

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekk, Survey (FM, PM, & A's only)
Date: January 10, 2007
Re: **SDR-18657** Smoke Ranch Development, LLC S. Side Smoke Ranch Rd., E. of Buffalo Dr.
Request for a Site Development Plan Review for a proposed office building

CONDITIONS OF APPROVAL:

1. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
2. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Lone Mountain Trail Phase II project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
3. Site development to comply with all applicable conditions of approval for ZON-18753 and all other subsequent site-related actions.

COMMENTS:

We note there is a multi-use transportation trail adjacent to this site and expect Planning and Development to comment on this.

NOT ADMIN. - PUBLIC HEARING?

- ABANDON or DEDICATE EXISTING 20' DRAINAGE EASEMENT? SWALE NEEDED?
- PART OF TRAIL RUNS ~~ALONG~~ ON PROJECT SITE?
- TRAIL, PUBLIC/PRIVATE DEDICATED? TRAILS PLAN? LANDSCAPED?
- AGREEMENT w/ PROPERTY OWNER? FOR ADJACENT PROPERTY & TRAIL?
- TRAIL TO EAST RUNNING PARALLEL TO THE PROPERTY. ZONE C-V (CIVIC)
- TRAIL STANDARDS
- HYDROLOGY STUDY (REQ. OF DEVCO?)
- SDR - 6784, 3-STORY MIXED USE (RES. + OFFICE)
 - WAIVERS MIN. LOT WIDTH REDUCTION
 - WAIVER OF PERIMETER LANDSCAPE STANDARDS
 - GPA, REZONE, VARIANCE, SPECIAL USE PERMIT FOR MIXED USE.

TRAILS

- SEE ADRIENNE JOY RE: TRAILS

Standard Trail Condition

- IF NO DEDICATION MAINTENANCE AGREEMENT?? NO

RAS

EXIST: 78' FROM RES. PROPOSED.

REQ: 35' BLDG 3.1 REQUIRES 100'

DIFF: ~~2' DEFICIT, 57' 6"~~
~~APPR. 78' - 84' = 6'~~

VARIANCE FOR RES. ADJ.

~~DEF. DIFF = 35' - 28' x 3 = 04'~~

~~42' x 3 = 126' REQUIRED~~

RAS
SETBACK

REDUCTION IN SETBACK DUE TO ~~DEF. NO ELEVATION?~~
Trail required.

PARKING 1/300 office - professional other than listed or

ADA PEDESTRIAN ACCESS TO/FROM PUBLIC RIGHT-OF-WAY

VARIANCE: STAND ALONE - RES. ADJ.

WAIVER: PART OF SDR - 0' LANDSCAPE BUFFER

CONDITION: DEVELOPMENT & LONG TERM MAINTENANCE RESPONSIBILITIES FOR MULTI-USE TRAIL

DRT MEETING INFORMATION SHEET

APN 138-22-102-004

CASE #: SDR-18657

O zone is
Dental
Variance

General Information	
Zoning: ROI: P-R (PROF. OFFICE PARKING)	U(O)=UNDEVELOPED (OFFICE) SDR-10783, VAR-12669, VAR-10781, ZON-10778, SDR-10784
General Plan Designation: O=OFFICE	
Special Districts/ Overlay Zones:	AIRPORT OVERLAY
Neighborhood Plan:	NONE
Master Planned Community:	NONE
Previous Approvals/Cases:	SUP 10783 VAR 10780 GPA 10776 GPA 3453 VAR 12669 ZON 10778 SDR 3457 A-0015-84 VAR 10781 SDR 10784 ZON 3456
Existing Structure - Date of Construction:	DIRT LOT
Building Permit History:	
Business License History:	
On-Site Billboards:	NONE
Adjacent Approvals:	
SDR's	
* Waivers Required:	LANDSCAPE (8 FEET), DEF. IN TREES, LOT WIDTH
Zoning Compliance:	REZONE PROPOSED: TO P-R
Parking Compliance:	YES - 1/300 (OFFICE, OTHER) 137; 170 proposed
Tentative Maps	
Approval Date of SDR:	MARCH 23, 2006
Consistency with Approved SDR:	NEEDS APP. FOR RAS VARIANCE
Retaining Walls:	
Perimeter Walls:	6'
SUP's	
Consistency with Required Conditions:	

23456
Condition
on
Trees,
Walls,
Parking,

BUFFER'S
LANDSC. SCDS.

S * VARIANCE for residential Adjacency needed.

RAS SETBACK SHOWN ON SITE PLAN IS NOT COMPLIANT
" ELEVATION IS.
CONDITION FOR TRASH ENCLOSURE ELEVATIONS
BE
CONSISTENT

DRT MEETING INFORMATION SHEET

APN 138-22-102-004

CASE #: SDR-18657

General Information			
Zoning:	U(O)=UNDEVELOPED (OFFICE)		
ROI: P-R (PROF. OFF + PARKING)	SUP-10783, VAR-12669, VAR-10781, ZON-10778, SDR-10784		
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Special Districts/Overlay Zones:	AIRPORT OVERLAY		
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Master Planned Community:	NONE		
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Conditions
on
trees,
walls,
parking,

BUFFER'S
LANDSC. STANDS

> * VARIANCE for residential Adjacency needed.

RAS SETBACK SHOWN ON SITE PLAN IS NOT COMPLIANT
" ELEVATION IS.
CONDITION FOR TRASH ENCLOSURE ELEVATIONS
BE CONSISTENT

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)		AFTER SUBMITTAL, STAFF WILL DETERMINE WHETHER THIS ITEM CAN BE REVIEWED ADMINISTRATIVELY.
☒	☐	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): \$500 \$300 \$ Total = \$800 ⁰⁰		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN Folded Plans: 19 Rolled/Colored Plans: 1				
☒	☐	11" x 17" min. to 24" x 36" max. page size		APPLICANT TO HAVE A NEIGHBORHOOD MEETING.
☒	☐	North arrow, scale, and vicinity map		
☒	☐	All property lines and present dimensions labeled		
☒	☐	All building setbacks labeled		
☒	☐	All adjacent existing land uses and street names labeled		
☒	☐	All points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: _____		
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☒	☐	All free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: 3 Rolled/Colored Plans: 1				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	All property lines and present dimensions labeled		
☒	☐	All required perimeter landscape planters shown		
☒	☐	All required parking lot fingers/islands shown		
☒	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS Folded Plans: 2 Rolled/Colored Plans: 1				
☒	☐	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		
☒	☐	All building materials and colors noted		
☒	☐	8" x 10" photo of original color and material board		
☒	☐	All wall sign locations shown and sizes noted		
FLOOR PLANS Folded Plans: 1 Rolled Plans: 1				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	All building entrances/exits shown		
☒	☐	Use of <i>all</i> rooms noted/labeled		

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

Applicant: GREAT AMERICAN CAPITAL Application Type: SITE DEVELOPMENT REVIEW
 APN: 138-22-102-004 Location: SEC SMOKE RANCH/BUFFALO
 Planner: A Reed Pre-App Meeting Date: 11/15/06 Earliest PC Date: 1/11/07

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

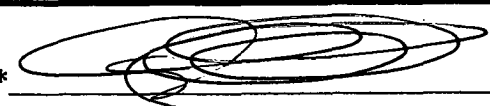
APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
 Project Address (Location) SEC Smoke Ranch / Buffalo
 Project Name Parkview Plaza Proposed Use _____
 Assessor's Parcel #(s) 138-22-102-004 Ward # 4
 General Plan: existing 0 proposed N/A Zoning: existing P-R proposed N/A
 Commercial Square Footage 40,971 Floor Area Ratio _____
 Gross Acres 2.7 Lots/Units _____ Density _____
 Additional Information Previous Cases - SDR-10784, VAR-12669, SUP-10783.

PROPERTY OWNER Smoke Ranch Development, LLC Contact Jennifer Roberts
 Address 8350 W. Sahara Ave #210 Phone: 702-253-5151 Fax: 702-360-5594
 City Las Vegas State NV Zip 89117

APPLICANT Great American Capital Contact Jennifer L. Roberts
 Address 8350 W. Sahara Ave #210 Phone: 253-5151 Fax: 360-5594
 City Las Vegas State NV Zip 89117

REPRESENTATIVE GC. Garcia Inc. Contact Dave Clapsaddle
 Address 1711 Whitney Mesa Dr. #110 Phone: 435-9909 Fax: _____
 City Henderson NV State NV Zip 89015

Property Owner Signature* 

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

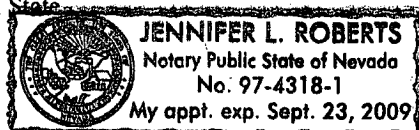
Print Name Ronnie Schwartz

Subscribed and sworn before me

This 27th day of November, 20 06.

Jennifer Roberts

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # SDR-18657
 Meeting Date: 1-25-07
 Total Fee: 800
 Date Received: 12-11-06
 Received By: FS.

* 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.

Justification Letter



Separator Sheet



December 12, 2006

Ms. Margo Wheeler
Director, Planning and Development Department
City of Las Vegas
731 South 4th Street
Las Vegas, NV. 89101

RE: Justification Letter for Revised Park View Lofts- Site Development Plan Review; APN: 138-22-102-004

Dear Ms. Wheeler:

On behalf of our client, Great American Capital, please accept this justification letter for a site plan review for a proposed office building located near the intersection of Smoke Ranch Road and Buffalo. The original approval was for a three story, 35 foot high mixed use project. The project has been redesigned to eliminate the residential portion of the development. It is now a 40,971 square foot office building. A variance to allow a third story and waivers to lot width and perimeter landscaping were approved by the City Council on May 17, 2006.

SITE DEVELOPMENT PLAN REVIEW

The criteria for review of site plans are contained in Title 19.18.050 of the Zoning Ordinance. They are:

1. The proposed development is compatible with adjacent development and development in the area.

This office building is compatible with the established commercial/light industrial research, parks, educational and residential land use patterns of the surrounding area.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape Wall and Buffer Standards and other duly-adopted city plans, policies and standards.



SDR-18657
01/25/07 PC

A Planning & Development Services Corporation

1711 Whitney Mesa Drive, Suite 110 Henderson, Nevada 89014-2158
Telephone: 702-435-9909 Facsimile: 702-435-0457 E-Mail: ggarcia@gcgarciainc.com

There are no additional waivers or variances associated with this application. A variance to allow a third story and waivers to perimeter landscaping and lot width were previously approved. Additional parking has been added to ensure compatibility with the surrounding land uses.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

There is one street connect to Smoke Ranch, which has adequate capacity to accommodate traffic for the proposed professional office building.

4. Building and landscape materials are appropriate for the area and for the City.

The building elevations have not substantially changed from the previous approval. It will be an attractive addition to this area of the City. Substantive landscaping is provided along the perimeter and parking areas of the project.

SUMMARY

In summary, we believe the changes made to this project make it harmonious and compatible with the surrounding area. It is an attractive professional office building that will bring needed services to the area.

We respectfully ask for your favorable consideration of this project. Please contact our office if you have any questions or need additional information.

Sincerely,

for *Melissa Walter*
David Clapsaddle
Planning Director

DWC: mw

SDR-18657
01/25/07 PC

Deed



Separator Sheet

SMOKE RANCH DEVELOPMENT, LLC

Business Entity Information			
Status:	Active	File Date:	8/17/2005 8:01:26 AM
Type:	NRS86 - Domestic Limited-Liability Company	Corp Number:	E0536492005-3
Qualifying State:	NV	List of Officers Due:	8/31/2006
Managed By:	Managers	Expiration Date:	8/31/2055
Foreign Name:		On Admin Hold:	False

Resident Agent Information			
Name:	ALAN ROSELINSKY	Address 1:	8350 W. SAHARA
Address 2:	SUITE 210	City:	LAS VEGAS
State:	NV	Zip:	89117
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			
Manager - GREAT AMERICAN CAPITAL			
Address 1:	8350 W SAHARA AVE	Address 2:	STE 210
City:	LAS VEGAS	State:	NV
Zip:	89117	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	20050325086-21	# of Pages:	1
File Date:	08/17/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Initial List		
Document Number:	20050408918-57	# of Pages:	1
File Date:	09/06/2005	Effective Date:	
(No Notes for this action)			

GREAT AMERICAN CAPITAL

Business Entity Information			
Status:	Active	File Date:	12/9/1992
Type:	NRS78 - Domestic Corporation	Corp Number:	C13415-1992
Qualifying State:	NV	List of Officers Due:	12/31/2006
Managed By:		Expiration Date:	
Foreign Name:		On Admin Hold:	False

Resident Agent Information			
Name:	ALAN ROSELINSKY	Address 1:	8350 W. SAHARA
Address 2:	SUITE 210	City:	LAS VEGAS
State:	NV	Zip:	89117
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip:	

Financial Information			
No Par Share Count:	20,000.00	Capital Amount:	\$ 0
No stock records found for this company			

Officers				☐ Include Inactive Officers
President - YOEL INY				
Address 1:	8687 W. SAHARA #201	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip:	89117	Country:		
Status:	Active	Email:		
Director - YOEL INY				
Address 1:	8687 W. SAHARA #201	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip:	89117	Country:		
Status:	Active	Email:		
Treasurer - NOAM SCHWARTZ				
Address 1:	8687 W. SAHARA #201	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip:	89117	Country:		
Status:	Active	Email:		
Secretary - RONNIE SCHWARTZ				
Address 1:	8687 W. SAHARA #201	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip:	89117	Country:		
Status:	Active	Email:		

Actions\Amendments			
Action Type:	Articles of Incorporation		
Document Number:	C13415-1992-001	# of Pages:	8
File Date:	12/09/1992	Effective Date:	
(No Notes for this action)			
Action Type:	Resident Agent Change		

Document Number:	C13415-1992-003	# of Pages:	1
File Date:	03/29/1996	Effective Date:	
HERBERT L. WALDMAN			
4041 EAST SUNSET ROAD HENDERSON NV 89014 JAH			
Action Type:	Resident Agent Address Change		
Document Number:	C13415-1992-004	# of Pages:	1
File Date:	12/05/2002	Effective Date:	
ALAN ROSELINSKY FRA			
4475 HARMONY CT. LAS VEGAS NV 89121 FRA			
Action Type:	Resident Agent Change		
Document Number:	C13415-1992-005	# of Pages:	1
File Date:	01/28/2003	Effective Date:	
ALAN ROSELINSKY			
8687 W SAHARA STE 201 LAS VEGAS NV 89117 MDC			
Action Type:	Amendment		
Document Number:	C13415-1992-006	# of Pages:	2
File Date:	03/28/2003	Effective Date:	
CAPITAL STOCK WAS 2500 NO PAR KAB			
2 PGS. \$150 KAB			
Action Type:	Amendment		
Document Number:	C13415-1992-007	# of Pages:	1
File Date:	08/17/2004	Effective Date:	
1 PG. MDC			
GREAT AMERICAN HOMES MDCB ! 00001			
Action Type:	Resident Agent Change		
Document Number:	C13415-1992-008	# of Pages:	1
File Date:	09/07/2004	Effective Date:	
ALAN ROSELINSKY STE 201			
8687 W SAHARA AVE LAS VEGAS NV 89117 SMM			
Action Type:	Annual List		
Document Number:	C13415-1992-002	# of Pages:	1
File Date:	12/10/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050543446-03	# of Pages:	1
File Date:	11/09/2005	Effective Date:	
(No Notes for this action)			

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20031027
02814

AdF

COPY

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 138-22-102-001
b) _____
c) _____
d) _____
e) _____

2. Type of Property:

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

FOR RECORDERS OPTIONAL USE ONLY

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

3. Total Value/Sales Price of the Property

Deed in Lieu of Foreclosure Only (Value of Property) \$ 385,000.00
Transfer Tax Value: \$ 385,000.00
Real Property Transfer Tax Due \$ 962.50 1,963.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090. Section 0
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%

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 _____

Capacity D. TODD EVANS
CLOSING OFFICER

Signature _____

Capacity managing member

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

Print Name: Corporation of the Presiding Bishop of
The Church of Jesus and Christ of Latter
Day Saints

Address: 60 E. Temple St. #1925
City, State, Zip: Las Vegas, NV 89101
60 E. North Temple St.
Salt Lake City

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

Print Name: Namela Holdings, LLC

Address: 4465 S. Jones Blvd.
City, State, Zip: Las Vegas, NV 89103

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

Print Name: Fidelity National Title Agency of Nevada, Inc. Escrow #: 03-316333-LY

Address: 3711 E. Sunset Rd. #10

City, State and Zip: Las Vegas, NV 89120

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

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RECORDED AT THE REQUEST OF

FIDELITY NATIONAL TITLE

10-27-2003 14:21 ADF

OFFICIAL RECORDS

BOOK/INSTR: 2003/1027-02814

PAGE COUNT: 4

FEE: 17.00
RPTT: 1,963.50

124
Affix R.P.T.T. \$468.50

When recorded mail to:

NAMELA HOLDINGS, LLC
4465 S. JONES
LAS VEGAS, NV 89103

Escrow No. 316333-LY
APN: 138-22-102-001

538-6780

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 24th day of October, 2003, by and between CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, Grantor, and NAMELA HOLDINGS, LLC, a limited liability company Grantee whose address is 4465 South Jones Blvd., Las Vegas, NV 89103.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to it in hand paid by the Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said Grantee, and to its successors and assigns, forever, all that certain lot, parcel and piece of land situate, lying and being in the City of *, County of *, State of Nevada, and more particularly described as follows, to wit:

Assessor's Parcel No. 138-22-102-001

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

The Grantor specifically reserves all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy on, in or under the above-described land provided that Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

Subject to current taxes and assessments, reservations, easements, rights-of-way, conditions, restrictions, covenants, zoning matters, liens, encroachments, and encumbrances and all other matters of record, or which a visual inspection of the real property would disclose, or enforceable at law or in equity.

Buyer understand that the Desert Tortoise is an endangered species and that determination as to whether their habitat is located on this property may be required prior to the issuance of a building permit.

The following covenants, conditions and restrictions are made expressly applicable to the subject Property:

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1. Grantee and its successors and assigns shall use the subject property for office space and uses necessary and accessory thereto such as parking, and for no other purpose.
2. No alcoholic beverages or intoxicating liquors shall be manufactured, kept for sale, or sold on said premises.
3. No place of public entertainment or amusement shall be carried on or be permitted to operate on said premises.
4. No nuisance or offensive trade, activity, or business, as defined by Nevada Revised Statutes §202.450, shall be permitted on the land conveyed, whether or not licensed.
5. No noxious, noisy, or offensive business, trade or activity shall be carried on be permitted on said premises, nor shall anything be done thereon that shall become an annoyance or a nuisance to a Church or private dwelling located upon the adjoining property or in the neighborhood.

In the case of a breach of any of the following conditions, Grantor shall have the right to enjoin Grantee from any such activity, or to exercise any other right available to Grantor in law or equity to enforce such conditions or to seek redress for the breach by Grantee of such conditions, and the Grantor shall have the right of reentry in the subject property, exercisable by suit after 90 days notice to Grantee or its successors or assigns demanding that the violation of the covenant cease and the willful and persistent refusal by Grantee or its successors or assigns to terminate the violation of the covenant complained of.

A breach by Grantee of any of the foregoing conditions shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to said premises or any part thereof, but said conditions shall be binding upon and effective against any owner of said premises whose title thereto is acquired by foreclosure, trustee's sale or otherwise.

Each and all of the restrictions, conditions and covenants contained herein shall be enforceable for twenty-five (25) years from the date of recordation of this document, and for as long thereafter as Grantor or Grantor's successors and assigns continue the use of the adjacent property for religious meetinghouse purposes, but shall in all respects terminate and end and be of no further effect, either in law or equity once Grantor or Grantor's successors and assigns terminate the use of the adjacent property for religious meetinghouse purposes after the 25 year period.

In the event that Grantee cannot obtain zoning approval supporting office space use of the subject property, Grantor reserves the right to enlarge the scope of the uses permitted under this covenant to include residential use no

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more intensive than Residential Compact Lot (RCL) as authorized by the zoning ordinances of the City of Las Vegas or any residential use less intensive than RCL. ("Less intensive" as applied to a use classification means that lots within the use are not smaller than permitted within the RCL zone and the number of families per lot within the use is not greater than RCL). Residential uses more intensive than RCL are prohibited by this covenant.

TO HAVE AND TO HOLD the said premises, together with the appurtenances unto the said Grantee and to its successors and assigns, forever.
IN WITNESS WHEREOF, the said Grantor has caused this Deed to be executed as of the day and year first above written.



CORPORATION OF THE PRESIDING BISHOP OF THE
CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS,
a Utah corporation sole

By Terry F. Road
Authorized Agent

STATE OF UTAH)

COUNTY OF SALT LAKE)

On this 24TH day of October, 2003, personally appeared before me
TERRY F. ROAD, personally known to me to be the
Authorized Agent of the Corporation of the Presiding Bishop of The Church of
Jesus Christ of Latter-day Saints, a Utah Corporation Sole, who acknowledged to
me that he signed the foregoing instrument as Authorized Agent for said
Corporation, that the seal impressed on the within instrument is the seal of
said Corporation, and the said signer acknowledged to me that the said
Corporation executed the same.

[Signature]
Notary Public



713526.1

ASS

20031027
.02814

SMOKE RANCH OFFICE SITE

LEGAL DESCRIPTION

Being a portion of Northwest Quarter (NW ¼) of the Northwest (NW ¼) of Section 22, Township 20 South, Range 60 East, M.D.M., Clark County, Nevada, and also being a portion of Lot 1 of File 61, Page 86 of Parcel Maps in the Clark County Recorder's Office Clark County, Nevada, and more particularly described as follows:

COMMENCING at the north quarter corner (N ¼) corner of Section 22, Township 20 South, Range 60 East, M.D.M., Clark County, Nevada, being the intersection of Tenaya Way and Smoke Ranch Road;

Thence, North 89°40'36" West, along the centerline of Smoke Ranch Road, a distance of 1351.90 feet; thence, South 01°45'05" East, a distance of 295.03 feet, to the **POINT OF BEGINNING** of this parcel;

Thence, South 01°45'05" East, a distance of 376.79 feet;
Thence, North 89°39'36" West, a distance of 385.26 feet;
Thence, North 01°45'05" West, a distance of 244.31 feet;
Thence, South 89°39'15" East, a distance of 311.33 feet;
Thence, North 01°47'45" West, a distance of 377.50 feet, to a point on the south right-of-way of Smoke Ranch Road;
Thence, South 89° 40'36" East, along the south right-of-way line of Smoke Ranch Road, a distance of 59.22 feet;
Thence, South 01°45'05" East, a distance of 245.00 feet;
Thence, South 89°40'36" East, a distance of 15.01 feet, to the **POINT OF BEGINNING**.

Containing 178,326.57 square feet, or 2.716 acres, more or less.

Prepared by



Tim S. Moreno, P.E.
Integrity Engineering
2480 E. Tompkins Avenue, #232
Las Vegas, NV 89121

SOFI



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18657** APN: 138-22-101-004

Name of Property Owner: Smoke Ranch Development, LLC

Name of Applicant: Great American Capital

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

 Yes X No

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

City Official: _____

Partner(s): _____

APN: _____

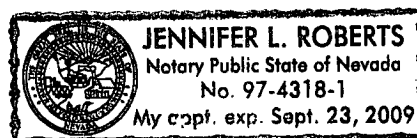
Signature of Property Owner: _____

Print Name: Bonnie Schwartz

Subscribed and sworn before me

This 27th day of November, 2004

Jennifer Roberts
Notary Public in and for said County and State

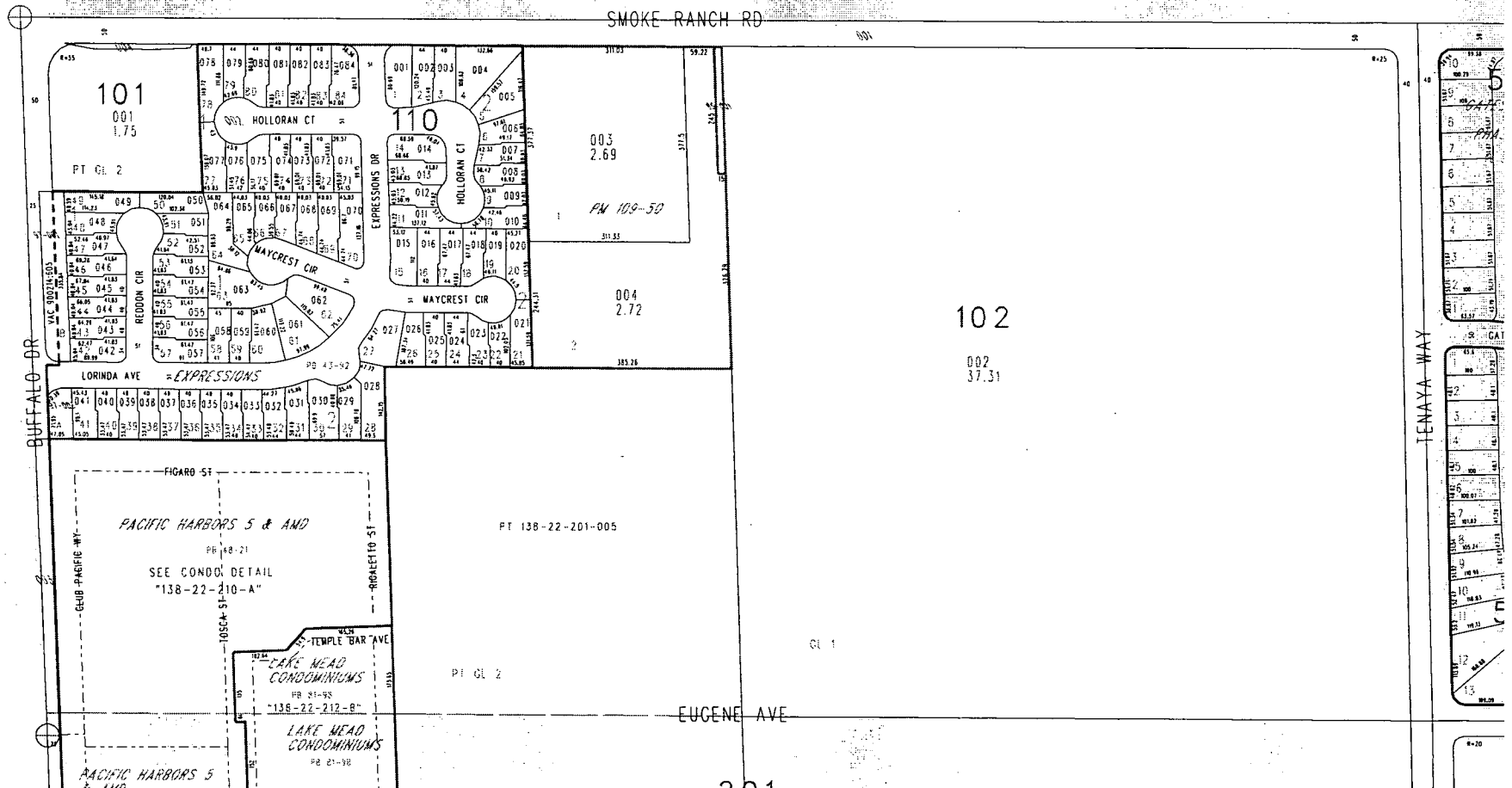


APN Map



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 	MAP LEGEND AVERAGE QA VALUE 35 PARCEL BOUNDARY SUBD BOUNDARY ROAD EASEMENT PM/LO BOUNDARY NON-PARCEL LOT LINE MATCH LINE / LEADER LINE ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T205 R60E <table border="1"> <tr> <td>R58E</td> <td>R60E</td> <td>R61E</td> </tr> <tr> <td>126</td> <td>125</td> <td>124</td> </tr> <tr> <td>137</td> <td>138</td> <td>139</td> </tr> <tr> <td>164</td> <td>163</td> <td>162</td> </tr> </table>	R58E	R60E	R61E	126	125	124	137	138	139	164	163	162	22 <table border="1"> <tr> <td>6</td> <td>5</td> <td>4</td> <td>3</td> <td>2</td> <td>1</td> </tr> <tr> <td>7</td> <td>8</td> <td>9</td> <td>10</td> <td>11</td> <td>12</td> </tr> <tr> <td>18</td> <td>17</td> <td>16</td> <td>15</td> <td>14</td> <td>13</td> </tr> <tr> <td>19</td> <td>20</td> <td>21</td> <td>22</td> <td>23</td> <td>24</td> </tr> <tr> <td>30</td> <td>29</td> <td>28</td> <td>27</td> <td>26</td> <td>25</td> </tr> <tr> <td>31</td> <td>32</td> <td>33</td> <td>34</td> <td>35</td> <td>36</td> </tr> </table>	6	5	4	3	2	1	7	8	9	10	11	12	18	17	16	15	14	13	19	20	21	22	23	24	30	29	28	27	26	25	31	32	33	34	35	36	N 2 NW 4 <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	138-22-1
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SDR-18657
01/25/07 PC

TAX DIST 200

Hansen Sheet



Separator Sheet

Report Date 12/13/2006 08:02 AM

Submitted By Robert Summerfield

Page 1

A/P # 18657 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/11/2006 14:51	983052	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-18657 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-????? - PUBLIC HEARING - APPLICANT/OWNER: SMOKE RANCH DEVELOPMENT, LLC - Request for a Site Development Plan Review FOR A PROPOSED 40,971 SQUARE-FOOT OFFICE BUILDING on 2.7 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 4 (Brown).

Parent A/P #

Project #	18657	Project/Phase Name	Phase #
Size/Area	2.70 ACRE	Size Description	Subdivision Code
Proposed Start		Proposed Stop	% Completed
% Complete Formula			0.00

Property/Site Information

Parcel 13822102004

Location

Owner/Tenant

Contact ID AC1089893	Name	SMOKE RANCH DEVELOPMENT L L C	
Mailing Address 8350 W SAHARA AVE #210	Organization		
City LAS VEGAS	State/Province NV		
ZIP/PC 89117-8941	Country		☐ Foreign
Day Phone (702)253-5751 x	Evening Phone		
Fax (702)360-5594	Mobile #		

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13822102004

Applicants/Contacts

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 12/13/2006 08:02 AM**Submitted By** Robert Summerfield

Page 2

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC1089893 ☐ **Foreign**
Effective **Expire**
Name SMOKE RANCH DEVELOPMENT L L C
Day Phone (702)253-5751 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)360-5594 **Mobile** **Profession**
E-Mail
Address 8350 W SAHARA AVE #210
LAS VEGAS, NV 89117-8941
Seasonal Addr

Valid From **To**
Comments
No Comments

Primary N **Capacity** APPL **Contact ID** AC1319077 ☐ **Foreign**
Effective **Expire**
Name GREAT AMERICAN TITLE
Day Phone (702)253-5751 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)360-5594 **Mobile** **Profession**
E-Mail
Address 8350 W. SAHARA AVE #210
LAS VEGAS, NV 89117
Seasonal Addr

Valid From **To**
Comments
jennifer roberts

Primary Y **Capacity** OTHER **Contact ID** AC1160303 ☐ **Foreign**
Effective **Expire**
Name GC GARCIA, INC
Day Phone (702)435-9909 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)435-0457 **Mobile** **Profession**
E-Mail
Address 1711 WHITNEY MESA DRIVE SUITE 10
HENDERSON, NV 89014
Seasonal Addr

Valid From **To**
Comments
dave clapsaddle

Contractors

No Contractors

Item Description**Item Status****Activity Review Details**

Detail SUBMITTAL CHECKLIST (SDR)
Comments
No Comments

Modified By FSOLIS**Modified Date/Time** 12/11/2006 14:51

Report Date 12/13/2006 08:02 AM

Submitted By Robert Summerfield

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (19 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Landscape Plan
Y Deed and Legal Description	Y Building Elevations (2 Folded, 1 Rolled Color)
Y Justification Letter	Y Floor Plan (1 Folded, 1 Rolled)
Y Color and Material Board	Y Laser Print Site Plan
Y DINA (Not Always Required)	Y Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation

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

No Conditions

SITE PLAN REVIEW

N DINA Required?	N Project of Regional Significance?	Final City Council letter received
N Parent Project link required?		Annotated minutes recieved
N 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 Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By			
Comments		Modified Date			
Added By					
01/25/2007	PC	SCHEDULED	0	0	0
FSOLIS	12/11/2006				

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

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action	Comments				

PAYMNT	CK NAME, # WHO PICKED UP PERMIT	970040	12/11/2006 14:54		0.00
	DAVE CLAPSADDLE, SMOKE RANCH DEVELOPMENT LLC CK 147, 253-5751				

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-18657 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18753 - PUBLIC HEARING -
APPLICANT/OWNER: SMOKE RANCH DEVELOPMENT, LLC - Request for a Site Development Plan Review FOR A PROPOSED 40,971 SQUARE-FOOT OFFICE BUILDING on 2.7 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 4 (Brown).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **JANUARY 25, 2007** CITY COUNCIL: **FEBRUARY 21, 2007**

CASE PLANNER: **DOUG RANKIN** ☒ **PUBLIC HEARING**

Comments Due: DECEMBER 26, 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-18657

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

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

SDPR
12/11/2006

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: January 25, 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-18657

Desert Shores Community Association

La Mancha Summerlin Property Owners Assoc.

Pelican Point HOA

South Shores Community Association

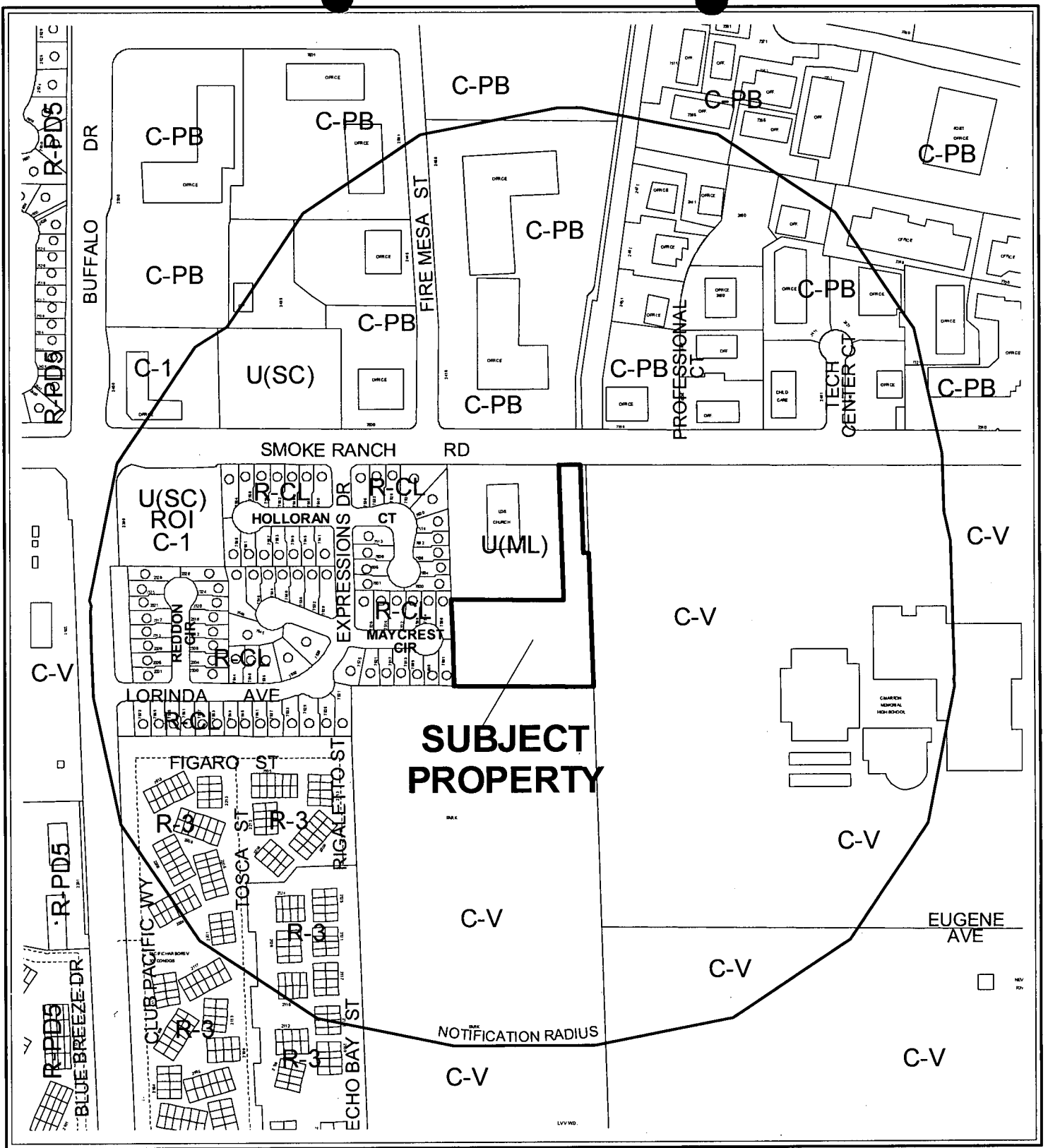
Sterling Springs HOA

Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet



CASE: **SDR-18657**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [O (OFFICE) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)



NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JANUARY 25, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-18657

APPLICANT/OWNER: SMOKE RANCH DEVELOPMENT, LLC - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 3-STORY; 40,971 SQUARE-FOOT OFFICE BUILDING, A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO FOOT BUFFER WHERE 8 FEET IS REQUIRED ALONG THE SOUTHERN PROPERTY LINE AND ALONG THE ON-SITE PUBLIC TRAIL; A WAIVER OF PERIMETER LANDSCAPE STANDARDS; AND A WAIVER OF PARKING LANDSCAPING ON 2.7 ACRES ADJACENT TO THE SOUTH SIDE OF SMOKE RANCH ROAD, APPROXIMATELY 1,300 FEET EAST OF BUFFALO DRIVE (APN 138-22-102-004), U (UNDEVELOPED) ZONE [O (OFFICE) GENERAL PLAN DESIGNATION] [PROPOSED: P-R (PROFESSIONAL OFFICE AND PARKING) ZONE], WARD 4 (BROWN).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 22, TOWNSHIP 20 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>.



DOUGLAS J. RANKIN, CURRENT PLANNING MANAGER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

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 12, 2007

Ms. Jennifer Roberts
Smoke Ranch Development, LLC
8350 West Sahara Avenue, Suite #210
Las Vegas, Nevada 89117

RE: SDR-18657 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Roberts:

Please be advised the City Planning Commission at its regular meeting on **January 25, 2007** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

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

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

Sincerely,

Douglas J. Rankin, AICP
Current Planning Manager
Planning and Development Department

DJR:clb

cc: Mr. David Clapsaddle
GC Garcia, Inc.
1711 Whitney Mesa Drive, Suite #110
Henderson, Nevada 89015

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



City Council Action Letter



Separator Sheet



February 22, 2007

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

Ms. Jennifer Roberts
Smoke Ranch Development, LLC
8350 West Sahara Avenue, suite #210
Las Vegas, Nevada 89117

RE: SDR-18657 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 21, 2007
RELATED TO ZON-18753

Dear Ms. Roberts:

The City Council at a regular meeting held February 21, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 3-STORY; 40,971 SQUARE-FOOT OFFICE BUILDING, A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO FOOT BUFFER WHERE 8 FEET IS REQUIRED ALONG THE SOUTHERN PROPERTY LINE AND ALONG THE ON-SITE PUBLIC TRAIL; A WAIVER OF PERIMETER LANDSCAPE STANDARDS; AND A WAIVER OF PARKING LANDSCAPING on 2.7 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: P-R (Professional Office and Parking) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 22, 2007. This approval is subject to:

Planning and Development

1. Site Development Plan Review (SDR-10784) is hereby expunged.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18753) and Variance (VAR-12669) shall be required.
3. 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.
4. All development shall be in conformance with the site plan and landscape plan date stamped 1/03/07, and building elevations date stamped 12/11/06, except as amended by conditions herein.
5. A Waiver from 19.08.045 is hereby approved to reduce landscape buffer zones to zero feet for 65 lineal feet and 70 lineal feet along the southern property line, and for 240 lineal feet along the eastern portion of the property adjacent to the on-site public trail.

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

6. A Waiver from 19.10.010 is hereby approved, to allow a reduction in parking lot landscaping (tree requirement) on parking lot islands.
7. A Waiver from 19.08.045 is hereby approved, to reduce required landscaping standard tree requirement along the perimeter of the project site where 59 are required but 48 are proposed.
8. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the changes herein. (A) The site plan shall designate 3 loading parking spaces designed in accordance with Title 19.10.020.
9. 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.
10. 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.
11. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 25% of the total landscaped area as turf.
12. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect a screened and covered trash enclosure pursuant to Title 19.08.
13. 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).
14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
16. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.

17. 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.
18. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

20. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Site development to comply with all applicable conditions of approval for ZON-18753 and all other subsequent site-related actions.
22. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Lone Mountain Trail Phase II project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

Sincerely,



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. Dave Clapsaddle
GC Garcia, Inc.
1711 Whitney Mesa Drive, 3110
Henderson, Nevada 89014



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



062459

June 23, 2006

CORRECTED LETTER

Ms. Jennifer Roberts
Smoke Ranch Development, LLC
8350 West Sahara Avenue, Suite #210
Las Vegas, Nevada 89117

*SITE DEVELOPMENT
PLAN REVIEW*
RE: SDR-10784 - SPECIAL-USE PERMIT
CITY COUNCIL MEETING OF MAY 17, 2006
RELATED TO SUP-10783

Dear Ms. Roberts:

The City Council at a regular meeting held May 17, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 45-FOOT HIGH, MIXED-USE DEVELOPMENT CONSISTING OF 25 RESIDENTIAL UNITS AND 13,243 SQUARE FEET OF OFFICE SPACE, WAIVERS TO ALLOW A MINIMUM LOT WIDTH OF 59 FEET WHERE 100 FEET IS THE MINIMUM LOT WIDTH REQUIRED, AND TO ALLOW A REDUCTION OF PERIMETER LANDSCAPING STANDARDS on 2.72 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) Master Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 18, 2006. This approval is subject to:

Planning and Development

1. As necessary, the applicant shall work with the City to accommodate a multi-use transportation trail adjacent to the east side of the property prior to issuance of grading permit.
2. The building shall be moved to the south retaining a minimum ten-foot landscaping, eliminating up to nine parking spaces while providing all required parking and moving the trash enclosure to face north.
3. The southern perimeter wall adjacent to the park may be wrought iron.
4. The upper story windows on the west building wall shall be translucent.
5. The west property line landscaping shall include a double row of 24-inch box trees subject to approval of the Planning and Development Department. The applicant shall work with the neighbors to select the type of trees provided.

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

10/12/06 06:05

6. 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
7. All development shall be in conformance with the site plan date stamped 03/06/06 and the building elevations date stamped 03/10/06, except as amended by conditions herein.
8. The maximum height of the building shall be 35 feet as measured from the average grade of the site.
9. A Variance to allow the third-story will need to be submitted to and approved by the City Council prior to the issuance of a building permit.
10. A Waiver from Title 19.08.045 is hereby approved, to allow a 60-foot lot width where 100 feet is the minimum width allowed.
11. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
12. 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.
13. 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.
14. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
15. 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).
16. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
17. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
18. Any property line wall shall conform to the requirements listed in Title 19.08.
19. 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

Ms. Jennifer Roberts
SDR-10784 – Page Three
June 23, 2006

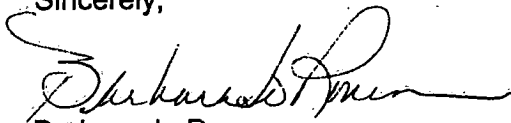
from residential property or screened, and shall not create fugitive lighting on adjacent properties.

20. 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. 17. 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.
21. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

22. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
24. Site development to comply with all applicable conditions of approval for Z-3456 and all other subsequent site-related actions.
25. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,



Barbara Jo Ronemus
City Clerk



Margo Wheeler
Director
Planning and Development Department

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

Mr. Dave Clapsaddle
GC Garcia, Inc.
1711 Whitney Mesa Drive, Suite #10
Henderson, Nevada 89014

Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

January 26, 2007

Ms. Jennifer Roberts
Smoke Ranch Development, LLC
8350 West Sahara Avenue, Suite #210
Las Vegas, Nevada 89117

RE: SDR-18657 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Roberts:

Your request for a Site Development Plan Review FOR A PROPOSED 3-STORY; 40,971 SQUARE-FOOT OFFICE BUILDING, A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO FOOT BUFFER WHERE 8 FEET IS REQUIRED ALONG THE SOUTHERN PROPERTY LINE AND ALONG THE ON-SITE PUBLIC TRAIL; A WAIVER OF PERIMETER LANDSCAPE STANDARDS; AND A WAIVER OF PARKING LANDSCAPING on 2.7 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 4 (Brown), was considered by the Planning Commission on January 25, 2007.

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

Planning and Development

1. Site Development Plan Review (SDR-10784) is hereby expunged.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18753) and Variance (VAR-12669) shall be required.
3. 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.
4. All development shall be in conformance with the site plan and landscape plan date stamped 1/03/07, and building elevations date stamped 12/11/06, except as amended by conditions herein.

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 Waiver from 19.08.045 is hereby approved to reduce landscape buffer zones to zero feet for 65 lineal feet and 70 lineal feet along the southern property line, and for 240 lineal feet along the eastern portion of the property adjacent to the on-site public trail.
6. A Waiver from 19.10.010 is hereby approved, to allow a reduction in parking lot landscaping (tree requirement) on parking lot islands.
7. A Waiver from 19.08.045 is hereby approved, to reduce required landscaping standard tree requirement along the perimeter of the project site where 59 are required but 48 are proposed.
8. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the changes herein. (A) The site plan shall designate 3 loading parking spaces designed in accordance with Title 19.10.020.
9. 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.
10. 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.
11. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 25% of the total landscaped area as turf.
12. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect a screened and covered trash enclosure pursuant to Title 19.08.

13. 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).
14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
16. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.
17. 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.
18. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

20. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Site development to comply with all applicable conditions of approval for ZON-18753 and all other subsequent site-related actions.
22. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Lone Mountain Trail Phase II project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

Ms. Jennifer Roberts
SDR-18657 - Page Four
January 26, 2007

This item will be considered by the City Council on **February 21, 2007**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Andy Reed". The signature is stylized with a large, looped "A" and a cursive "Reed".

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

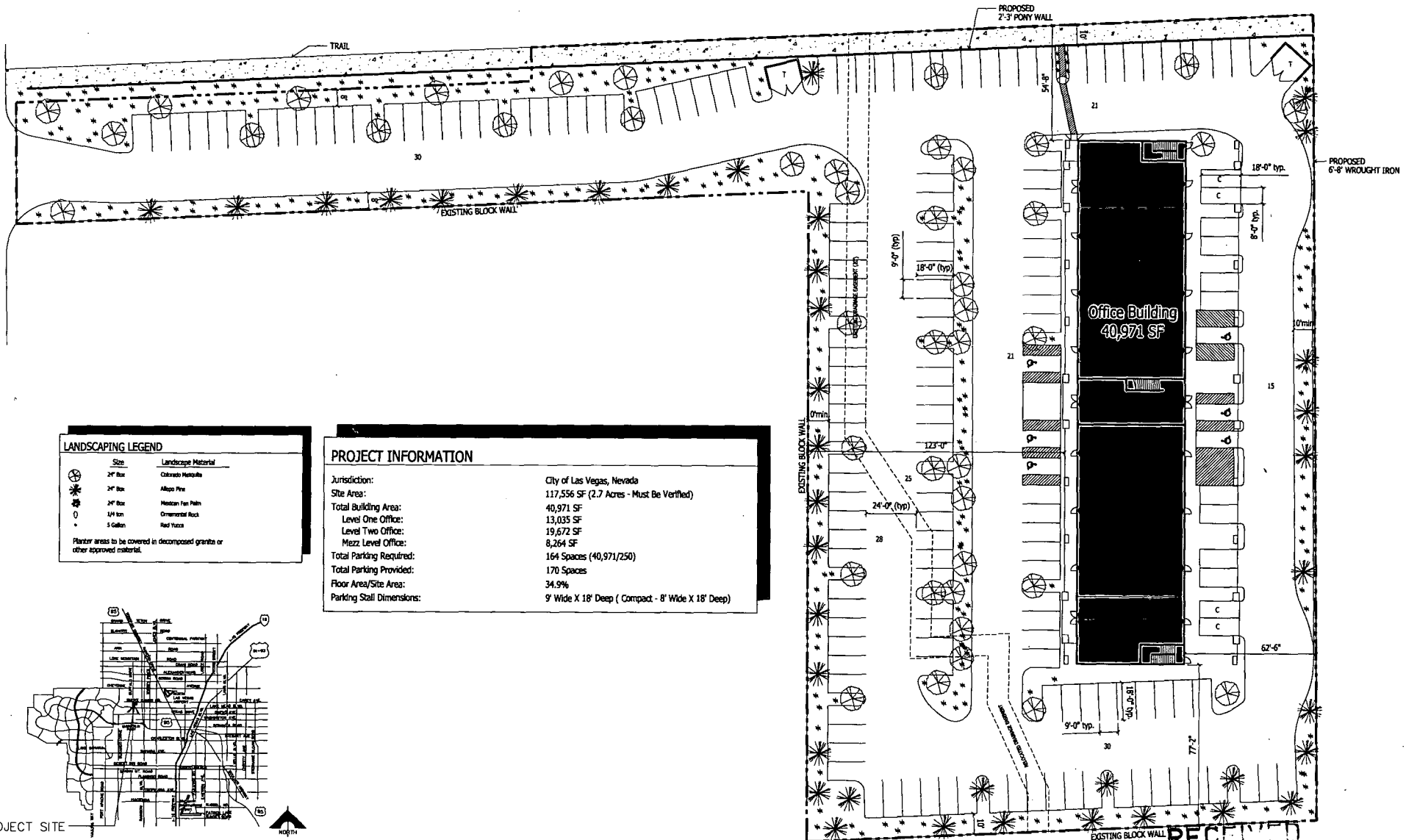
AR:clb

cc: Mr. David Clapsaddle
GC Garcia, Inc.
1711 Whitney Mesa Drive, Suite #110
Henderson, Nevada 89015

Plans (PMT)



Separator Sheet



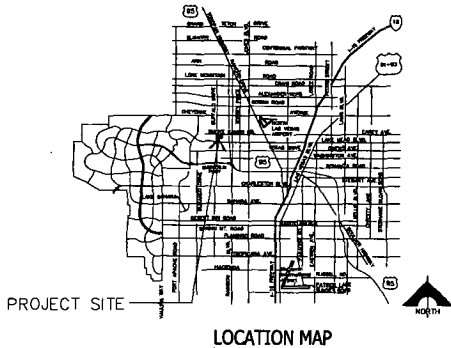
LANDSCAPING LEGEND

Size	Landscaping Material
24" Box	Colorado Blue Spruce
24" Box	Aliso Pine
24" Box	Mexican Fan Palm
1/4 ton	Ornamental Rock
5 Gallon	Red Yucca

Planter areas to be covered in decomposed granite or other approved material.

PROJECT INFORMATION

Jurisdiction:	City of Las Vegas, Nevada
Site Area:	117,556 SF (2.7 Acres - Must Be Verified)
Total Building Area:	40,971 SF
Level One Office:	13,035 SF
Level Two Office:	19,672 SF
Mezz Level Office:	8,264 SF
Total Parking Required:	164 Spaces (40,971/250)
Total Parking Provided:	170 Spaces
Floor Area/Site Area:	34.9%
Parking Stall Dimensions:	9' Wide X 18' Deep (Compact - 8' Wide X 18' Deep)



PRELIMINARY SITE/LANDSCAPING PLAN

SDR-18657
REVISED
01/25/07 PC

RECEIVED

JAN 03 2007

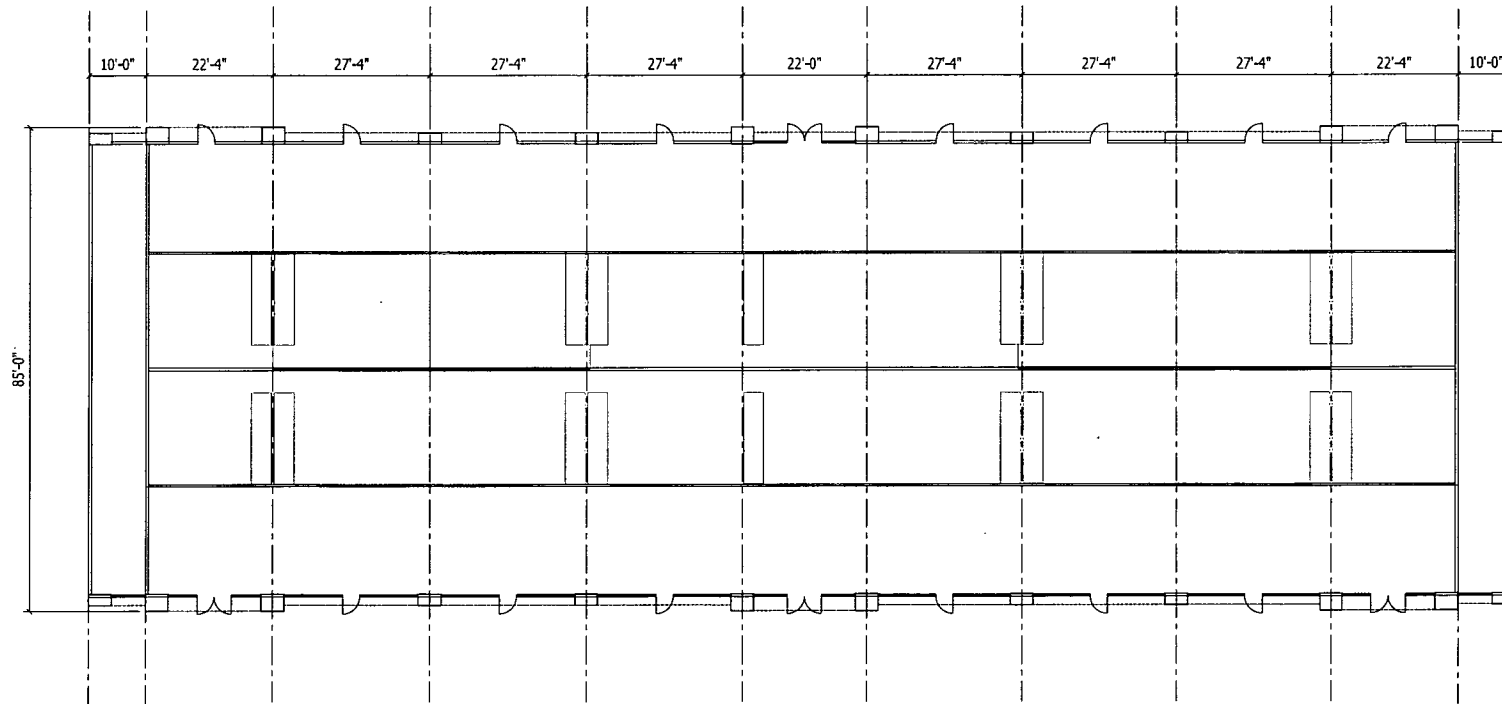
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JAN 06 2007

SMOKE RANCH-BUFFALO



RECEIVED
DEC 11 2006



PRELIMINARY MEZZANINE FLOOR PLAN - Office - 8,264 SF

PROJECT NUMBER: 0113

SMOKE RANCH-BUFFALO

1"=10'

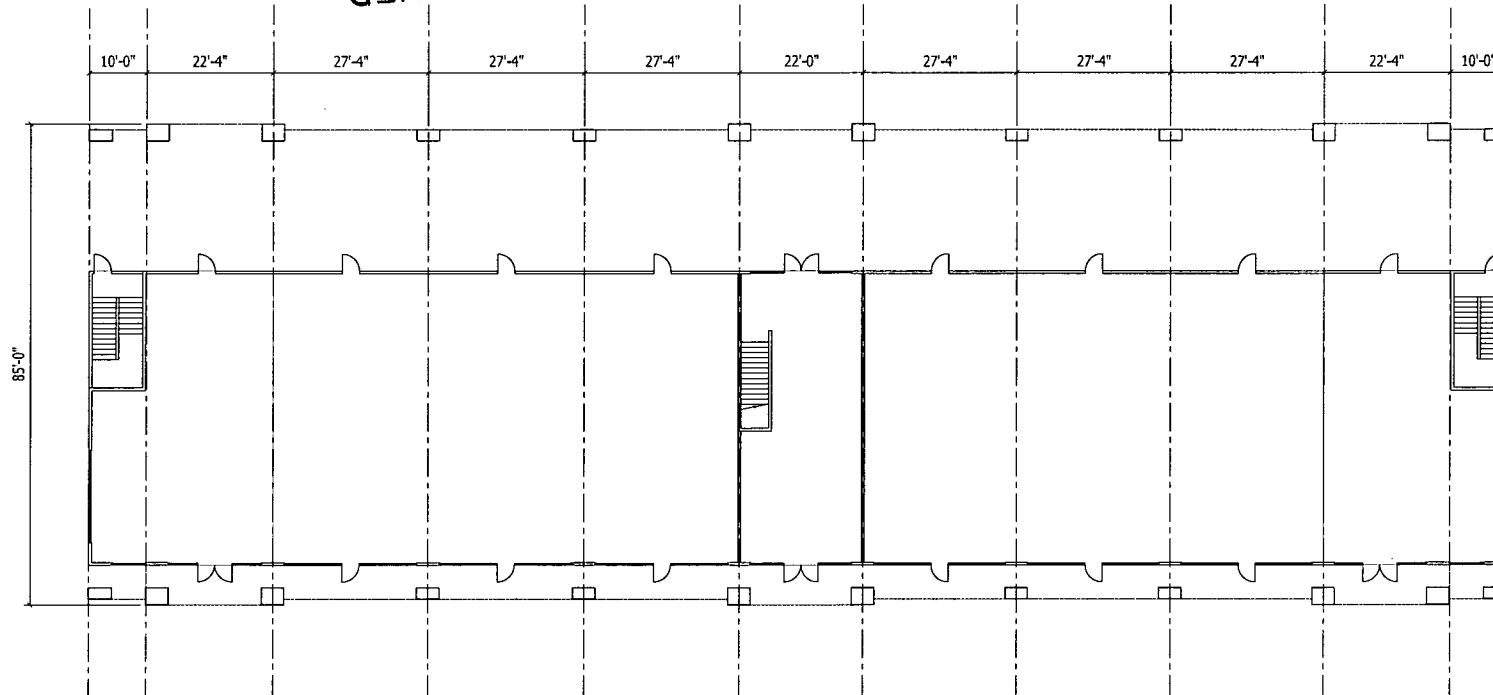


JAMES E. STRON, ARCHITECT, INC.
1833 PIMA LANE, LAS VEGAS, NEVADA 89119
(702) 433-1400

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED.
ALL DOORS ARE 3'0" WIDE UNLESS OTHERWISE NOTED.
ALL WINDOWS ARE 6'0" WIDE UNLESS OTHERWISE NOTED.
ALL CEILING HEIGHTS ARE 10'0" UNLESS OTHERWISE NOTED.
ALL FLOOR FINISHES ARE TO BE DETERMINED BY THE OWNER.
ALL MECHANICAL AND ELECTRICAL SYSTEMS ARE TO BE DETERMINED BY THE OWNER.
ALL MATERIALS AND FINISHES ARE TO BE DETERMINED BY THE OWNER.
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUILDING CODES.
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL PLUMBING CODE.
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ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL MECHANICAL AND ELECTRICAL CODES.
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SDR-18657
01/25/07 PC

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DEC 11 2006



PRELIMINARY 1ST FLOOR PLAN - Office - 13,035 SF

PROJECT NUMBER: 04118

SMOKE RANCH-BUFFALO

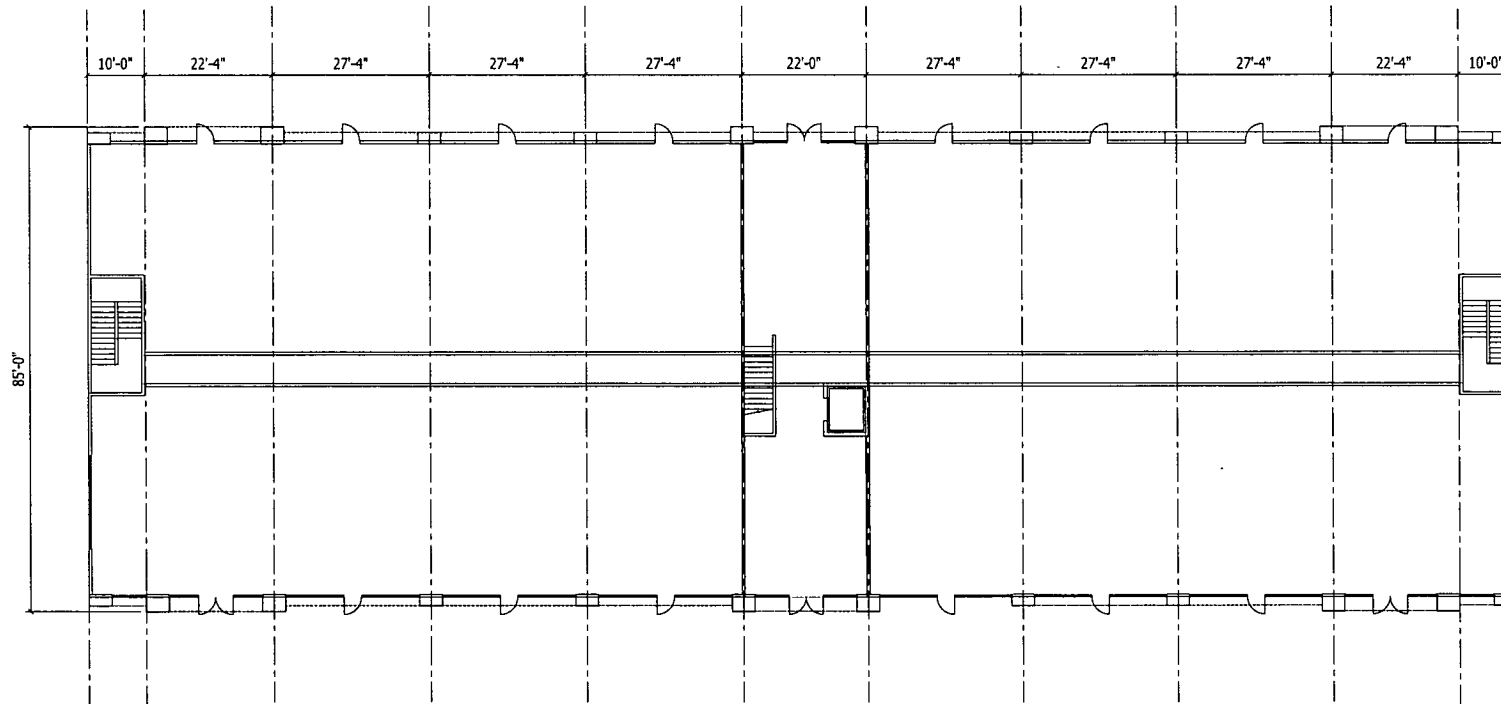
1"=12'



JAMES E. STRICK, ARCHITECT, INC.
1933 PAMA LANE, LAS VEGAS, NEVADA 89119
(702) 433-1400

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SDR-18657
01/25/07 PC



PRELIMINARY 2nd FLOOR PLAN - Office - 19,672 SF

PROJECT NUMBER: 18119

SMOKE RANCH-BUFFALO



JAMES E. STRICK, ARCHITECT, INC.
1855 PARK LANE, LAS VEGAS, NEVADA 89119
(702) 432-1400

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DEC 11 2006

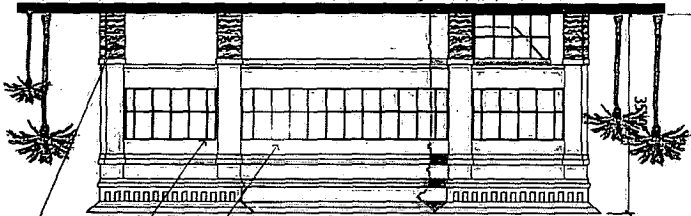
SDR-18657
01/25/07 PC

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2. This drawing is not to be used for any purpose other than that for which it was prepared.
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4. This drawing is not to be used for any purpose other than that for which it was prepared.
5. This drawing is not to be used for any purpose other than that for which it was prepared.

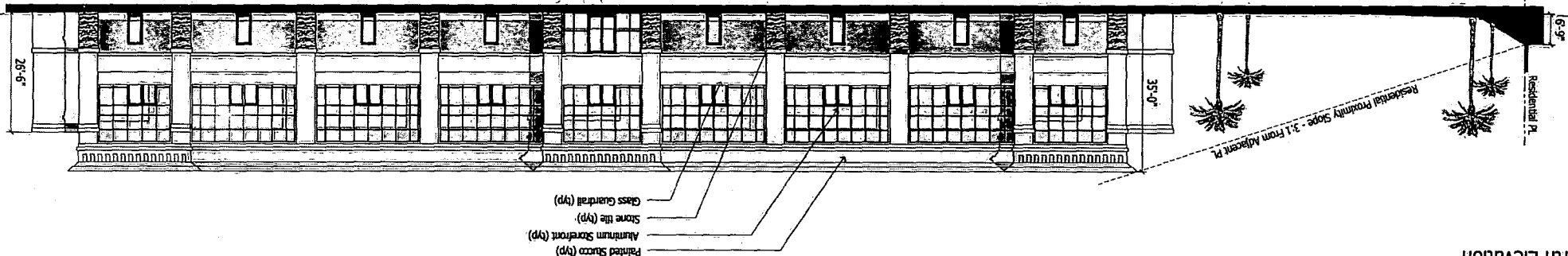
PRELIMINARY ELEVATIONS

JAMES E. SMITH ARCHITECT, INC.
1555 PRIMA LANE
LOS ANGELES, CALIFORNIA 90047
(310) 433-1400

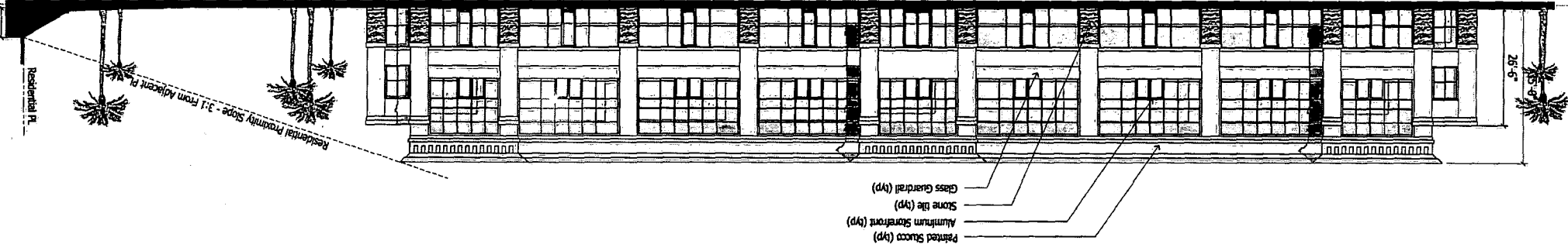
West Elevation



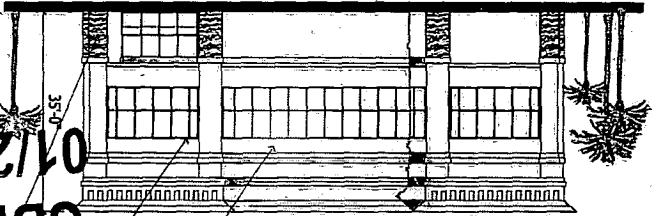
South Elevation



North Elevation



East Elevation

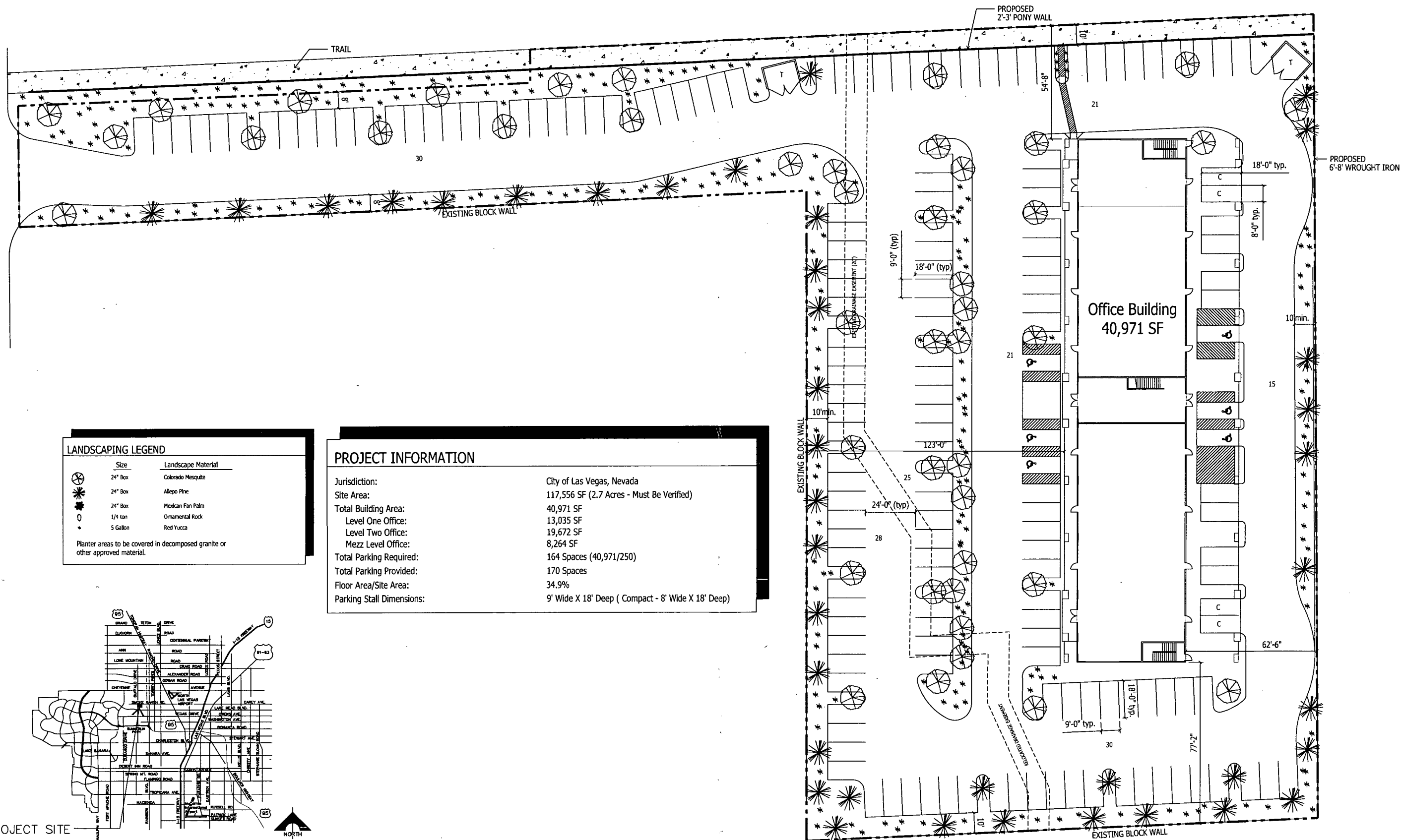


SDR-18657
01/25/07 PC
RECEIVED
DEC 11 2006

Plans (Landscape Plans)



Separator Sheet



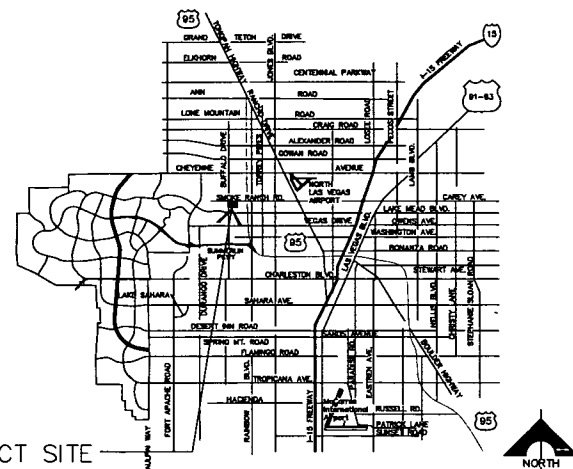
LANDSCAPING LEGEND

Size	Landscape Material
24" Box	Colorado Mesquite
24" Box	Allepoe Pine
24" Box	Mexican Fan Palm
1/4 ton	Ornamental Rock
5 Gallon	Red Yucca

Planter areas to be covered in decomposed granite or other approved material.

PROJECT INFORMATION

Jurisdiction:	City of Las Vegas, Nevada
Site Area:	117,556 SF (2.7 Acres - Must Be Verified)
Total Building Area:	40,971 SF
Level One Office:	13,035 SF
Level Two Office:	19,672 SF
Mezz Level Office:	8,264 SF
Total Parking Required:	164 Spaces (40,971/250)
Total Parking Provided:	170 Spaces
Floor Area/Site Area:	34.9%
Parking Stall Dimensions:	9' Wide X 18' Deep (Compact - 8' Wide X 18' Deep)



LOCATION MAP

PRELIMINARY SITE/LANDSCAPING PLAN

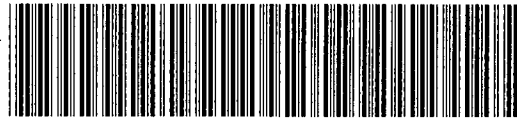
SMOKE RANCH-BUFFALO

JAMES E. STOKES ARCHITECT, INC.
1850 PHOENIX LANE, LAS VEGAS, NEVADA 89115
(702) 433-1400

SDR-18657
REVISED
01/25/07 PC

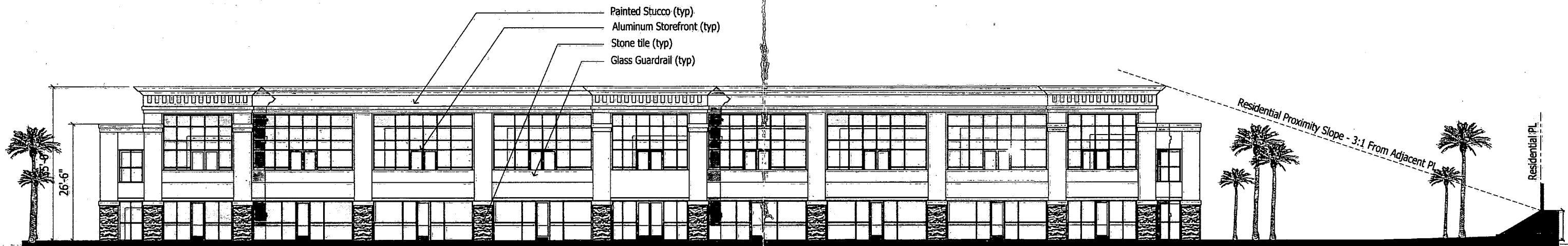
RECEIVED
JAN 03 2007

Plans (Elevations)

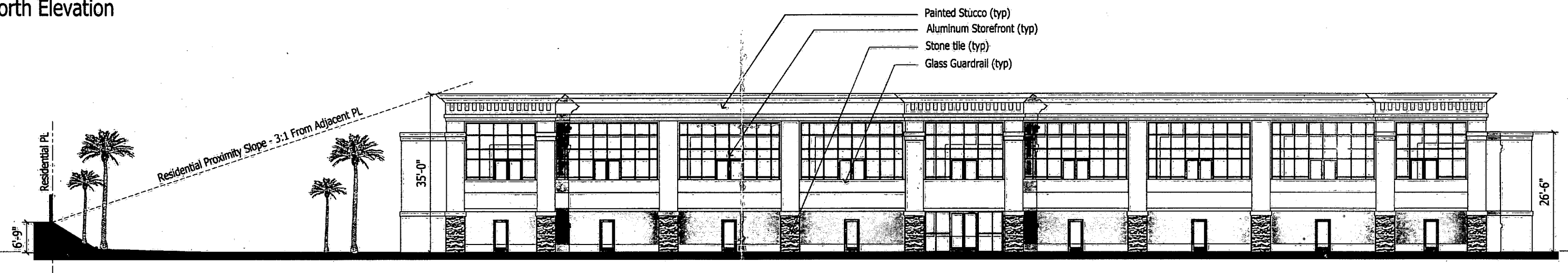


PLANS - ELEVATIONS

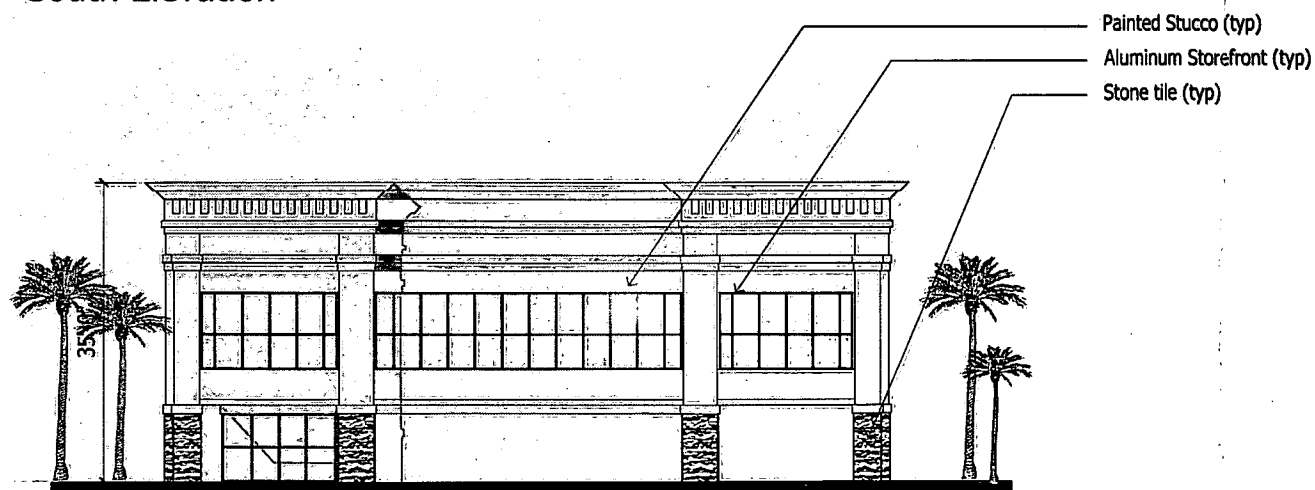
Separator Sheet



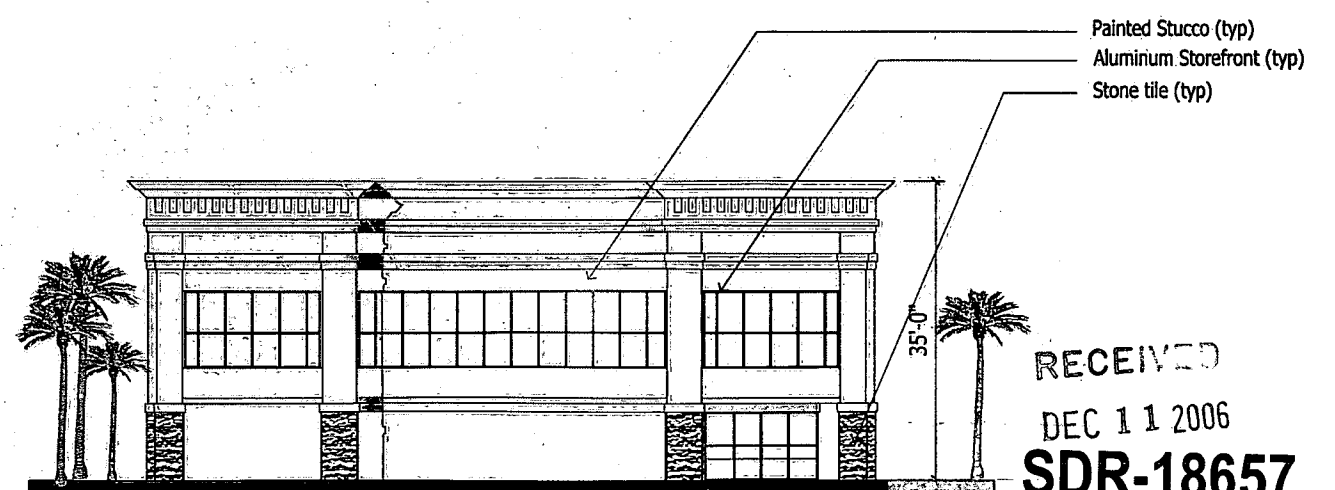
North Elevation



South Elevation



West Elevation



East Elevation

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PRELIMINARY ELEVATIONS

SMOKE RANCH-BUFFALO

James E. Stroh Architect, Inc.
1955 Parma Lane
Las Vegas, Nevada 89117
(702) 433.1400

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August 4, 2006

