos
Pacific Design Concepts
3005 West Horizon Ridge Parkway, Suite 200
Henderson, Nevada 89052

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov



April 20, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN

STEVEN D. ROSS
BRENDA J. WILLIAMS
INTERIM

DOUGLAS A. SELBY
CITY MANAGER

Mr. Stuart Apollo
Grand Teton Lodge Land, LLC
3399 South Durango Road, Suite 115
Las Vegas, Nevada 89117

RE: SDR-18349 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 18, 2007
RELATED TO SUP-18347 AND SUP-18630

Dear Mr. Apollo:

The City Council at a regular meeting held April 18, 2007 HELD IN ABEYANCE the request for a Major Amendment to an approved Site Development Plan Review FOR A PROPOSED 4,056 SQUARE-FOOT SERVICE STATION WITHOUT AUTOMOTIVE REPAIR, AN 800 SQUARE FOOT CAR WASH, FULL SERVICE, AND A 2,700 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH on 2.71 acres on the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), U [(Undeveloped) Zone, SC (Service Commercial) General Plan Designation] Under Resolution of Intent to C-1 (Limited Commercial).

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the May 16, 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 black ink, appearing to read "Ydoleena Yturralde".

Ydoleena Yturralde
Deputy City Clerk II for
Beverly K. Bridges, CMC, Acting City Clerk

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

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

Mr. Richard Gallegos
Pacific Design Concepts
3005 West Horizon Ridge Parkway, Suite 200
Henderson, Nevada 89052



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

BRENDA J. WILLIAMS
INTERIM

DOUGLAS A. SELBY
CITY MANAGER

April 6, 2007

Mr. Stuart Apollo
Grand Teton Lodge Land, LLC
3399 South Durango Road, Suite 115
Las Vegas, Nevada 89117

RE: SDR-18349 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 4, 2007
RELATED TO SUP-18347 AND SUP-18630

Dear Mr. Apollo:

The City Council at a regular meeting held April 4, 2007 HELD IN ABEYANCE the request for a Major Amendment to an approved Site Development Plan Review FOR A PROPOSED 4,056 SQUARE-FOOT SERVICE STATION WITHOUT AUTOMOTIVE REPAIR, AN 800 SQUARE FOOT CAR WASH, FULL SERVICE, AND A 2,700 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH on 2.71 acres on the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), U [(Undeveloped) Zone, SC (Service Commercial) General Plan Designation] Under Resolution of Intent to C-1 (Limited Commercial).

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the April 18, 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 "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, Acting City Clerk

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

Mr. Richard Gallegos
Pacific Design Concepts
3005 West Horizon Ridge Parkway, Suite 200
Henderson, Nevada 89052

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov



March 12, 2007

Mr. Stuart Apollo
Grand Teton Lodge Land, LLC
3399 South Durango Road, Suite 115
Las Vegas, Nevada 89117

RE: SDR-18349 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 7, 2007
RELATED TO SUP-18347 AND SUP-18630

Dear Mr. Apollo:

The City Council at a regular meeting held March 7, 2007 HELD IN ABEYANCE the request for a Major Amendment to an approved Site Development Plan Review FOR A PROPOSED 4,056 SQUARE-FOOT SERVICE STATION WITHOUT AUTOMOTIVE REPAIR, AN 800 SQUARE FOOT CAR WASH, FULL SERVICE, AND A 2,700 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH on 2.71 acres on the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), U [(Undeveloped) Zone, SC (Service Commercial) General Plan Designation] Under Resolution of Intent to C-1 (Limited Commercial).

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the April 4, 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 "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, Acting City Clerk

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

Mr. Richard Gallegos
Pacific Design Concepts
3005 West Horizon Ridge Parkway, Suite 200
Henderson, Nevada 89052

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

Hansen Sheet



Separator Sheet

Report Date 11/28/2006 04:44 PM

Submitted By

Page 1

A/P #	18349	Type	SDR	Issued Date	Issued By
-------	-------	------	-----	-------------	-----------

Parcel 12509401031

Location

Owner GRAND TETON LODGE LAND L L C

Phone (702)360-3777 x

Address 3399 S DURANGO DR #105
LAS VEGAS NV 89117-4128

Country ☐ Foreign

Applicant's Full Name PACIFIC DESIGN CONCEPTS

Day Phone (702)454-5842 x

Fax (702)454-7842

Address 3005 W. HORIZON RIDGE PKWY
SUITE 200
LAS VEGAS NV
89052

Pager

Fees

NOTIFICATION & ADVERTISING FEE	300.00
PROCESSING FEE	500.00
Total Paid	800.00

Declared Value	0.00
Calculated Value	0.00
Actual Value	0.00

Type of Work	
Square Footage	2.65 ACRE

Comments

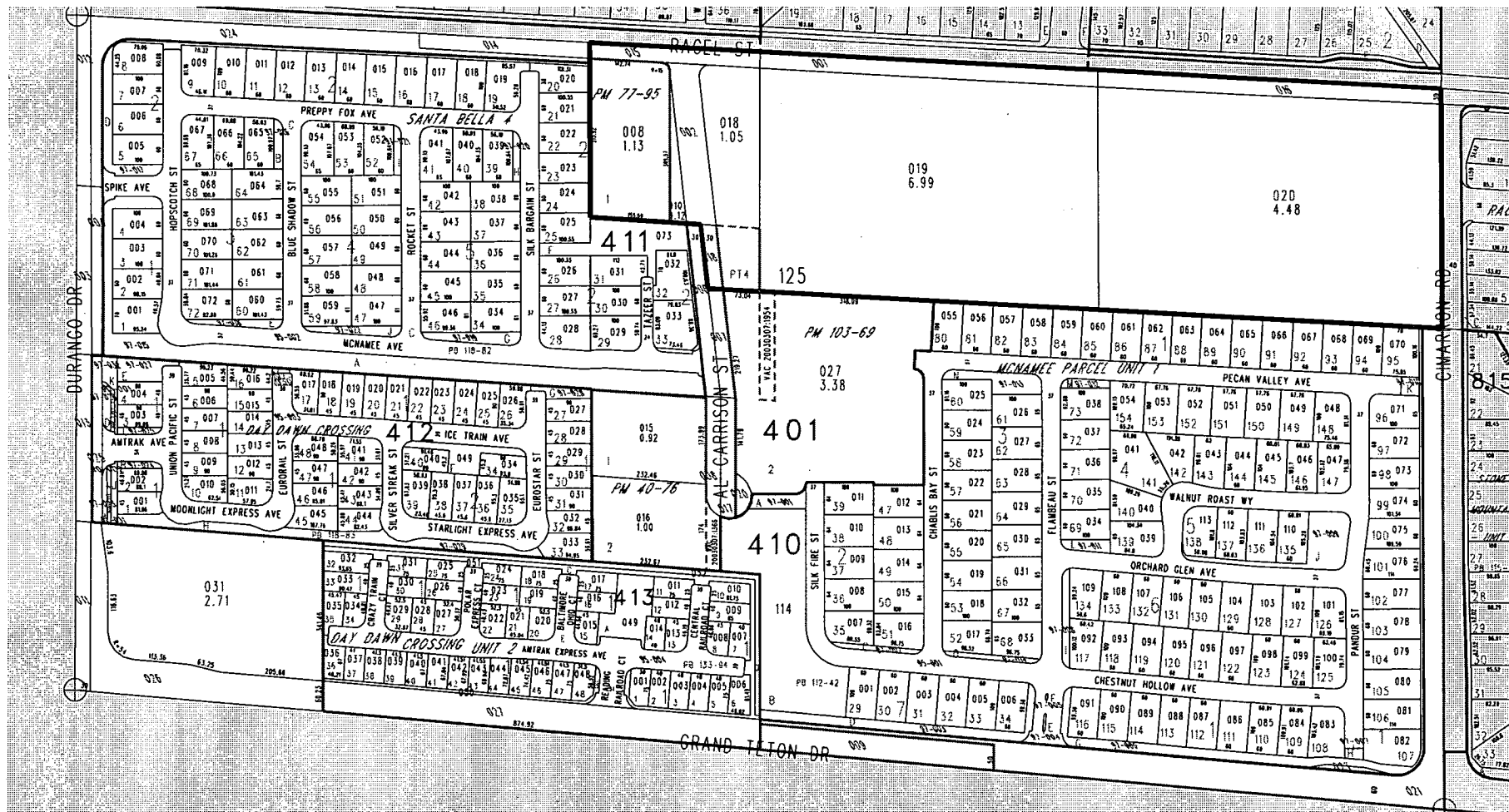
SDR-18349 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-18347 - PUBLIC HEARING - APPLICANT/OWNER: GRAND TETON LODGE LLC - Request for a Site Development Plan Review FOR A PROPOSED 4,056 SQUARE-FOOT CONVENIENCE STORE WITH GASOLINE SALES, AN 800 SQUARE FOOT CAR WASH, FULL SERVICE, AND A 2,700 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH on 2.71 acres on the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), U [(Undeveloped) Zone, SC (Service Commercial) General Plan Designation] under resolution of intent to C-1 (limited Commercial), Ward 6 (Ross).

APN Map



Separator Sheet

NOTES	This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.		This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.		USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL																																							
	AVERAGE OA VALUE 55		ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T19S R60E		09																																					
	MAP LEGEND --- PARCEL BOUNDARY --- SUBD BOUNDARY --- ROAD EASEMENT --- PM/LD BOUNDARY --- NON-PARCEL LOT LINE --- MATCH LINE / LEADER LINE --- ROAD ID NUMBER		001 PARCEL NUMBER 1.00 ACREAGE 202 PARCEL SUB/SEQ NUMBER PB 21-45 PLAT RECORDING NUMBER 5 BLOCK NUMBER 5 LOT NUMBER GL5 GOV. LOT NUMBER		<table border="1"> <tr> <th>R59E</th> <th>R60E</th> <th>R61E</th> </tr> <tr> <td>118S 99</td> <td>100</td> <td>101</td> </tr> <tr> <td>119S 126</td> <td>125</td> <td>124</td> </tr> <tr> <td>120S 137</td> <td>138</td> <td>139</td> </tr> </table>		R59E	R60E	R61E	118S 99	100	101	119S 126	125	124	120S 137	138	139	<table border="1"> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> <tr> <td>6</td> <td>2</td> <td>6</td> <td>2</td> </tr> <tr> <td>7</td> <td>3</td> <td>7</td> <td>3</td> </tr> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> </table>		8	4	8	4	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1	5	1
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	118S 99	100	101																																									
119S 126	125	124																																										
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5	1	5	1																																									
125-09-4				Scale: 1"=200' Rev: 10/03/06																																								



SUP-18347 TAX DIST 125,200
 SDR-18349
 01/11/07 PC

Deed



Separator Sheet

pacific design concepts, llc

3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

PDC

November 21, 2006

City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101

Attn: Planner

**RE: C-STORE AT GRAND TETON
APN: 125-09-401-031
JUSTIFICATION LETTER**

PROJECT NO: 06-182

Dear Planner,

We respectfully request favorable consideration for the above referenced project for a Site Development Review.

The proposed special use permit is to allow a single story 2,700 sq. ft. fast food convenience restaurant with a drive-thru lane and a single story 4,000 sq. ft. convenience store with gas pumps and a car wash.

This request is appropriate based on the following finding of the facts;

1. The proposed development is compatible with adjacent development and development in the area.
2. The proposed development is consistent with the General Plan, Title 19 and the Design Standards Manual, the landscape, Wall and buffer Standards, and other duly-adopted city plans, policies and standards.
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
4. Building and landscape materials are appropriate for the area and for the city.
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Should you have any questions or require additional information please contact our office.

Sincerely,



Richard C. Gallegos
Principal

RCG/mt

Cc: 06-182.js.lt.sdr.clv.cstore.grand.teton

**SUP-18347
SDR-18349
01/11/07 PC**

SDR 18349				
Grand Teton Lodge LLC				
NEC Grand Teton & Durango				
Proposed 7.556 thousand square foot expansion of a commercial development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CONVENIENCE MARKET W/GAS [1000 SF]	4.856	845.60	4,106
AM Peak Hour			45.58	221
PM Peak Hour			60.61	294
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2.7	496.12	1,340
AM Peak Hour			53.11	143
PM Peak Hour			34.64	94
(heaviest 60 minutes)				
Project Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	7.556		5,446
AM Peak Hour				365
PM Peak Hour				388
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Grand Teton Parkway				
Average Daily Traffic (ADT)	3,904			
PM Peak Hour	312			
(heaviest 60 minutes)				
Durango Drive				
Average Daily Traffic (ADT)	9,755			
PM Peak Hour	780			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			

	Capacity			
Grand Teton Parkway	51700			
Durango Drive	51700			
This project will add approximately 5,446 trips per day on Grand Teton and Durango. This will increase expected volumes by about one hundred fifty four percent on Grand Teton and about sixty two percent on Durango. Grand Teton is at about 8 percent of capacity and Durango is at about 19 percent of capacity.				
Based on Peak Hour use, this development will add roughly 388 additional cars into the area; which works out to about one every five minutes.				
Note that this report assumes all traffic from this development uses all named streets.				

Assessed Parcel Number: 125-09-401-006

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That A.L.M., Corporation, a Nevada Corporation, without consideration, does hereby Grant, Bargain, Sell and Convey to GRAND TETON LODGE LAND, LLC, a Nevada Limited Liability Company, all of his right, title and interest in that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

Being a PT of SW4 SW4 SEC 09, T19 R60 MDB&M - 5.11 Acres

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

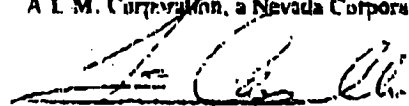
APN: 125-09-401-006

GRANTEES ADDRESS Grand Teton Lodge Land, LLC, 7600 Westcliff Drive, Las Vegas, Nevada 89128

THIS DEED IS BEING RE-RECORDED FOR THE SOLE PURPOSE OF ATTACHING THE COMPLETE LEGAL DESCRIPTION. SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Witness his hand this 11 day of December, 1999.

A L M. Corporation, a Nevada Corporation


By STUART APOLLO, President

SUP-18347
SDR-18349
01/11/07 PC

19931027
00377

STATE OF NEVADA

COUNTY OF CLARK

On this 01 day of January, 1999, before me, the undersigned, a Notary Public in and for said County of Clark, State of Nevada, personally appeared **STUART APOLLO**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed in the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

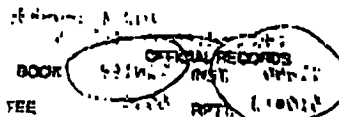
[Signature]
Notary Public



When Recorded, Mail to:
Grand Trunk Lodge Land, LLC
7600 Westcliff Drive
Las Vegas, Nevada 89128

2004 JUN -2 A 11:56

CLARK COUNTY, NEVADA
JUDITH A. VANDEYER, RECORDER
RECORDED AT REQUEST OF:



Legal Description
Exhibit "A"

THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

EXCEPTING THE INTEREST IN AND TO THE WESTERLY THIRTY (30) FEET OF SAID LAND FOR HIGHWAY PURPOSES AS CONVEYED TO CLARK COUNTY, NEVADA BY DEED RECORDED JANUARY 15, 1952 AS DOCUMENT NO. 379826, CLARK COUNTY, NEVADA RECORDS.

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL AND GAS IN AND UNDER SAID LAND AS RESERVED BY MARION H. COPILEY IN THE DEED RECORDED MARCH 22, 1956 AS DOCUMENT NO. 73301 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS.

10/10/2004 MON 13:44

FAA 102360

LAND TITLE OF NV

013/036

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 125-09-401-006
b) _____
c) _____
d) _____

2. Type of Property:

a) ☒ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Townhouse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'/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

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

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 1 3
b. Explain Reason for Exemption: Correction of document to show complete
Legal Description 1999/01/27/6.77

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

Signature: [Signature] Capacity: Escrow Officer

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Stuart Apollo
Address: 7600 Westcliff Dr.
City: Las Vegas
State: Nevada Zip: 89128

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Stuart Apollo
Address: 7600 Westcliff Dr.
City: Las Vegas
State: Nevada Zip: 89128

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

Print Name: LAND TITLE Escrow #: _____
Address: 720 S 7TH STREET, Suite 200
City: LAS VEGAS State: NV Zip: 89101

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

1688

10/10/2004 MON 10:40 FAX 102360 LAND TITLE OF NV

014/036

33
 APN: 125-09-401-006 & 017
 AMT R.P.T.T. \$12,688.80
 ESCROW NO. 14040822-PE
 WHEN RECORDED MAIL DEED
 AND TAX STATEMENTS TO:
 Day Star Ventures, LLC
 6085 W. Sahara #201
 Las Vegas, NV 89146

20040602-0001569
 For \$12.688 RPT. \$12.688 80
 06/02/2004 09 52:30 120040033278
 Rep LAND TITLE OF NEVADA
 Frances Deane
 Clark County Recorder Post. 4

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That: Grand Teton Lodge Land, L.L.C. a Nevada Limited Liability Company, in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Day Star Ventures, LLC, a Nevada Limited Liability Company

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

For legal description, see Exhibit "A" attached hereto

SUBJECT
 TO:

1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
2. Rights of way, reservations, restrictions, easements and conditions of record.
3. Deed of Trust to record concurrently herewith.

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

Witness my/our hand(s) this 15th day of JUNE, 2004.

Grand Teton Lodge Land, L.L.C.

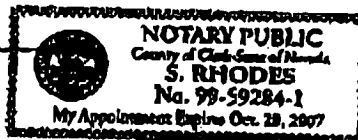
Stuart Apollo, Manager

STATE OF NEVADA
COUNTY OF Clark

On June 1, 2004 personally appeared before me, a Notary Public, Stuart Apollo, Manager for Grand Teton Lodge Land, LLC, personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the within instrument who acknowledged that he/she/they executed the instrument.

S. Rhodes

Notary Public in and for said County and State.



14040822-PE

EXHIBIT "A"

Legal Description

BEING A PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9, SAME BEING THE CENTERLINE INTERSECTION OF DURANGO DRIVE AND GRAND TETON DRIVE; THENCE SOUTH 84°58'43" EAST, ALONG THE SOUTH LINE OF SAID SECTION 9, COINCIDENT WITH THE CENTERLINE OF GRAND TETON DRIVE, 499.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'39" WEST, DEPARTING SAID SOUTH LINE AND SAID CENTERLINE, 341.45 FEET; THENCE SOUTH 85°27'36" EAST, 873.70 FEET; THENCE SOUTH 00°06'33" EAST, 348.90 FEET TO THE SOUTH LINE OF SAID SECTION 9, SAME BEING THE CENTERLINE OF SAID GRAND TETON DRIVE; THENCE NORTH 84°58'37" WEST, ALONG SAID SOUTH LINE AND ALONG SAID CENTERLINE, 874.92 FEET TO THE POINT OF BEGINNING.

APN: 125-69-401-006 & 017

State of Nevada Declaration of Value

1. Assessor's Parcel Number(s)

a) 125-09-401-006 & 017

b)

c)

d)

2. Type of Property:

a) ☒ Vacant Land

b) ☐ Single Fam. Res.

c) ☐ Condo/Twnhse

d) ☐ 2-4 Plex

e) ☐ Apt. Bldg.

f) ☐ Comm/Ind'l

g) ☐ Agricultural

h) ☐ Mobile Home

i) ☐ Other

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #:

Book:

Page:

Date of Recording:

Notes:

3. Total Value/Sales Price of Property

\$2,487,600.00

Deed in Lieu of Foreclosure Only (value of property)

\$

Transfer Tax Value:

\$2,487,600.00

Real Property Transfer Tax Due:

\$12,688.80

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

Signature:

Capacity: Seller/Manager

Signature:

Capacity: Buyer/Manager

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: Stuart Apollo, Manager

Address: 7600 Westcliff Dr.

City: Las Vegas

State: NV 89145

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Paul A. Wagner, IV, Manager

Address: 8985 W. Sahara #201

City: Las Vegas

State: NV 89146

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

Print Name: Land Title of Nevada, Inc. Escrow #: 14040822-PE

Address: 720 S. Seventh Street

City: Las Vegas

State: Nevada

Zip: 89101

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

1509

**LEGAL DESCRIPTION
PROJECT NO: 02-171
A.P.N: 125-09-401-031**

THE SOUTH HALF (S ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 9 TOWNSHIP, 19 SOUTH, RANGE 60 EAST, M.D.B &M.

EXCEPTING THE INTEREST IN AND TO THE WESTERLY THIRTY (30) FEET OF SAID LAND FOR HIGHWAY PURPOSES CONVEYED TO CLARK COUNTY, NEVADA BY DEED RECORDED JANUARY 15, 1952 AS DOCUMENT NO 379826, CLARK COUNTY, NEVADA RECORDS.

EXCEPT AN UNDIVIDED ONE HALF INTEREST IN AND TO ALL OIL AND GAS IN AND UNDER SAID LAND FOR AS RESERVED BY MARION. COPLEY IN THE DEED RECORDED MARCH 22, 1956 AS DOCUMENT NO. 73301 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS.



GRAND TETON LODGE LAND, LLC

Business Entity Information

Status:	Active	File Date:	7/12/1999
Type:	Domestic Limited-Liability Company	Corp Number:	LLC5130-1999
Qualifying State:	NV	List of Officers Due:	7/31/2007
Managed By:	Managers	Expiration Date:	7/12/2499

Resident Agent Information

Name:	STUART APOLLO	Address 1:	3399 S DURANGO
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89117
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

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

Financial Information

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

Officers

☐ Include Inactive

Managing Member - STUART APOLLO

Address 1:	3399 S DURANGO DR #105	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	

SUP-18347

SDR-18349

01/11/07 PC

Actions\Amendments

[Click here to view 9 actions/amendments associated with this company](#)

New Search

Printer Friendly

SOS Contact Information



You are currently not logged in

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SOFI



Separator Sheet

PLANNING &
DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18349** APN: 125-09-401-031Name of Property Owner: GRAND TETON LODGE LAND, LLCName of Applicant: GRAND TETON LODGE LAND, LLCName of Representative: PACIFIC DESIGN CONCEPTS

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

☐ Yes☒ No

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

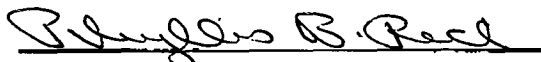
City Official: _____

Partner(s): _____

APN: _____

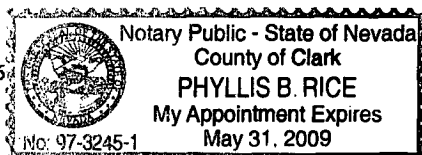
Signature of Property Owner: Print Name: STUART APOLLO

Subscribed and sworn before me

This 21st day of NOV, 2006

Notary Public in and for said County and State

Revised 11-14-06



f:\depot\Application Packet\Statement of Financial Interest.pdf

Application



A P P L I C A T I O N

Separator Sheet

PLANNING &
DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT REVIEW

Project Address (Location) _____

Project Name C-STORE @ GRAND TETON

Proposed Use _____

Assessor's Parcel #(s) 125-09-401-031Ward # 6General Plan: existing SC proposed _____ Zoning: existing C1 proposed _____Commercial Square Footage 6700 Floor Area Ratio _____Gross Acres 2.65 Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Grand Teton Lodge Land, LLCContact Stuart ApolloAddress 3399 S. Durango Road, Suite 115Phone: 360-3777Fax: 360-2742City Las VegasState NVZip 89117APPLICANT Grand Teton Lodge Land, LLCContact Stuart ApolloAddress 3399 S. Durango Road, Suite 115Phone: 360-3777Fax: 360-2742City Las VegasState NVZip 89117REPRESENTATIVE Pacific Design ConceptsContact Richard GallegosAddress 3005 W. Horizon Ridge pkwy, Suite 200Phone: 454-5842Fax: 454-7842City HendersonState NVZip 89052Property Owner Signature* [Signature]

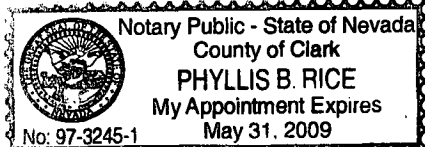
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name STUART APOLLO

Subscribed and sworn before me

This 21st day of NOVEMBER, 20 06.[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # SDR-18349Meeting Date: 1.11.07Total Fee: 800Date Received: 11.28.06Received 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.

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)		See S&P sheet for parking info.
☒	☐	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> \$ _____ Total = \$ <u>800</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN				
				Folded Plans: <u>3</u> Rolled/Colored Plans: <u>0</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: <u>19-10</u>		
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN				
				Folded Plans: <u>3</u> Rolled/Colored Plans: <u>1</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		width of islands/ Fingers width of buffer # trees / shrub.
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> required perimeter landscape planters shown		
☒	☐	<i>All</i> required parking lot fingers/islands shown		
☒	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS				
				Folded Plans: <u>2</u> Rolled/Colored Plans: <u>1</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	North, south, east, and west elevations of <i>all</i> buildings		
☒	☐	<i>All</i> building materials and colors noted		
☒	☐	8" x 10" photo of original color and material board		
☒	☐	<i>All</i> wall sign locations shown and sizes noted		
FLOOR PLANS				
				Folded Plans: <u>1</u> Rolled Plans: <u>0</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	<i>All</i> building entrances/exits shown		
☒	☐	Use of <i>all</i> rooms noted/labeled		

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

Applicant: Pacific Design Concepts Application Type: SDR
 APN: 125-07-401-031 Location: Grand Teton Durango NEC
 Planner: MJS Pre-App Meeting Date: 11/13/06 Earliest PC Date: 1/11/07



☐ Meeting

☐ Telephone

Conversation Record

Project Name _____

Page _____ of _____

Date ____/____/____

Time ____:____ am pm

Conversation between CLV Representative(s): _____
and,

Name

Company/Department

Phone

FAX

☐ see Meeting Attendance Sheet

Comments:

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-18349 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-18347 - PUBLIC HEARING

- APPLICANT/OWNER: GRAND TETON LODGE LLC - Request for a Site Development Plan Review FOR A PROPOSED 4,056 SQUARE-FOOT CONVENIENCE STORE WITH GASOLINE SALES, AN 800 SQUARE FOOT CAR WASH, FULL SERVICE, AND A 2,700 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH on 2.71 acres on the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), U [(Undeveloped) Zone, SC (Service Commercial) General Plan Designation] Under Resolution of Intent to C-1 (limited Commercial), Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 09, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: JANUARY 11, 2007

CITY COUNCIL: FEBRUARY 7, 2007

CASE PLANNER: JOHN KORKOSZ



PUBLIC HEARING

Comments Due:

DECEMBER 13, 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-18349

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: January 11, 2007

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-18349

Appaloosa Canyon Quarterhorse Falls HOA

Briar Hill Park HOA

Carriage Park Community Association

Elkhorn Springs Community Association

Four Winds HOA

Lone Mountain Citizens Advisory Council

Meadows at Elkhorn Springs HOA

Mystic Valley HOA

Northern Lights at Elkhorn Springs HOA

San Marino Circle HOA

Spring Mountain Ranch Master Association

Stone Mountain Ranch HOA

Suncrest Trail HOA

Tule Springs Community Association

Whisper Creek HOA

Wildflower II HOA

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JANUARY 11, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-18349

APPLICANT/OWNER: GRAND TETON LODGE LLC - REQUEST FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 4,056 SQUARE-FOOT SERVICE STATION WITHOUT AUTOMOTIVE REPAIR, AN 800 SQUARE FOOT CAR WASH, FULL SERVICE, AND A 2,700 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH ON 2.71 ACRES ON THE NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE (APN 125-09-401-031), U [(UNDEVELOPED) ZONE, SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL), WARD 6 (ROSS).

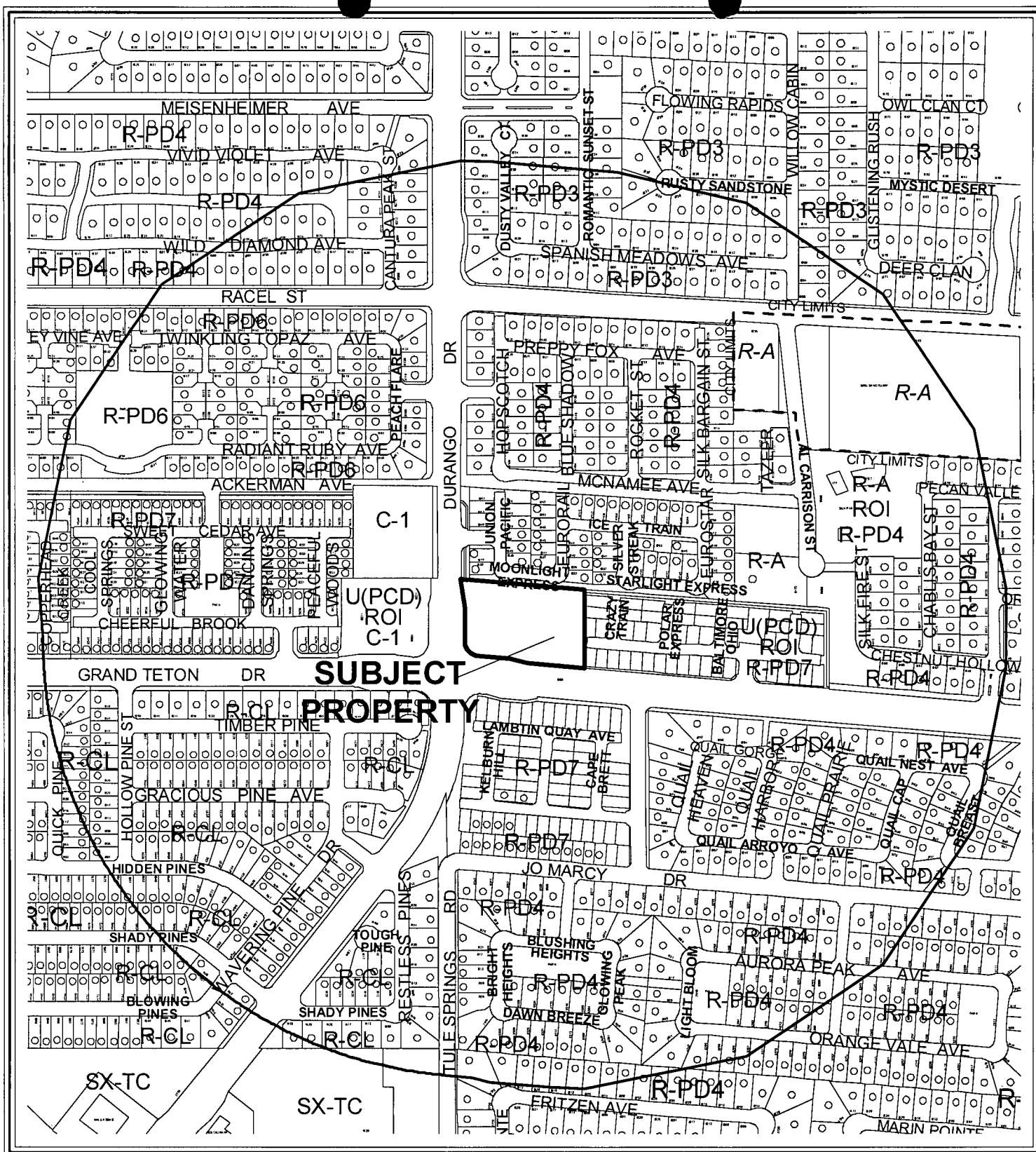
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 09, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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



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

SEE LOCATION MAP ON REVERSE SIDE



CASE: SDR-18349

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER
RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

