

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 *BJA*
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: February 24, 2006
Re: **SDR-11639** Shadow Hills Plaza, LLC NWC Cheyenne Ave. & Shady Timber St
Request for a Site Development Review for proposed modifications to pads E, F, and H

CONDITIONS OF APPROVAL:

1. 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, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
2. Site development to comply with all applicable conditions of approval for SDR-3651 and all other subsequent site-related actions.

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-11639 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-11640 - PUBLIC HEARING - APPLICANT/OWNER: SHADOW HILLS PLAZA, LLC - Request for a Site Development Plan Review FOR THE PROPOSED MODIFICATION OF PADS E, F, AND H OF AN APPROVED COMMERCIAL DEVELOPMENT on 6.76 acres of an 11.64 acre site at the northwest corner of Cheyenne Avenue and Shady Timber Street (APN 137-12-817-002, and 005), U (Undeveloped) Zone [PCD (Planned Community Development) Master Plan Designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

PLANNING COMMISSION: **MARCH 23, 2006**

PLANNING SUPERVISOR: **GARY LEOBOLD**



PUBLIC HEARING

Comments Due: **FEBRUARY 22, 2006**

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

LIST COMMENTS BELOW:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Law Enforcement Issue

MEMORANDUM

City of Las Vegas Planning & Development Department

To: Land Development
From: Peter Lowenstein
Phone: (702) 229-4693 **Fax:** (702) 385-7268
CC: Land Development Civil Plan Ref. #13588
Date: 05/15/06
Re: Shadow Hills Plaza

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

1. The signature line on the cover sheet should state "M. Margo Wheeler, AICP, Director of Planning and Development" and "This plan meets the applicable standards of the Planning and Development Department."
2. The correct Assessors Parcel Number (APN) must be shown on the cover sheet. [APN 137-12-817-005]
3. Please place a general note within the utility plans identifying that all utility structures are to conform to Title 19.12.040 and be placed a minimum of three (3) feet from the back of sidewalk.
4. Please revise Detail A on Sheet CD-1.1 to reflect the approximate three (3) foot area adjacent to the existing access control fence as being landscaped, as was depicted within the approved Site Development Plan Review [SDR-11639].
5. Please revise Details B, J, L, N, P and R on Sheet CD-1.1 to note the City of Las Vegas Drawing numbers for the existing improvements.
6. Please revise Details C, D, E and F on Sheet CD-1.1 to reflect actual conditions, as the proposed eight (8) foot retaining walls in comparison to the depicted topography does not substantiate the maximum height.
7. Please revise Detail G on Sheet CD-1.1 to reflect the approximate three (3) foot area adjacent to the existing access control fence as being landscaped, as was depicted within the approved Site Development Plan Review [SDR-11639].
8. Civil plan redlines must be returned with mylars for planning signature.

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.

Project Checklist



Separator Sheet

City of Las Vegas

CURRENT PLANNING PROJECT CHECKLIST

Project Name: _____

Applicant Name: RICHARD RUNYEN

Telephone: 896-2000

Project Number: SDR-11639

Ward Number: _____

STAFF ACTIONS

Initial/Date

Initial/Date

- | | |
|---|--|
| ☐ Pre-App. Meeting Date: _____ | ☒ DRT Outcome: _____ |
| ☐ App. Filing Date: _____ | ☐ Applicant Contacted: _____ |
| ☐ App. Accuracy Checked: _____ | ☐ Site Visit Completed: _____ |
| ☐ Routing Form Sent: _____ | ☐ Photos Taken: _____ |
| ☐ DRT Meeting Date: <u>2.22.06</u> | |

Notes: _____

P. C. ACTIONS

Initial/Date

Initial/Date

- | | |
|--|--|
| ☐ Hearing Notice Rec'd: _____ | ☐ PC Meeting Date: <u>3.23.06</u> |
| ☐ Hearing Notices Mailed: <u>3.10.06</u> | ☐ PC Action: _____ |
| ☐ Draft Report Sent to PC: <u>3.16.06</u> | ☐ Letter to Applicant: <u>3.10.06</u> |
| ☐ Final Report Reviewed: _____ | ☐ PC Minutes Filed: _____ |

Additional PC Conditions: _____

C. C. ACTIONS

Initial/Date

Initial/Date

- | | |
|---|---|
| ☐ CC Report Completed: _____ | ☐ CC Resolution Filed: _____ |
| ☐ CC Meeting Date: _____ | ☐ CC Minutes Filed: _____ |
| ☐ CC Action: _____ | ☐ Final Plans Submitted: _____ |
| ☐ Letter to Applicant: _____ | ☐ Ordinance Completed: _____ |
| ☐ Conditions Checked: _____ | |

☐ RELATED FILES: _____

☐ See ADMINISTRATIVE ACTIONS Sheet

Pre-Application Reference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☒	☐	Correct fee(s): \$ <u>500</u> \$ <u>300</u> \$ _____ Total = \$ <u>800</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN				Folded Plans: ☒ Rolled/Colored Plans: ☒
☒	☐	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: _____		
☒	☐	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: ☒ Rolled/Colored Plans: ☒
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> required perimeter landscape planters shown		
☒	☐	<i>All</i> required parking lot fingers/islands shown		
☒	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS				Folded Plans: ☒ Rolled/Colored Plans: ☒
☐	☐	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: ☐ Rolled Plans: ☐
☒	☐	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: Richard Runyon Application Type: SOC - Public
 APN: 137-12-817-005 Location: NWC Cheyenne & Shady Lane
 Planner: [Signature] Pre-App Meeting Date: 1-18-06 Earliest PC Date: 3-23-06


☐ Meeting

☐ Telephone

☒ Conversation Record

Page 1 of 1
 Date 1/18/06
 Time 2:08 am pm

Project Name

Conversation between CLV Representative(s): _____
 and,

Name	Company/Department	Phone	FAX
Frank Soto	CLV	229-5409	
Bob Clark			
Rick Shroder			

☐ see Meeting Attendance Sheet

Comments: Revision to approved site plan - ~~return to review~~ Public Hearing Regl.

- Pad D reduced by approx. 7,000 SF Pad H Losing Drive thru
- Parking has increased by 6 spaces - Regl parking decrease by 60 or so.
- Wells Fargo not part of this review
- relocation of Pad H, minor shifting of pad A
- No decrease in landscaping
- Minor changes - some height reduction, more articulation in Bldg. Elevators.
- Pads ~~A, B, C, D~~ E, F, H require Public Review as per condition of Approval for SOR-5733
- Sup Reg Req. For Pad E - Liquor Establishment - Tavern allowed with Sup in Village Commercial - Love mtr.

Deed



Separator Sheet

SHADOW HILLS PLAZA LLC

Business Entity Information			
Status:	Active	File Date:	1/22/2003
Type:	NRS86 - Domestic Limited-Liability Company	Corp Number:	LLC841-2003
Qualifying State:	NV	List of Officers Due:	1/31/2007
Managed By:	Members	Expiration Date:	1/22/2503
Foreign Name:		On Admin Hold:	False

Resident Agent Information			
Name:	PHILIP H. DAVIS	Address 1:	3225-B SOUTH RAINBOW
Address 2:	SUITE 206	City:	LAS EGAS
State:	NV	Zip:	89146
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip:	

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

Officers		☒ Include Inactive Officers	
Member - PATRICK PHD LP			
Address 1:	3225 S RAINBOW #206	Address 2:	
City:	LAS VEGAS	State:	NV
Zip:	89146	Country:	
Status:	Active	Email:	
Member - PATRICK PHD LP			
Address 1:	3225 S RAINBOW #206	Address 2:	
City:	LAS VEGAS	State:	NV
Zip:	89146	Country:	
Status:	Historical	Email:	
Manager - PHD DEVELOPMENT LLC			
Address 1:	3225 S RAINBOW BLVD #206	Address 2:	
City:	LAS VEGAS	State:	NV
Zip:	89146	Country:	
Status:	Active	Email:	
Manager - PHD DEVELOPMENT LLC			
Address 1:	3225 S RAINBOW BLVD #206	Address 2:	
City:	LAS VEGAS	State:	NV
Zip:	89146	Country:	
Status:	Historical	Email:	
Member - SUNSET PHD LP			
Address 1:	3225 S RAINBOW #206	Address 2:	
City:	LAS VEGAS	State:	NV
Zip:	89146	Country:	
Status:	Active	Email:	
Member - SUNSET PHD LP			
Address 1:	3225 S RAINBOW #206	Address 2:	

City:	LAS VEGAS	State:	NV
Zip:	89146	Country:	
Status:	Historical	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	LLC841-2003-001	# of Pages:	2
File Date:	01/22/2003	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	LLC841-2003-002	# of Pages:	1
File Date:	12/14/2004	Effective Date:	
List of Officers for 2005 to 2006			
Action Type:	Annual List		
Document Number:	20050576282-17	# of Pages:	1
File Date:	11/16/2005	Effective Date:	
(No Notes for this action)			

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-11639** APN: 137-12-817-002, 003, 005
Name of Property Owner: SHADOW HILLS PLAZA LLC
Name of Applicant: SHADOW HILLS PLAZA LLC

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN _____

Signature of Property Owner: _____

Print Name: Phil Davis Manager

Subscribed and sworn before me

This 21st day of December, 2005

[Signature]
Notary Public in and for said County and State

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE DESIGN REVIEW
Project Address (Location) NWC CHEYENNE & SHADY TIMBER
Project Name SHADOW HILLS PLAZA Proposed Use _____
Assessor's Parcel #(s) 137-12-817-002, 003, 005 Ward # _____
General Plan: existing PCD proposed _____ Zoning: existing PD proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 15.23 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER SHADOW HILLS PLAZA LLC Contact PHILIP DAVIS
Address 3225 S. RAINBOW #200 Phone: 873-1167 Fax: 248-1324
City LAS VEGAS State NV Zip 89146

APPLICANT SHADOW HILLS PLAZA LLC Contact PHILIP DAVIS
Address 3225 S. RAINBOW BLVD. #200 Phone: 873-1167 Fax: 248-1324
City LAS VEGAS State NV Zip 89146

REPRESENTATIVE NAYDEL ARCHITECTS Contact RICHARD RUNYEN
Address 7180 S. DEAN MARTIN DR. #200 Phone: 896-2000 Fax: 896-7170
City LAS VEGAS, NV State NV Zip 89118

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature] MANAGER

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

Print Name Philip Davis

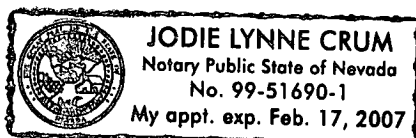
Subscribed and sworn before me

This 21st day of December, 20 05

[Signature]
Notary Public in and for said County and State

Case #	<u>SDR-11639</u>
Meeting Date:	<u>3-23-06</u>
Total Fee:	<u>800-</u>
Date Received:*	<u>2-3-06</u>
Received By:	<u>[Signature]</u>

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



20030327
.01363

APN: 137-12-401-022
Affix R.P.T.T. \$Exempt 10
WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:
Shadow Hills Plaza LLC
C/O PHD Properties
3225-B South Rainbow Boulevard, Suite 206
Las Vegas, Nevada 89146



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
Philip H. Davis, an unmarried man, as to an undivided 31.04% interest, who acquired title as
Philip H. Davis, a married man, as his sole and separate property, as to an undivided 31.04%
interest; and Patrick PHD Limited Partnership, a Nevada limited partnership, as to an
undivided 68.96% interest

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

Shadow Hills Plaza, LLC, a Nevada limited liability company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
**The East Half (E ½) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of the
Southwest Quarter (SW ¼) of Section 12, Township 20 South, Range 59 East, M.D.B.&M.**

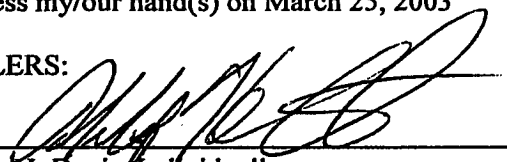
**EXCEPTING AND RESERVING, to the United States all oil, gas and other mineral deposits in the
land so patented, together with the right to prospect for, mine and remove the same according to
the provisions of said Act of June 1, 1938.**

**Further Excepting those portions as condemned by that certain stipulation and order for
occupancy recorded July 14, 1999 in Book 990714 as Document No. 00892 of Official Records,
Clark County, Nevada**

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements
now of record, if any.

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

Witness my/our hand(s) on March 25, 2003

SELLERS:

Philip H. Davis Individually

Patrick PHD Limited Partnership, a Nevada limited partnership

By: Philip H. Davis
Its: general partner

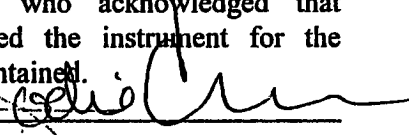
THIS IS BEING RECORDED AT THE
REQUEST OF UNITED TITLE AS
AN ACCOMMODATION ONLY
WITH NO LIABILITY

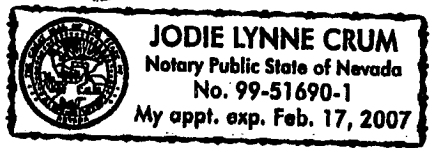
STATE OF NEVADA)
) ss.
COUNTY OF Clark)

Escrow No. 03403154-079-TL

On this 25th day MARCH 2003

appeared before me, a Notary Public,
**PHILIP H. DAVIS INDIVIDUALLY AND AS
GENERAL PARTNER OF PATRICK PHD
LIMITED PARTNERSHIP**
personally known or proven to me to be the
person(s) whose name(s) is/are subscribed to the
above instrument, who acknowledged that
he/she/they executed the instrument for the
purposes therein contained.


Notary Public
My commission expires: 2-17-07



***** CLARK COUNTY, NEVADA *****
FRANCES DEANE, RECORDER
RECORDED AT REQUEST OF: UNITED TITLE OF NEVADA
03-27-2003 10:09 STX PAGE COUNT: 1
OFFICIAL RECORDS
BOOK/INSTR: 20030327-01363 FEE: 14.00
RPT1: EX#010

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
FEB 09 2006

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE DESIGN REVIEW
Project Address (Location) NWC CHEYENNE & SHADY TIMBER
Project Name SHADOW HILLS PLAZA Proposed Use _____
Assessor's Parcel #(s) 137-12-817-002, ^{RR} 005 Ward # _____
General Plan: existing PCD proposed _____ Zoning: existing PD proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 15.23 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER SHADOW HILLS PLAZA LLC Contact PHILIP DAVIS
Address 3225 S. RAINBOW #200 Phone: 873-1167 Fax: 248-1324
City LAS VEGAS State NV Zip 89146

APPLICANT SHADOW HILLS PLAZA LLC Contact PHILIP DAVIS
Address 3225 S. RAINBOW BLVD. #200 Phone: 873-1167 Fax: 248-1324
City LAS VEGAS State NV Zip 89146

REPRESENTATIVE KLARER ARCHITECTS Contact RICHARD RUNYEN
Address 7180 S. DEAN MARTIN DR. #200 Phone: 896-2000 Fax: 896-7170
City LAS VEGAS, NV State NV Zip 89118

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature] MANAGER

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

Print Name Philip Davis

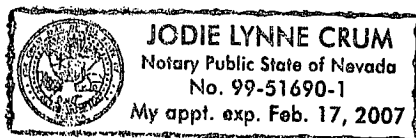
Subscribed and sworn before me

This 21st day of December, 20 05

[Signature]
Notary Public in and for said County and State

Case #	<u>SDR-11639</u>
Meeting Date:	<u>3-23-06</u>
Total Fee:	<u>800-</u>
Date Received:*	<u>2-3-06</u>
Received By:	<u>[Signature]</u>

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT / TAVERN / SUPER CLUB
 Project Address (Location) NWC CHELLENNE & SHADY TIMBER
 Project Name SHADON HILLS PLAZA Proposed Use _____
 Assessor's Parcel #(s) 137-12-817-002-000 Ward # 005
 General Plan: existing PCD proposed _____ Zoning: existing PD proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 15.23 Lots/Units _____ Density _____
 Additional Information _____

RECEIVED
FEB 09 2006

PROPERTY OWNER SHADON HILLS PLAZA LLC Contact PHILIP DAVIS
 Address 3225 S. RAINBOW BLVD #206 Phone 873-1167 Fax 248-1324
 City LAS VEGAS, NV. State NV. Zip 89146

APPLICANT SHADON HILLS PLAZA LLC Contact PHILIP DAVIS
 Address 3225 S. RAINBOW #206 Phone 873-1167 Fax 248-1324
 City LAS VEGAS State NV Zip 89146

REPRESENTATIVE NARAL ARCHITECTS Contact RICHARD RUNYEN
 Address 7180 S. BEAR MARTIN DR #800 Phone 876-2000 Fax 876-7170
 City LAS VEGAS, NV. State NV. Zip 89118

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature]

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

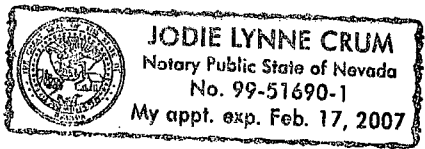
Print Name Philip H. DAVIS manager

Subscribed and sworn before me

This 31st day of January, 20 06.

[Signature]

Notary Public in and for said County and State



Case #	<u>SUP-11640</u>
Meeting Date:	<u>3-23-06</u>
Total Fee:	<u>800-</u>
Date Received:*	<u>2-3-06</u>
Received By:	<u>[Signature]</u>

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

Hansen Sheet



Separator Sheet

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 02/03/2006 01:36 PM**Submitted By**

Page 1

A/P # 11639 **SITE DEVELOPMENT PLAN REVIEW****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	02/03/2006 11:02	982786	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

SDR-11639 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SHADOW HILLS PLAZA, LLC - Request for a Site Development Plan Review FOR THE PROPOSED MODIFICATION OF PADS E, F, AND H OF AN APPROVED COMMERCIAL DEVELOPMENT on 15.23 acres at the northwest corner of Cheyenne Avenue and Shady Timber Street (APN 137-12-817-002, 003, and 005), U (Undeveloped) Zone [PCD (Planned Community Development) Master Plan Designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown).

Parent A/P #

Project #	11639	Project/Phase Name	SHADOW HILLS PLAZA	Phase #	
Size/Area	15.23 ACRE	Size Description			
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information**Parcel** 13712817002**Location****Owner/Tenant**

Contact ID AC862966	Name	WAL-MART REAL ESTATE BUSINESS TR	Organization	% WAL-MART STORES INC
Mailing Address	1301 S E 10TH ST		State/Province	AR
City	BENTONVILLE		Country	☐ Foreign
ZIP/PC	72716-0001		Evening Phone	
Day Phone	(479)273-4627 x		Mobile #	
Fax				

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses10440 W CHEYENNE AVE
LAS VEGAS, 89129-**Linked Parcels**

No Parcels are linked to this Application

A/P Linked Parcels13712817002
13712817005

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 02/03/2006 01:36 PM**Submitted By**

Page 2

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

No Conditions

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

There is no planning condition for this project.

SITE PLAN REVIEW

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

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
03/23/2006	PC	SCHEDULED				
DDONLEY	02/03/2006	DDONLEY	02/03/2006	0	0	0

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

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME, # WHO PICKED UP PERMIT riachard runyen, SHADOW HILLS PLAZA LLC CK 1225	970040	02/03/2006 11:13		0.00
Z-SUBC	REASON ALL ITEMS NOT SUBMITTED per Doug R. Deed is good		02/03/2006 10:57		0.00

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-11639 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-11640 - PUBLIC HEARING - APPLICANT/OWNER: SHADOW HILLS PLAZA, LLC - Request for a Site Development Plan Review FOR THE PROPOSED MODIFICATION OF PADS E, F, AND H OF AN APPROVED COMMERCIAL DEVELOPMENT on 6.76 acres of an 11.64 acre site at the northwest corner of Cheyenne Avenue and Shady Timber Street (APN 137-12-817-002, and 005), U (Undeveloped) Zone [PCD (Planned Community Development) Master Plan Designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

PLANNING COMMISSION: **MARCH 23, 2006**

PLANNING SUPERVISOR: **GARY LEOBOLD**



PUBLIC HEARING

Comments Due: **FEBRUARY 22, 2006**

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

LIST COMMENTS BELOW:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-11639

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ROSA CORTEZ	DSC
*LAND DEVELOPMENT (DPW)	KENT CHANG	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	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES	JOHN BLACK	3124 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<SPRINT> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD

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

SDPR
02/06/2006

Neighborhood Services List



NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: March 23, 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-11639

Hillcrest Community Association

Lone Mountain Heights Community Assoc.

Shadow Hills Master HOA

Summerlin Improvement Committee

Sun City Summerlin Community Association

Tara Association

Timberline Shadow Hills HOA

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: MARCH 23, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-11639

APPLICANT/OWNER: SHADOW HILLS PLAZA, LLC - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR THE PROPOSED MODIFICATION OF PARKING, CIRCULATION, AND PADS A, B, C, D, E, F, AND H OF AN APPROVED COMMERCIAL DEVELOPMENT ON 6.76 ACRES OF AN 11.64-ACRE SITE AT THE NORTHWEST CORNER OF CHEYENNE AVENUE AND SHADY TIMBER STREET (APN 137-12-817-002, AND 005), U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) ZONE [VC (VILLAGE COMMERCIAL) LONE MOUNTAIN SPECIAL LAND USE DESIGNATION], WARD 4 (BROWN).

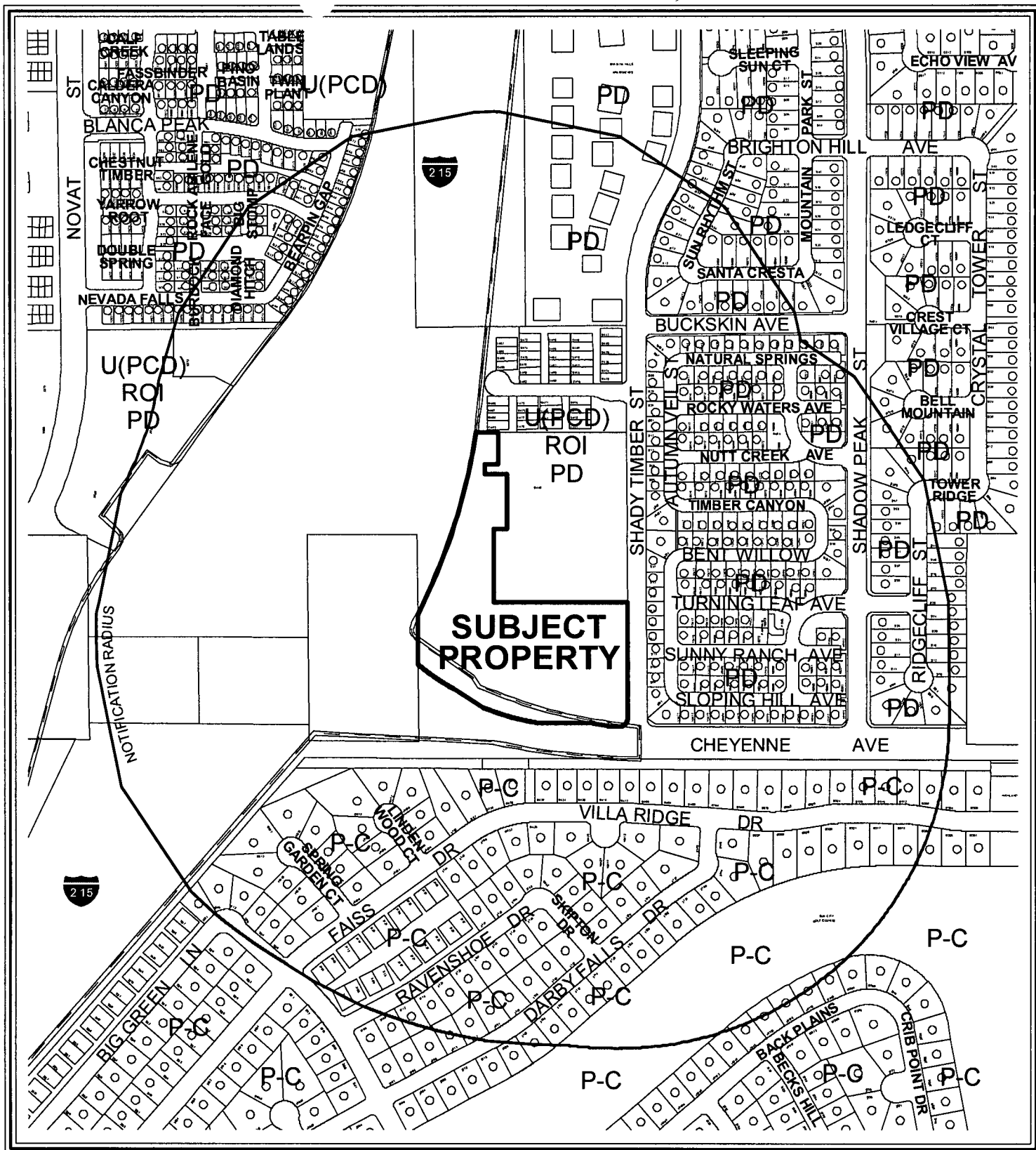
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

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>.



GARY LEOBOLD, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: SDR-11639

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) ZONE [VC (VILLAGE COMMERCIAL) LONE MOUNTAIN SPECIAL LAND USE DESIGNATION]

Justification Letter



Separator Sheet



January 31, 2006

City of Las Vegas
400 Stewart Street
Las Vegas NV

Justification Letter
Regarding: APN: 137-12-817-022, 003, 005

To Whom It May Concern:

We are requesting design review of Pads E, F and H including site changes to SDR 5733 based upon the site plan dated 11-05-04.

Due to market response, the footprint area of Pad D retail is decreased by 4,862 sf. resulting in improved circulation and efficient parking for neighboring Pad E tavern/supper club. Twenty-six (26) additional stalls help support the proposed tavern as well as retail shops, providing better circulation. This application includes Pad E tavern/supper club.

Pad A is repositioned to provide in-line continuation of tenant visibility thus improved compatibility with Shops B, C and D. This change facilitates the required "Plaza" to become a pedestrian friendly focal point in front of Pad A.

Pad E drive-thru and Pad H retail share generous parking with corner anchor Wells Fargo to allow tenant diversity, thus allowing Shadow Hills Plaza to become a welcomed neighborhood shopping center offering convenient access to goods and services.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Davis", with a long horizontal line extending to the right.

Phil Davis, Managing Member
PHD Development LLC, Managing Member
Shadow Hills Plaza LLC

SDR-11639
03/23/06 PC

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

March 10, 2006

Mr. Philip Davis

Shadow Hills Plaza, LLC

3225 South Rainbow Boulevard, Suite #306

Las Vegas, Nevada 89146

RE: SDR-11639 - SITE DEVELOPMENT PLAN REVIEW

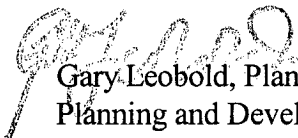
Dear Mr. Davis:

Please be advised the City Planning Commission at its regular meeting on *March 23, 2006* has 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,


Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Richard Runyen
Nadel Architects
7180 South Dean Martin Drive, Suite #800
Las Vegas, Nevada 89118

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

March 24, 2006

Mr. Philip Davis
Shadow Hills Plaza, LLC
3225 South Rainbow Boulevard, Suite #306
Las Vegas, Nevada 89146

RE: SDR-11639 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Davis:

Your request for a Site Development Plan Review FOR THE PROPOSED MODIFICATION OF PARKING, CIRCULATION, AND PADS A, B, C, D, E, F, AND H OF AN APPROVED COMMERCIAL DEVELOPMENT on 6.76 acres of an 11.64-acre site at the northwest corner of Cheyenne Avenue and Shady Timber Street (APN 137-12-817-002, and 005), U (Undeveloped) Zone [PCD (Planned Community Development) Master Plan Designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown), was considered by the Planning Commission on March 23, 2006.

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

Planning and Development

1. A Special Use Permit (SUP-11640) for a proposed Liquor Establishment (Tavern) by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 02/03/06, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to include at least two employee patio areas located on the site in accordance with Section 5.3.5 of the Lone Mountain Master Development Plan.
5. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



6. 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. The landscape plan shall include irrigation specifications.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. Prior to the submittal of a building permit, 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. 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.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

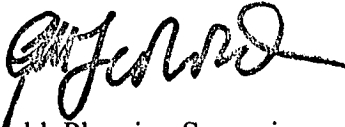
14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

Mr. Philip Davis
SDR-11639 - Page Three
March 24, 2006

15. Site development to comply with all applicable conditions of approval for SDR-3651 and all other subsequent site-related actions.

This item will be considered by the City Council on *April 19, 2006*, 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,



Gary Leibold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Richard Runyen
Nadel Architects
7180 South Dean Martin Drive, Suite #800
Las Vegas, Nevada 89118

City Council Action Letter



Separator Sheet



April 21, 2006

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

Mr. Philip Davis
Shadow Hills Plaza, LLC
3225 South Rainbow Boulevard, Suite #306
Las Vegas, Nevada 89146

RE: SDR-11639 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 19, 2006
RELATED TO SUP-11640

Dear Mr. Davis:

The City Council at a regular meeting held April 19, 2006 APPROVED the request for a Site Development Plan Review FOR THE PROPOSED MODIFICATION OF PARKING, CIRCULATION, AND PADS A, B, C, D, E, F, AND H OF AN APPROVED COMMERCIAL DEVELOPMENT on 6.76 acres of an 11.64-acre site at the northwest corner of Cheyenne Avenue and Shady Timber Street (APN 137-12-817-002, and 005), U (Undeveloped) Zone [PCD (Planned Community Development) Master Plan Designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on April 20, 2006. This approval is subject to:

Planning and Development

1. A Special Use Permit (SUP-11640) for a proposed Liquor Establishment (Tavern) by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 02/03/06, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to include at least two employee patio areas located on the site in accordance with Section 5.3.5 of the Lone Mountain Master Development Plan.

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



5. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
6. 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. The landscape plan shall include irrigation specifications.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. Prior to the submittal of a building permit, 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. 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.
13. All City Code requirements and design standards of all City departments must be satisfied.

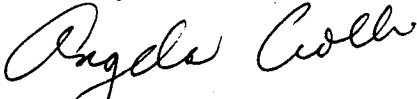
Public Works

14. 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, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved

Mr. Philip Davis
SDR-11639 – Page Three
April 21, 2006

15. Site development to comply with all applicable conditions of approval for SDR-3651 and all other subsequent 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 Runyen
Nadel Architects
7180 South Dean Martin Drive, Suite #800
Las Vegas, Nevada 89118

