

Comments



Separator Sheet

CITY REFERRAL GROUP MEETING

MINUTES

January 3, 2007

The City Referral Group (CRG) held a meeting on January 3, 2007, to review a Summerlin Site Development Plan Review (SDR-18747) for a 3,550 square-foot convenience store (w/fuel pumps) on 0.91 acres located 280 feet north of Charleston Boulevard on the east side of Desert Foothills Drive. Errol Hill with Errol Hill Architect LTD was present at the meeting to meet with CRG members to review the request. Persons in attendance are listed on the attached roster.

The CRG members and representatives discussed the conditions of approval in a staff report of recommendations concerning the proposal. The applicant indicated an interest in not complying with a condition of the Summerlin Development Standards that stipulates that a convenience store must be located a minimum of 200 feet from any residential property, measured from building to building in a straight line. The plan illustrates that this distance is 192 feet to residents located across Desert Foothills Drive to the west. The members indicated that they could only approve the SDR if it complies with the Standards and that the applicant would have to file an appeal with the Director of Planning and Development for a waiver of the setback.

The CRG also learned that the Summerlin Non-Residential Design Review Committee had presented a list of changes to the plans that was not presented with the application to the CRG. Those changes are attached to these minutes, and it was resolved by the CRG that those changes should be incorporated as a condition of approval by the CRG.

The City Referral Group approved the application subject to the following conditions of approval:

1. All City code requirements applicable to Summerlin and Summerlin Development Standards must be satisfied.
2. Conformance to the applicable conditions of approval of previous Site Development Plan Reviews, including (CRG-6661), except as amended by other conditions herein.
3. Conformance to the conditions stipulated by the Summerlin Non-Residential Design Review Committee.
4. Conformance to the site plan, elevation drawings, and landscape plans as submitted (date stamped 12/13/06), except as amended by other conditions herein.
5. Submit a revised site plan with the following information:
 - a. Relocate the building and verify that it is 200 feet from any single-family residence across Desert Foothills Drive.
 - b. Dimension the width of parking spaces (to be nine feet), the handicapped space (to be nine feet), and the handicapped aisle widths (to be five feet and eight feet), and the width of the loading space (to be 15 feet); dimension the length of the loading space (to be 25 feet).
 - c. Show wheel stops where required.
6. If not already constructed or guaranteed by the Master Developer, construct all incomplete half-street improvements adjacent to this site on Desert Foothills Drive, the full width of the proposed driveways accessing this site and appropriate on-site paving

(minimum 24 foot width) to allow for two-way circulation adjacent to and through this site concurrent with development of this site.

7. All existing public improvements, if any, adjacent to this site that may be damaged during construction are to be repaired at the owner's expense, prior to occupancy of this site.
8. Driveways shall be designed, located and constructed in accordance with Summerlin Standard Drawing #S-58.
9. All landscaping and private improvements installed with this project shall be situated and maintained as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
10. The site development shall comply with all applicable Summerlin Development and Improvement Standards.
11. The site development shall comply with all applicable conditions of approval for Summerlin Village 20 Parcel "A" (Commercial Subdivision) and all other subsequent site-related actions

Donald Schmeiser
Recording Secretary

NAME	AFFILIATE	PHONE
DON SCHMEISER	CLV HANNING	229-5715
FERROL HILL	ARCHITECT	335 2723
Robert Bell	LUKE	229-4685

CRG STAFF REPORT

DATE: 01/03/07

CASE: CRG-18747

APPLICANT: Terrible Herbst, Inc.

LOCATION: 280 feet north of Charleston Boulevard on the east side of Desert Foothills Drive

APPLICATION REQUEST:

This request is for a Summerlin Site Development Plan Review for a 3,550 square-foot CONVENIENCE STORE (W/FUEL PUMPS) on 0.91 acres located 280 feet north of Charleston Boulevard on the east side of Desert Foothills Drive (APN 137-34-818-003), PC (Planned Community) Zone [VC (Village Commercial) special land use district], Ward 2 (Wolfson).

BACKGROUND DATA:

- 02/09/98 The City Council approved a Summerlin Development Plan Review (SV-0042-97) for Summerlin Village 20 within which the subject property is located.
- 02/12/98 The Planning Commission approved a Tentative Map (TM-0002-98) for 39 lots of Village 20 within which the subject property is located.
- 05/25/05 The City Referral Group approved a Site Development Plan Review (CRG-6661) for a 56,000 square-foot grocery store at the northeast corner of Charleston Boulevard and Desert Foothills Drive.
- 07/06/05 The City Council approved a Special Use Permit (SUP-6500) for a liquor store at the northeast corner of Charleston Boulevard and Desert Foothills Drive.
- 11/30/04 The Planning Commission approved a Tentative Map (TMP-5708) for a two-lot commercial subdivision of property, which included the subject property, at the northeast corner of Desert Foothills Drive and Charleston Boulevard.
- 03/31/06 A Final Map (FMP-6056) of a one-lot commercial subdivision was administratively approved for property, which included the subject property, at the northeast corner of Desert Foothills Drive and Charleston Boulevard.

LAND USE AND DEVELOPMENT OF ADJACENT PROPERTIES:

North: Neighborhood shopping center
South: Neighborhood shopping center
East: Neighborhood shopping center

West: Single-Family Residential Subdivision (across Desert Foothills Drive)

APPLICATION DETAILS:

USE

This request is for a 3,550 square-foot convenience store and three-gasoline sales islands with a canopy on a 0.91 acre parcel located in the vicinity of a proposed neighborhood shopping center at the northeast corner of Charleston Boulevard and Desert Foothills Drive. The proposed use is permitted in the VC (Village Center) Land Use District of the Summerlin Master Planned Community, provided it meets the provisions of the Summerlin Development Standards.

A justification letter submitted with the application and dated 11/07/06 mentions that a request is being made for an off-premises consumption beer/wine special use permit. Under separate application, a special use permit for a Beer/Wine/Cooler Off-Sale Establishment in a Proposed Service Station without Automotive Repair was submitted for consideration by the Planning Commission on 02/08/07. A special use in this location is a "project of regional significance," because the use would be within 500 feet of the unincorporated area of Clark County.

SITE PLAN

The site plan submitted with the application illustrates the locations of the convenience store and gas islands. Vehicular access is proposed by way of common access drives along the north and south sides of the subject property that will also provide access to a proposed adjoining shopping center.

The development must comply with the Summerlin Development Standards. Two provisions, in particular, include the following: a) The use shall be located a minimum of 200 feet from any residential property (measured from building to building in a straight line) and b) The use shall be located on a site with other commercial development with an overall minimum size of five acres. As noted on the plan, the building-to-building separation from residences across Desert Foothills Drive to the west is a minimum of 192 feet. Accordingly, the building must be situated eight feet farther away from the residences to comply with the first requirement. This discrepancy is addressed as a condition of approval in this report. Since the development adjoins a 10.3-acre site for which approval was granted to construct a 56,000 square-foot grocery store (CRG-6661), the proposed development meets the second condition.

One parking space for each 250 square feet of convenience store gross floor area is required for the proposed development. For 3,550 square feet of floor area, 15 parking spaces are required. One of the 15 parking spaces must be a van accessible handicapped parking space. The site plan shows 21 parking spaces in addition to a van accessible handicapped parking space, which meets the requirements of the Summerlin Development Standards.

It is noted that the Summerlin Non-Residential Design Review (SNRDR) committee indicates its approval of the development without conditions in a letter dated 09/14/06.

ELEVATION

The elevation drawings show the building with multiple-level peaked and flat roofs, varying in height from 22 feet to 35 feet at the highest point of the roof structures. The roofs are to consist of reddish-brown concrete "S" tiles. Part of the façade is to consist of earth-tone hues of stone veneer and light orange cement plaster with a lime wash finish. Accents colors of light tan, gray and reddish brown in moldings, cornices, columns, doors and frames add considerable interest to the architectural design of the building.

The canopy over the fuel pumps is to consist of a 23-foot high roof to match the roof of the building. The columns are to be of stone veneer to match that part of the building's façade.

LANDSCAPE PLAN

The landscape plan shows six Swan Hill Fruitless Olive trees, nine Raywood Ash trees, six Italian Cypress trees, and two Pink Dawn Chitalpa trees located around the perimeter of the site and within the parking area. Rows of bushes are proposed along the north, south and west sides of the property, providing an ample amount of landscaping for the site.

STAFF RECOMMENDATION: Approval, subject to the following:

Planning and Development

1. All City code requirements applicable to Summerlin and Summerlin Development Standards must be satisfied.
2. Conformance to the applicable conditions of approval of previous Site Development Plan Reviews, including (CRG-6661), except as amended by other conditions herein.
3. Conformance to the site plan, elevation drawings, and landscape plans as submitted (date stamped 12/13/06), except as amended by other conditions herein.
4. Submit a revised site plan with the following information:
 - a. Relocate the building and verify that it is 200 feet from any single-family residence across Desert Foothills Drive.
 - b. Dimension the width of parking spaces (to be nine feet), the handicapped space (to be nine feet), and the handicapped aisle widths (to be five feet and eight feet), and the width of the loading space (to be 15 feet); dimension the length of the loading space (to be 25 feet).
 - c. Show wheel stops where required.

Public Works

5. If not already constructed or guaranteed by the Master Developer, construct all incomplete half-street improvements adjacent to this site on Desert Foothills Drive, the full width of the proposed driveways accessing this site and appropriate on-site paving (minimum 24 foot width) to allow for two way circulation adjacent to and through this site concurrent with development of this site.
6. All existing public improvements, if any, adjacent to this site that may be damaged during construction are to be repaired at the owner's expense, prior to occupancy of this site.
7. Driveways shall be designed, located and constructed in accordance with Summerlin Standard Drawing #S-58.
8. All landscaping and private improvements installed with this project shall be situated and maintained as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. The site development shall comply with all applicable Summerlin Development and Improvement Standards.
10. The site development shall comply with all applicable conditions of approval for Summerlin Village 20 Parcel "A" (Commercial Subdivision) and all other subsequent site-related actions.

December 14, 2006

Terrible Herbst Inc.
Attn: Tim Herbst
5195 Las Vegas Blvd. South
Las Vegas, Nevada 89119

Re: CRG-18747 - CITY REFERRAL GROUP

Dear Applicant:

Your request for a Summerlin Site Development Plan Review for a 3,550 square-foot CONVENIENCE STORE (W/FUEL PUMPS) on 0.91 acres located 280 feet north of Charleston Boulevard on the east side of Desert Foothills Drive (APN 137-34-818-003), PC (Planned Community) Zone, Ward 2 (Wolfson) will be considered by the City Referral Group on **Wednesday, January 03, 2007** at 2:00 p.m. at the Development Services Center, 731 South Fourth Street, Conference Room 2C.

Please plan to attend. If you have any questions or cannot attend the meeting please call me at (702) 229-5915.

Sincerely,

Donald Schmeiser, AICP
Senior Planner
Planning and Development Department
Current Planning Division

DS:jj

cc:

Errol Hill
1614 Maryland Parkway
Las Vegas, Nevada 89104

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: December 26, 2006
Re: **CRG-18747** Terrible Herbst @ Vista Commons NEC of Charleston Boulevard and Desert Foothills Drive
Request for a Site Development Plan Review for a convenience store w/fuel pumps

CONDITIONS OF APPROVAL:

1. If not already constructed or guaranteed by the Master Developer, construct all incomplete half-street improvements adjacent to this site on Desert Foothills Drive, the full width of the proposed driveways accessing this site and appropriate on-site paving (minimum 24 foot width) to allow for two way circulation adjacent to and through this site concurrent with development of this site.
2. All existing public improvements, if any, adjacent to this site that may be damaged during construction are to be repaired at the applicant's expense, prior to occupancy of this site.
3. Driveways shall be designed, located and constructed in accordance with Summerlin Standard Drawing #S-58.
4. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
5. Site development to comply with all applicable Summerlin Development and Improvement Standards.
6. Site development to comply with all applicable conditions of approval for Summerlin Village 20 Parcel "A" (Commercial Subdivision) and all other subsequent site-related actions.

MEMORANDUM

City of Las Vegas Planning & Development Department

To: Land Development
From: Steve Gebeke
Phone: (702) 229-5410 Fax: (702) 385-7268
CC: Land Development Civil Plan Ref. # 22598
Date: 06/21/07 1st Review
Re: Terrible Herbst Convenience Store @ Vista Commons

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

1. The signature line on the cover sheet should state "Doug Rankin, AICP, Planning Manager" and "This plan meets the applicable standards of the Planning and Development Department."
2. Please revise the Utility Plan to depict the installation of both the RPPA and DCDA as being located a minimum of three (3) feet from the back of sidewalk. Please place a general note within the Utility Plan stating "All above ground utility appurtenances shall conform to the requirements of Title 19.12.040."
3. Please verify dimensions shown in Section B on sheet C4. The landscape area is depicted as 12', but in the Horizontal Control Plan and Grading Plan, the same area is shown at 10'.
4. Civil plan redlines must be returned with mylars for planning signature.

NOTE:

Floor plans submitted for CRG-18747 indicate 7 gaming machines within the C-store. Gaming (Restricted) requires approval of a Special Use Permit, per the Summerlin Development Standards, Section 2.1.

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.



RESOLVED -
SEE SC-19588
Sh

January 8, 2007

Jeff Rhoads, AIA
THHC
10000 W Charleston Ave #200
Las Vegas NV 89135

Re: Terrible Herbst Oil Co. - Vista Commons Site

Dear Jeff,

On 1/3/07 I met with the City CRG staff on the above referenced project and was furnished their recommendations, etc. - copy attached herewith.

Most of their comments/recommendations are insignificant except for Item 4A on Page 3 and elaborated on page 2. They informed me that this standard of separation is "land use standard No. 14 page 2-16". The preliminary site plan drawing by P+R Architects you furnished me for this project show a setback for the market building of 20 ft. from the Desert Foothills Road property line. My Preliminary Drawings show a setback for the market of 22'-1", still 8' short of the required residential separation.

The Architectural Site Development, Civil Engineering and Landscape Construction Drawings are 99% complete for submittal to THHC and City Building Department Plan Check.

A revision to the site layout will cause a significant delay of the above submittals. I would like to explore the possibility of getting a waiver/variance to the Summerlin Land Use Standard for the 8' we are lacking for the market - residential separation.

Any help or suggestion you can give will be appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Errol Hill", is written over a horizontal line. Below the signature, the name "Errol Hill" is printed in a standard font.

cc: Tim Herbst, Herbst Oil Co.

Don Schmeiser, City of Las Vegas Planning & Development

The Howard Hughes Corporation

an affiliate of General Growth Properties, Inc.

TRANSMITTAL

Date:	September 14, 2006		
To:	Errol Hill Errol Hill Architect 1614 Maryland Pkwy. Las Vegas, NV 89104 702.385.2723	From:	Liz Molina, SNRDR Coordinator The Howard Hughes Corporation 10000 West Charleston Blvd. Suite 200 Las Vegas, NV 89135 702.791.4266

Project:	Terrible Herbst, Vista Commons Shopping Center, Summerlin Village 20, Parcel A
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Remarks:	Errol, Schematic approval to the Preliminary review stage has been granted. As a reminder, please submit the required design review fee of \$3,000.00 made payable to the Howard Hughes Corporation. We look forward to your next submittal. Thank you
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# of Items	Items Transmitted:
10	plan sheets (various)

10000 W. Charleston, Suite 200
Las Vegas, NV 89135-1004
Tel (702) 791-4000 Fax (702) 791-4476

CRG-18747
01/03/07

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 all property owners or authorized agent(s)	<i>Need Assessor's Parcel Map ✓</i> <i>Need calculations ON SITE PLAN showing 200' separation from residential housing</i>		
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Reduced 8.5" x 11" copy of all plans and elevations			
☐	☒	Full size, rolled, color copy of all plans and elevations			
☒	☐	Correct fee(s): \$300 \$_____ \$_____ Total = \$ <u>300</u>			
☒	☐	Statement of Financial Interest			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance			

SITE PLAN			Folded Plans: <u>12</u>	Rolled/Colored Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	All property lines and present dimensions labeled		
☒	☐	All building setbacks labeled		
☒	☐	All adjacent existing land uses and street names labeled		
☒	☐	All points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: _____		
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☒	☐	All free-standing sign locations shown and heights and sizes noted		

LANDSCAPE PLAN			Folded Plans: <u>1</u>	Rolled/Colored Plans:
☒	☐	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 all trees, shrubs, and ground cover		

BUILDING ELEVATIONS			Folded Plans: <u>1</u>	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 all buildings		
☒	☐	All building materials and colors noted		
☒	☐	8" x 10" photo of original color and material board		
☒	☐	All wall sign locations shown and sizes noted		

FLOOR PLANS			Folded Plans: <u>1</u>	Rolled Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	All building entrances/exits shown		
☒	☐	Use of all 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: Arket Oil Company Application Type: CR4 - application
 APN: 132-348-18-003 Location: Eg Desert Parkway, N. Charleston Blvd.
 Planner: W. Schmeiser Pre-App Meeting Date: 11/29/06 Earliest PC Date: 1/3/07
 Revised 02/02/04 F:\depot\CR4

SOFI



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: CRG-18747 APN: 13734818003
Name of Property Owner: TERRIBLE HERBST INC
Name of Applicant: TERRIBLE HERBST INC

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: 137 348 18 003

Signature of Property Owner: _____

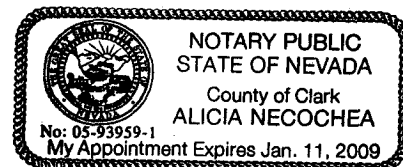
Print Name:

Subscribed and sworn before me

This 25 day of October, 2006

Lidia Nochea

Notary Public in and for said County and State



APN Map



Separator Sheet

Deed



Separator Sheet

20060526-0001666

APN: a portion of 137-35-410-005

Fee: \$16.00 RPT: \$10,766.10
N/C Fee: \$0.00When Recorded Mail To
and Mail Tax Statements To:05/26/2006 10:20:33
T20060093760Terrible Herbst, Inc.
5195 Las Vegas Boulevard
Las Vegas, Nevada 89119
Attention: Jerry Herbst, PresidentRequestor:
STEWART TITLE OF NEVADAFrances Deane PUN
Clark County Recorder Pgs: 4

Escrow No.: 404342JH

Recording Requested by:
STEWART TITLE OF NEVADA

(Space above Line for Recorder's Use Only)

Grant Bargain and Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged, The Howard Hughes Corporation, a Delaware corporation ("Hughes"), as grantor, does hereby Grant, Bargain, Sell and Convey to Terrible Herbst, Inc., a Nevada corporation ("Purchaser"), as grantee, the real property in the City of Las Vegas, Nevada (hereinafter referred to as the "Property") described on Attachment "A" attached hereto and incorporated herein by this reference.

Reserving unto Hughes, its successors and assigns, together with the right to grant and transfer all or a portion of the same, as follows:

A. Any and all oil, oil rights, minerals, mineral rights, natural gas rights, and other hydrocarbons by whatsoever name known, geothermal steam, and all products derived from any of the foregoing, that may be within or under the Property beneath a depth of five hundred feet (500').

B. Any and all water rights or interests therein, no matter how acquired by Hughes, and owned or used by Hughes in connection with or with respect to the Property, or within or under the Property, together with the right and power to explore, drill, redrill, remove and store the same from the Property or to divert or otherwise utilize such water rights or interests on any other property owned or leased by Hughes, whether such water rights shall be riparian, overlying, appropriative, percolating, littoral, prescriptive, adjudicated, statutory or contractual; but without, however, any right to enter upon or in any way disturb the surface of the Property or any area within five hundred feet (500') from the surface of the Property in the exercise of such rights.

C. Non-exclusive easements in gross on, over, under or across the Property for the purposes of installation, emplacement and maintenance of electric, telephone, cable television, water, gas, sanitary sewer lines, drainage facilities or any other utilities, together with the right to enter upon the Property (without unreasonably interfering with Purchaser's reasonable use and enjoyment thereof) in order to service, maintain, repair, reconstruct, relocate or replace any of such lines or facilities without unreasonably interfering with Purchaser's reasonable use and enjoyment of the Property.

D. Non-exclusive easements in gross on, over, under or across the Property for the purposes of installation, emplacement and maintenance of those improvements described as "Purchaser's Work of Improvement" in that certain Development Declaration by Hughes and Purchaser of even date herewith, all without unreasonably interfering with Purchaser's reasonable use and enjoyment

thereof. The easement reserved by Hughes under this Section shall automatically terminate upon completion by Purchaser or Hughes of all such improvements and dedication thereof to appropriate governmental authorities or public utilities.

SUBJECT TO:

1. General and special taxes and assessments for the current fiscal tax year and any and all unpaid bonds and/or assessments.

2. All covenants, conditions, restrictions, reservations, rights, rights-of-way and easements recorded against the Property and all other matters of record or apparent from a visual inspection of the Property and all matters which an accurate survey of the Property would disclose.

In Witness Whereof, Hughes has caused this instrument to be duly executed as of May 24, 2006

The Howard Hughes Corporation, a Delaware corporation

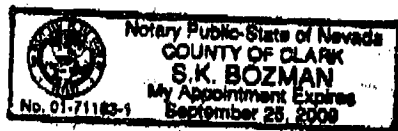
By: Kevin T. Orrock

Name: Kevin T. Orrock

Its: Top Division Executive

STATE OF NEVADA)
) SS.
COUNTY OF CLARK)

This instrument was acknowledged before me on May 24, 2006, by Kevin T. Orrock as Top Division Executive of The Howard Hughes Corporation.



S.K. Bozman
Notary Public

Attachment "A"
To GBS Deed

Description of the Land

The land referred to herein is situated in the State of Nevada, County of Clark, described as follows:

A PORTION OF LOT 1 OF "SUMMERLIN VILLAGE 20 PARCEL "A"" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 131, PAGE 54 OF PLATS IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34 AND THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE WEST LINE THEREOF, SOUTH 02°40'58" EAST, 256.97 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE, FROM A TANGENT BEARING NORTH 86°02'20" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 01°17'42", AN ARC LENGTH OF 0.57 FEET;

THENCE NORTH 87°19'02" EAST, 114.11 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 19°40'17", AN ARC LENGTH OF 20.60 FEET;

THENCE SOUTH 73°00'41" EAST, 10.85 FEET;

THENCE SOUTH 02°40'58" EAST, 267.84 FEET;

THENCE SOUTH 87°19'02" WEST, 139.61 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 10°31'21", AN ARC LENGTH OF 5.51 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED WEST LINE OF LOT 1;

THENCE ALONG SAID WEST LINE, NORTH 02°40'58" WEST, 274.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 39,821 SQUARE FEET.

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SLIMMERLIN - CITY REFERRAL GROUP
 Project Address (Location): E. SIDE OF FOOTHILLS DRIVE APPROX 280' N. OF CHARLESTON BLVD.
 Project Name: TERRIBLE HERBST @ VISTA COMMANS Proposed Use: C-MARKET & GAS SALES
 Assessor's Parcel #(s): 13734818003 Ward #: 12
 General Plan: existing _____ proposed _____ Zoning: existing P-C proposed SAME
 Commercial Square Footage: 7335 Floor Area Ratio: FLOOR : 5.40 SITE
 Gross Acres: .91 Lots/Units: N/A Density: N/A
 Additional Information: _____

PROPERTY OWNER: TERRIBLE HERBST INC Contact: TIM HERBST
 Address: 5195 LAS VEGAS BLVD SO. Phone: 798 6400 Fax: 798 8079
 City: LAS VEGAS, State: NV Zip: 89119

APPLICANT: TERRIBLE HERBST INC Contact: TIM HERBST
 Address: 5195 LAS VEGAS BLVD. SO. Phone: 798 6400 Fax: 798 8079
 City: LAS VEGAS State: NV Zip: 89119

REPRESENTATIVE: ERRAL HILL Contact: ERRAL HILL
 Address: 1614 MARYLAND BLVD Phone: 385 2723 Fax: 385 1871
 City: LAS VEGAS State: NV Zip: 89104

Property Owner Signature*

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

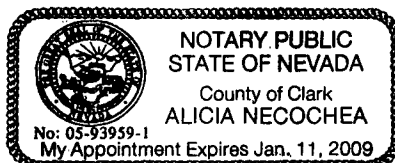
Print Name: Tim Herbst

Subscribed and sworn before me

This 25 day of October, 2006

Alicia Necocoea

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>CRG-18747</u>
Meeting Date:	<u>1-3-07</u>
Total Fee:	<u>300</u>
Date Received:*	<u>12-13-06</u>
Received By:	<u>F.S</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.

Justification Letter



Separator Sheet



**ERROL HILL
ARCHITECT, LTD**

November 7, 2006

JUSTIFICATION LETTER

Project: Terrible Herbst Oil Co.
C-Market & Gasoline Sales, Vista Commons, Summerlin,
East side of Foothills Dr, North of West Charleston Blvd

To Whom It May Concern:

This project consists of a 3,550 s.f. convenience market and a three island gasoline sales canopy. An off-premises consumption beer/wine special use permit is requested.

The site is a portion of the Vista Commons Shopping Center located at the north east corner of West Charleston Blvd and Foothills drive currently under development. The entire center including this site has approval by the City of Las Vegas.

The site configuration is almost identical to the initially approved layout. The site development meets or exceeds city and Summerlin requirements for landscape areas, site coverage, provided parking, etc.

As required by the Summerlin Design committee, the exterior architecture of this project matches the other buildings in the Vista Commons Center. Exterior materials, colors and details are from the criteria established for the Center.

This project as submitted has approval of the Summerlin Design Review Committee.

Respectfully submitted,

Errol Hill
Project Architect

cs: Tim Herbst
Jeff Rhoads, AIA

**CRG-18747
01/03/07**

Hansen Sheet



Separator Sheet

Report Date 08/28/2007 09:09 AM

Submitted By

Page 1

A/P # 18747 CRG SITE DEVELOPMENT PLAN REV

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/13/2006 13:56	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

CRG-18747 - TERRIBLE HERBST @ VISTA COMMONS - Request for a Summerlin Site Development Plan Review for a 3,550 square-foot CONVENIENCE STORE (W/FUEL PUMPS) on 0.91 acres located 280 feet north of Charleston Boulevard on the east side of Desert Foothills Drive (APN 137-34-818-003), PC (Planned Community) Zone, Ward 2 (Wolfson).

Parent A/P #

Project #	18747	Project/Phase Name	TERRIBLE HERBST @ VISTA COMMON	Phase #	
Size/Area	0.91 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13734818003

Location

Owner/Tenant

Contact ID	AC146330	Name	TERRIBLE HERBST INC	Organization	
Mailing Address	5195 LAS VEGAS BLVD SO			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89119			Evening Phone	
Day Phone	(702)798-6400 x			Mobile #	
Fax	(702)798-8079				

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

Report Date 08/28/2007 09:09 AM

Submitted By

Page 2

Address	Parcel Link	A/P Link
---------	-------------	----------

11740 W CHARLESTON BLVD
LAS VEGAS, 89138-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13734818003

CRG SITE DEV PLAN RV

N Parent Project link required?
N Project of Regional Significance?

20 Summerlin Village

Staff Recommendation

Meeting Information

MEETING INFORMATION						
Meeting Date	Meeting Type	Meeting Status		YES Votes	NO Votes	ABSTENTIONS
Comments	Add Date	Modified By	Modified Date			
Added By						
01/03/2007	CRG	SCHEDULED		0	0	0
FSOLIS	12/13/2006					

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

No children exist for this project

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

981106 SCHMEISER DONALD D PLANNING 229-5915

984056 WULFF MARY A ext 2139

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

CRG Application

Report Date 08/28/2007 09:09 AM

Submitted By

Page 3

Employee Employee ID	Last	First	MI	Comments
950427	REID	GARY	D	DevCo

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	984053	12/13/2006 13:59		0.00
	ERROL HILL ARCHITECT, ERROL HILL, CK#13464, 385-2723				

Final DRT



Separator Sheet

CITY OF LAS VEGAS

CITY REFERRAL GROUP COMMENT FORM

Gary Reid	Engineering Planning – Public Works
Carolyn Caviness	Right-of-Way – Public Works
Robert Welch	Flood Control – Public Works
Rick Schroder	Traffic Engineering – Public Works
Tim Parks	Sanitary Sewers – Public Works
Robert Bell	Fire Protection Engineering
Azarang Mirkhah	Fire Protection Engineering
Wayne Dowdey	Land Development
Rod Clark	Plans Check
Larry Harala	Council Liaison
Darcy Hayes	Council Liaison



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

CRG-18747 - TERRIBLE HERBST @ VISTA COMMONS - REQUEST FOR A SUMMERLIN SITE DEVELOPMENT PLAN REVIEW FOR A 3,550 SQUARE-FOOT CONVENIENCE STORE (W/FUEL PUMPS) ON 0.91 ACRES LOCATED 280 FEET NORTH OF CHARLESTON BOULEVARD ON THE EAST SIDE OF DESERT FOOTHILLS DRIVE (APN 137-34-818-003), PC (PLANNED COMMUNITY) ZONE, WARD 2 (WOLFSON).

CITY REFERRAL GROUP: JANUARY 03, 2007

CASE PLANNER: DON SCHMEISER



NON-PUBLIC HEARING

Comments Due:

DECEMBER 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 Joni Johnson (jljohnson@lasvegasnevada.gov), the person 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:

Action Letter



Separator Sheet

January 3, 2007

Terrible Herbst Inc.
Attn: Tim Herbst
5195 Las Vegas Blvd. South
Las Vegas, Nevada 89119

Re: CRG-18747 – Terrible Herbst Convenience Store

Dear Applicant:

Your request for a Summerlin Site Development Plan Review for a 3,550 square-foot CONVENIENCE STORE (W/FUEL PUMPS) on 0.91 acres located 280 feet north of Charleston Boulevard on the east side of Desert Foothills Drive (APN 137-34-818-003), PC (Planned Community) Zone, Ward 2 (Wolfson) was considered by the City Referral Group at a meeting held on January 3, 2007.

The City Referral Group has approved your request subject to the following:

1. All City code requirements applicable to Summerlin and Summerlin Development standards must be satisfied.
2. Conformance to the applicable conditions of approval of previous Site Development Plan Reviews, including (CRG-6661), except as amended by other conditions herein.
3. Conformance to the site plan, elevation drawings, and landscape plans as submitted (date stamped 12/13/06), except as amended by other conditions herein.
4. Conformance to the conditions stipulated by the Summerlin Non-Residential Design Review Committee.
5. Submit a revised site plan with the following information:
 - a. Relocate the building and verify that it is 200 feet from any single-family residence across Desert Foothills Drive.
 - b. Dimension the width of parking spaces (to be nine feet), the handicapped space (to be nine feet), and the handicapped aisle widths (to be five feet and eight feet), and the width of the loading space (to be 15 feet); dimension the length of the loading space (to be 25 feet).
 - c. Show wheel stops where required.
6. If not already constructed or guaranteed by the Master Developer, construct all incomplete half-street improvements adjacent to this site on Desert Foothills Drive, the full width of the proposed driveways accessing this site and appropriate on-site paving (minimum 24 foot width) to allow for two way circulation adjacent to and through this site concurrent with development of this site.

7. All existing public improvements, if any, adjacent to this site that may be damaged during construction are to be repaired at the owner's expense, prior to occupancy of this site.
8. Driveways shall be designed, located and constructed in accordance with Summerlin Standard Drawing #S-58.
9. All landscaping and private improvements installed with this project shall be situated and maintained as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
10. The site development shall comply with all applicable Summerlin Development and Improvement Standards.
11. The site development shall comply with all applicable conditions of approval for Summerlin Village 20 Parcel "A" (Commercial Subdivision) and all other subsequent site-related actions.

If you have any questions concerning this matter, please contact me.

Sincerely,

Donald Schmeiser, AICP
Senior Planner

cc:

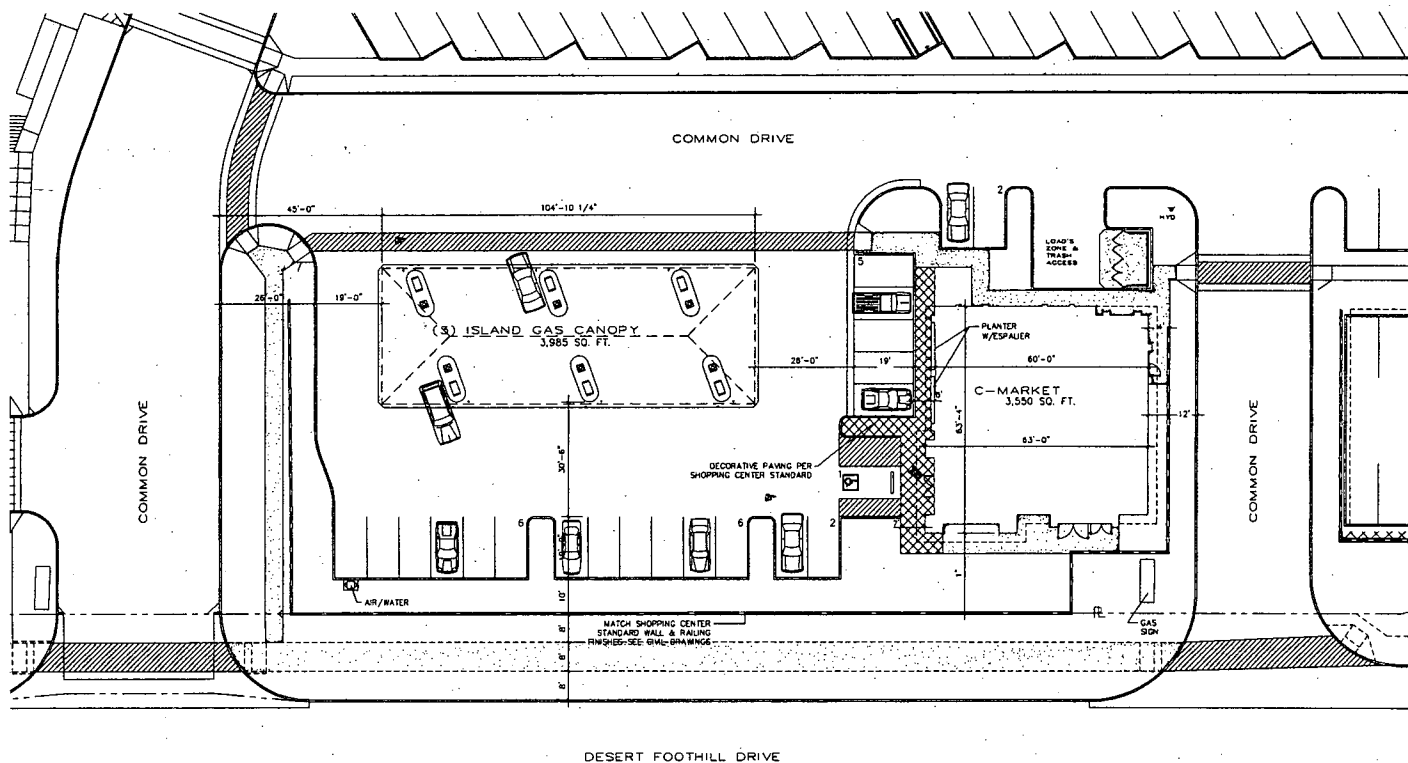
Errol Hill
1614 Maryland Parkway
Las Vegas, Nevada 89104

DS/jj

Plans (PMT)



Separator Sheet



SITE PLAN

SCALE: 1 / 16" = 1'-0"

PARKING RECAP

REQUIRED	
1. C-MARKET 3,550 s. f. @ 1/260	15.0
PROVIDED	
1. HANDICAP	= 1.0
2. STANDARD	= 21.0
TOTAL:	22.0
OCCUPANT LOAD	= 118



ERROL HILL
ARCHITECT LTD.
1614 MARYLAND PKWY LAS VEGAS, NV 89104
(702)385-2723; FAX: (702)385-1871



HERBST OIL COMPANY
5195 SOUTH LAS VEGAS BLVD.
LAS VEGAS, NEVADA 89119
C - MARKET AND GASOLINE SALES
VISTA COMMONS " SUMMERLIN
DESERT FOOTHILLS DR / CHARLESTON BLVD. LAS VEGAS, NV.

RECEIVED

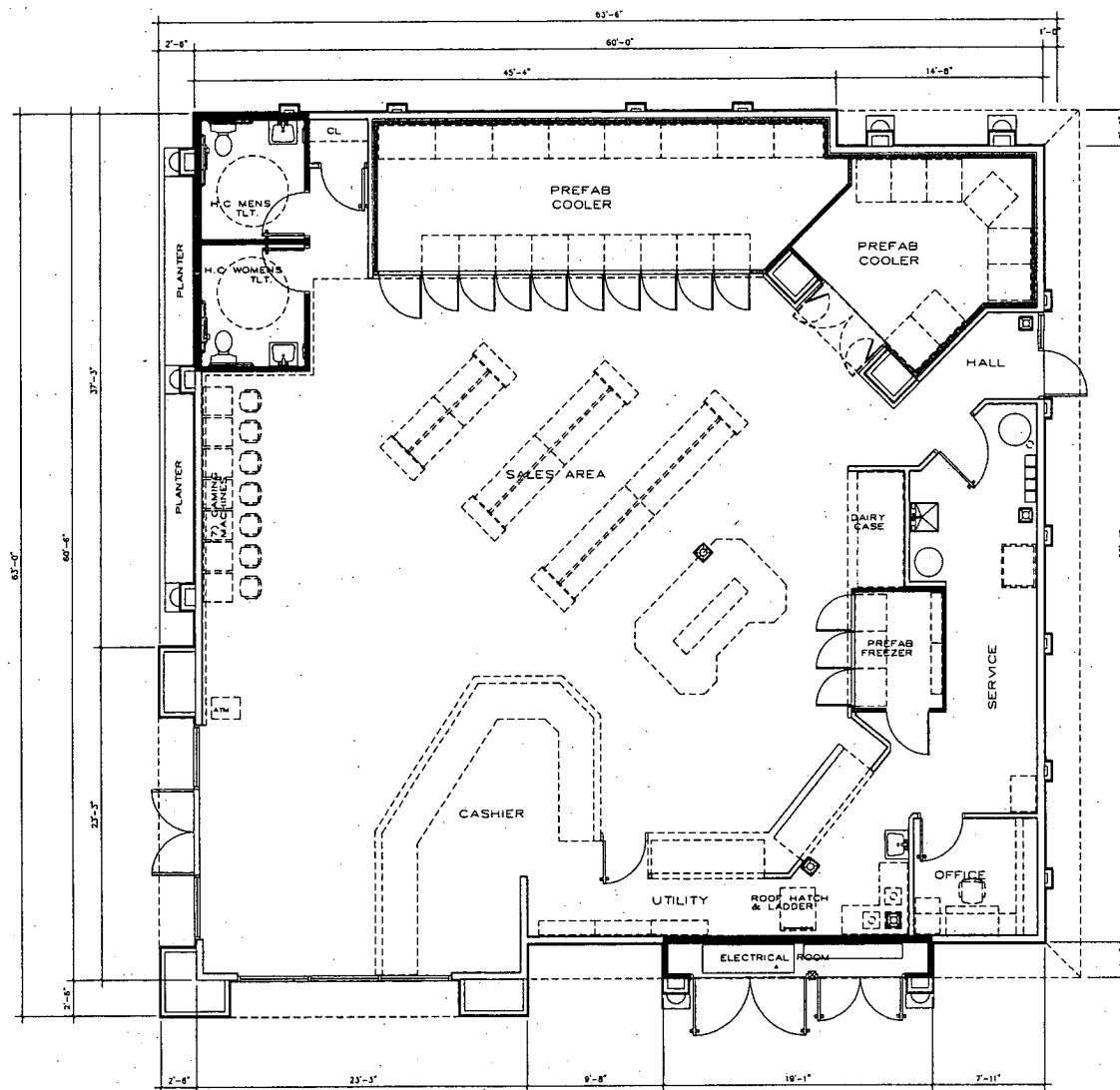
DEC 13 2006

HERBST OIL COMPANY
VISTA COMMONS

SHEET 1
OF 6
10 / 16 / 06

CRG-18747

01/03/07



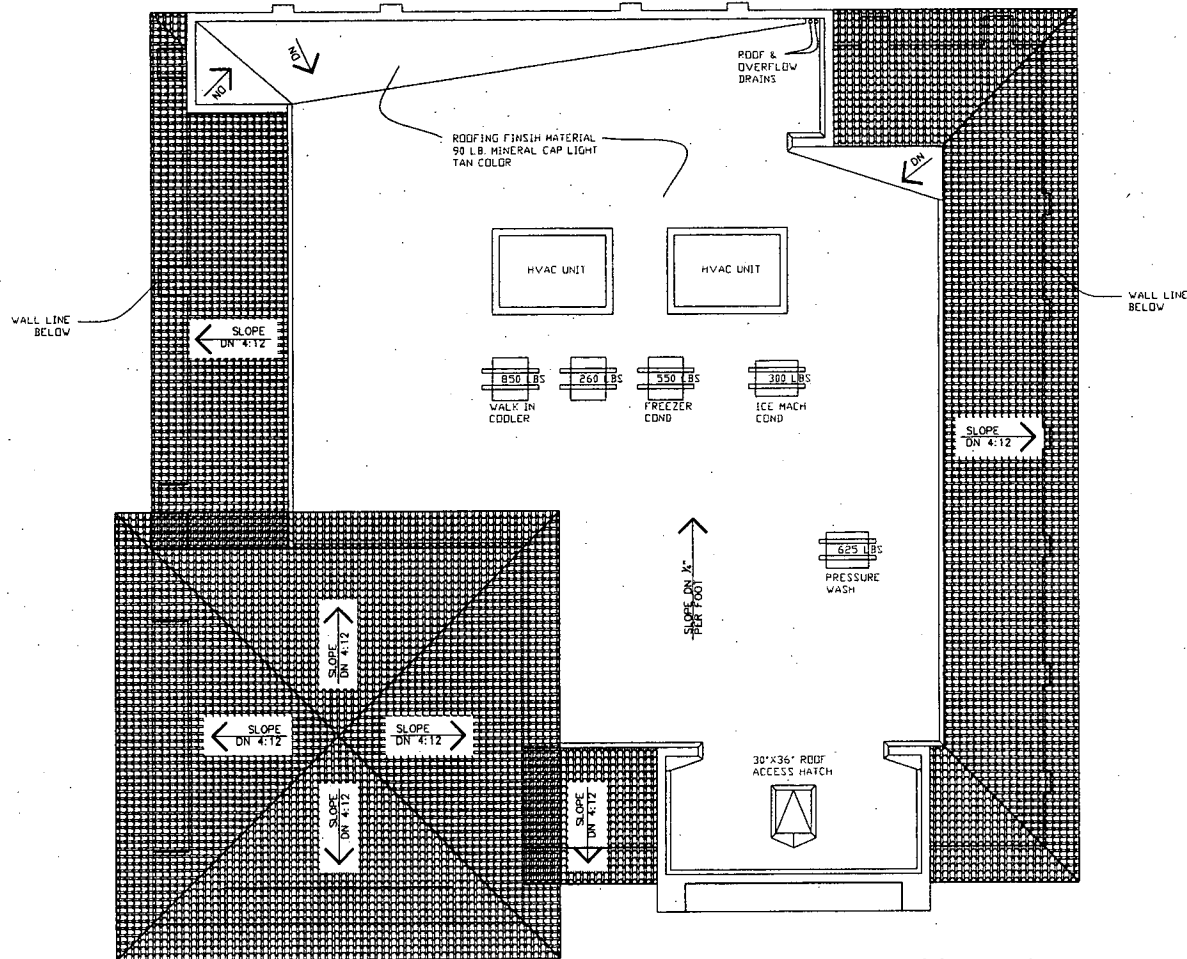
HERBST OIL COMPANY
VISTA COMMONS

SHEET 2

OF 6

10 / 16 / 06

CRG-18747
01/03/07



ROOF PLAN

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



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SHEET 3

OF 6

10 / 16 / 06

CRG-18747

01/03/07



- ▶ EXPANDED CHERRY PLASTER LINE WITH FRAMES
- ▶ OPS SOLID/COMPOSITE 1/4" EXT. CHERRY PLASTER GLAZING FRAMES
- ▶ FREIGHT CLIMB
- ▶ MANUFACTURED BRICK VENEER
- ▶ CONCRETE/STAIN GLASS
- ▶ CLAY TILE
- ▶ OPS BRICKWORK BUILDING
- ▶ CHERRY LIGHT FIXTURE
- ▶ COMPOSITE "T" TILES
- ▶ BRIDGE OF WHITE PINKISH GLAZING & 1-2" EXT.
- ▶ YELLOW METAL, GLASS & FRAME
- ▶ WHITE BRICK, WHITE METAL WHITE
- ▶ SLAB, BRICKS, BRICKS - 12" DIA LETTERS



FINISH

- [illegible]

WEST



ERROL HILL
ARCHITECT LTD.

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SHEET 4

OF 6

10 / 16 / 06

CRG-18747
01/03/07



- ◆ COINTEGRANT PLASTER LINE WITH PAPER
- ◆ EPS INSULATION, COINTEGRANT BY COINTEGRANT PLASTER INSULATION
- ◆ FREIGHT CEMENT
- ◆ REINFORCED CONCRETE WALLS
- ◆ REINFORCED CONCRETE
- ◆ CLAY TILE
- ◆ EPS INSULATED WALLS
- ◆ COINTEGRANT PLASTER
- ◆ COINTEGRANT "F" SLAB
- ◆ BRIDGE OF REINFORCED CONCRETE & J-BOX
- ◆ REINFORCED CONCRETE & PAPER
- ◆ REINFORCED CONCRETE & PAPER
- ◆ BRIDGE INSULATION - OF J-BOX LETTERS



- [illegible]

EAST

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DEC 13 2006



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HERBST OIL COMPANY
VISTA COMMONS

SHEET 5
OF 6

10 / 18 / 08

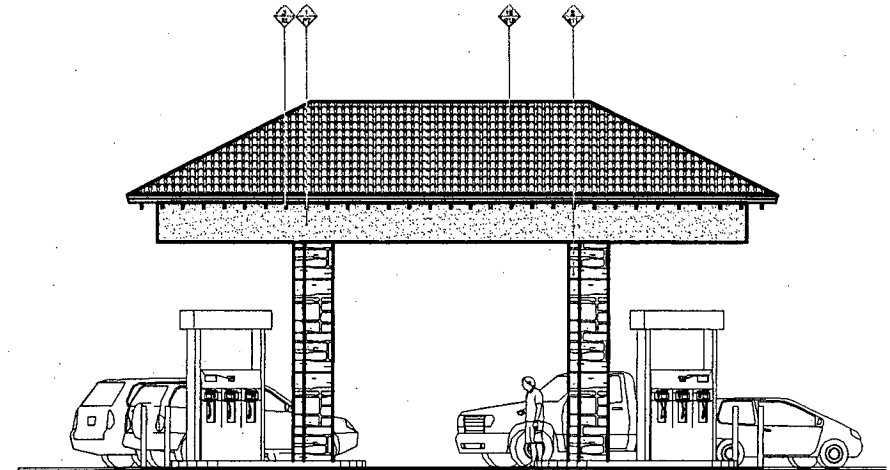
CRG-18747
01/03/07

MATERIAL

- ◆ EXTERIOR CONCRETE FINISH LINE, BRUSH FINISH
- ◆ UPB MASONRY, EXTERIOR, 8" / EXT. CONCRETE FINISH, BRUSH FINISH
- ◆ MANUFACTURED STONE, VENEER
- ◆ CONCRETE "T" TIE

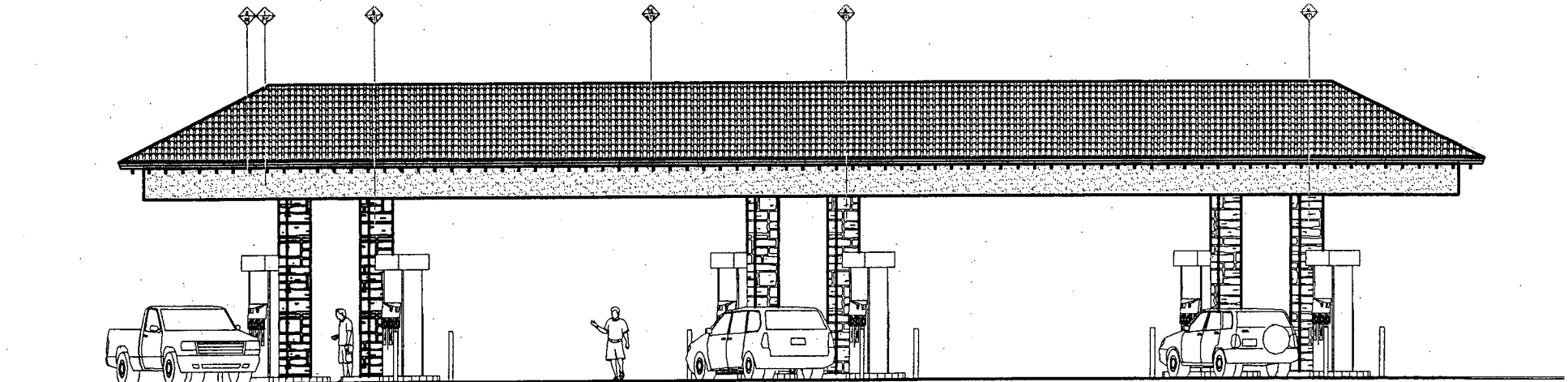
FINISH

- ◆ BRUSH FINISH, PAVING, 1" / 8" BROWN
- ◆ BRUSHED STONE, ASPEN, BRUSH FINISH
- ◆ EXTERIOR, 1/2" BRUSH, PAVING, BRUSH FINISH
- ◆ PAVING, CONCRETE FINISH - LITENESS, 1/2" BRUSH, PAVING



SIDE ELEVATION

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



FRONT ELEVATION

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



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VISTA COMMONS

SHEET 6

OF 6

10 / 18 / 06

CRG-18747
01/03/07

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DEC 13 2006

