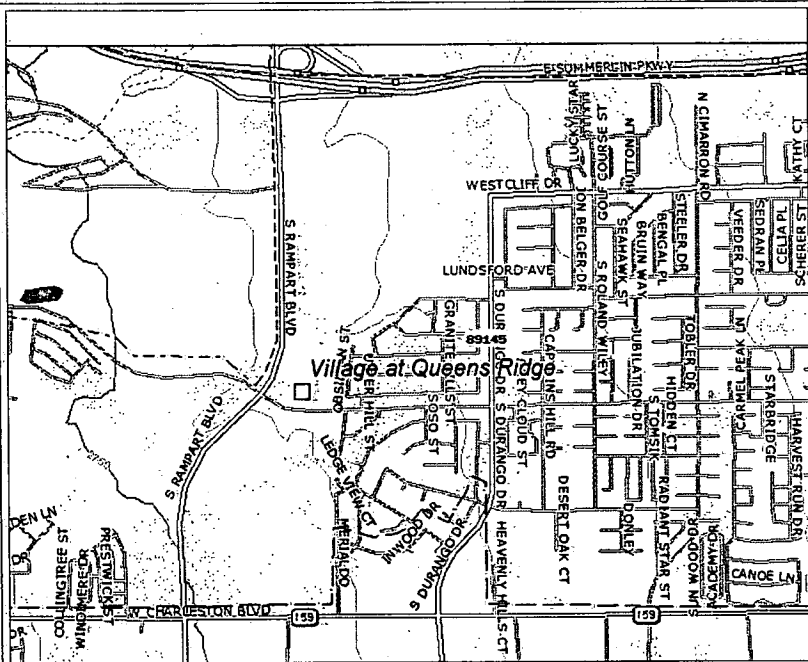


Plans (Approved Site Plan)



Separator Sheet

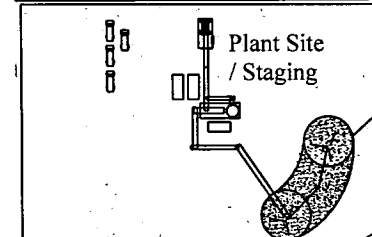
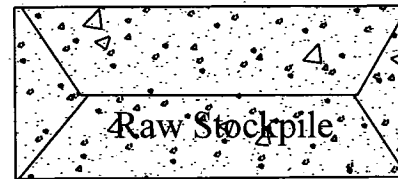


APPROVED
TCP site plan only
 BY [Signature] 12-13-06
 CURRENT PLANNING DIVISION
 CITY OF LAS VEGAS

Suncoast

Rampart

Perimeter Screening Fence



Product Pile

APN 13832601003
 28 Acre Site

Natural Wash

Residential

N
 1 inch = 200 ft

Travel Route

Travel Route

Ingress/Egress

Alta

Southern Nevada Paving Village at Queens Ridge Temporary Construction Yard w/ Plant

Address 4040 Frehner Road N Las Vegas, NV 89030		Contact 702.649.6250 702.649.9275	
File SNPsite	Drawn By MM	Date 11.28.06	Description Site Plan

Plans (PMT)



Separator Sheet

YARD/
CRUSHER

& S Rampart Blvd, Las Vegas, NV 89145



© 2006 Europa Technologies
© 2006 Navteq
© 2006 Sanborn

© 2005 Google
Skyward St

Pointer 36°10'05.28" N 115°17'08.50" W elev 2662 ft

Streaming ||||| 100%

Eye alt 6027 ft

Action Letter



Separator Sheet



TEMPORARY COMMERCIAL PERMIT
TEMPORARY CONTRACTORS CONSTRUCTION YARD
TCP-18661



Valid January 03, 2007 To December 03, 2007

Description of Event: TCP to allow a temporary contractors construction yard at the northeast corner of Alta Drive and Rampart Blvd from January 3, 2007 through December 3, 2007. Construction activity will end at 3:00 PM.

Applicant: Greater Nevada Paving
shawn gustafson
4040 Frehner Rd
Las Vegas, NV 89030
(702)232-1918 x

Parcel(s): 138-32-601-003

Ward(s): WARD 2 (STEVE WOLFSON)

THIS PERMIT IS APPROVED PURSUANT TO SECTION 19.18.100 OF THE LAS VEGAS MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:

See page 2 for conditions

THIS TEMPORARY COMMERCIAL PERMIT IS NOT VALID UNTIL THE FOLLOWING DEPARTMENT APPROVALS / PERMITS / LICENSES HAVE BEEN OBTAINED:

☐ FIRE _____ (Initials)

☐ BUSINESS SERVICES _____ (Initials)

☐ SEWER _____ (Initials)

☐ TRAFFIC _____ (Initials)

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE



**TEMPORARY COMMERCIAL PERMIT
TEMPORARY CONTRACTORS CONSTRUCTION YARD
TCP-18661**



Valid January 03, 2007 To December 03, 2007

NOT TO EXTEND PAST 3:00 P.M.

1. BUSINESS HOURS SHALL BE FROM _____ TO _____
2. THIS PERMIT IS NOT A BUSINESS LICENSE.
3. THIS PERMIT IS NOT A SUBSTITUTE FOR ANY REQUIRED STATE OR LOCAL BUSINESS LICENSE OR FOR ANY REQUIRED CHARITABLE SOLICITATION PERMIT.
4. This use shall not create a nuisance to nearby properties as a result of factors such as excessive illumination, glare, noise, vibration, smoke, dust, dirt, odors, gases or heat.
5. The use shall conform to the submitted plot plan date stamped 12-13-06
6. No combustible materials shall be located within 50 feet of any structure on, or adjacent to this site.
7. No building or structure of any type shall be erected closer than 25 feet from any property line.
8. The applicant shall display a copy of this Temporary Commercial Permit during the hours of operation.
9. Sanitation facilities must be provided in accordance with the Clark County Health District and Republic Services of Southern Nevada.
10. The applicant shall provide private security officers as required by the Las Vegas Metropolitan Police Department.
11. Any signage for this temporary commercial use must be approved and permitted by the Planning and Development Department.
12. All applicable City code requirements shall be satisfied.
13. The applicant shall be responsible for leaving the site free of debris, litter or any other evidence of occupancy upon completion or removal of the use.

PLANNING SUPERVISOR SIGNATURE

DATE

DJ Rubin

PLANNING MANAGER SIGNATURE

7-3-07

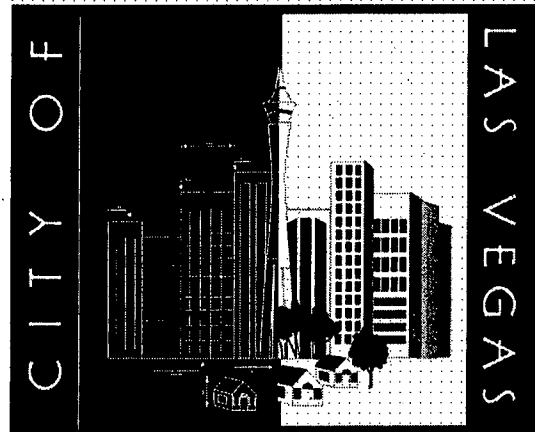
DATE

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE

CITY OF LAS VEGAS

FAX

PLANNING &
DEVELOPMENT



DATE: 7/3/07

NO. OF PAGES: 3
(Including this sheet)

TO: Mark
649 9275

FROM: Ben Sticks

DEVELOPMENT
SERVICES CENTER

731 South Fourth Street
Las Vegas, Nevada 89101

702-229-6301

FAX: 702-474-0352

SUBJECT: TCP-18661

MESSAGE: This fax serves as confirmation
of the extension of TCP-18661 until
12/3/07. A new TCP will be
required upon expiration of TCP-18661

If any portion of this transmission is illegible, unreadable or missing, please contact our office at 702-229-6301. Thank you.



TEMPORARY COMMERCIAL PERMIT

TEMPORARY CONTRACTORS CONSTRUCTION YARD

TCP-18661

Valid January 03, 2007 To July 03, 2007



Description of Event: TCP to allow a temporary contractors construction yard at the northeast corner of Alta Drive and Rampart Blvd from January 3, 2007 through July 3, 2007. Construction activity will end at 3:00 PM.

Applicant: Great Wash Park L L C
9755 W Charleston Blvd
Las Vegas, NV 89117-7536
(702)656-5955 x

Parcel(s): 138-32-601-003
Ward(s): Ward 2 (Wolfson)

THIS PERMIT IS APPROVED PURSUANT TO SECTION 19.18.100 OF THE LAS VEGAS MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:

1. BUSINESS HOURS SHALL NOT EXTEND PAST 3:00 pm.
2. THIS PERMIT IS NOT A BUSINESS LICENSE.
3. THIS PERMIT IS NOT A SUBSTITUTE FOR ANY REQUIRED STATE OR LOCAL BUSINESS LICENSE OR FOR ANY REQUIRED CHARITABLE SOLICITATION PERMIT.
4. This use shall not create a nuisance to nearby properties as a result of factors such as excessive illumination, glare, noise, vibration, smoke, dust, dirt, odors, gases or heat.
5. The use shall conform to the submitted plot plan.
6. No combustible materials shall be located within 50 feet of any structure on, or adjacent to this site.
7. No building or structure of any type shall be erected closer than 25 feet from any property line.
8. The applicant shall display a copy of this Temporary Commercial Permit during the hours of operation.
9. Sanitation facilities must be provided in accordance with the Clark County Health District and Republic Services of Southern Nevada.
10. The applicant shall provide private security officers as required by the Las Vegas Metropolitan Police Department.
11. Any signage for this temporary commercial use must be approved and permitted by the Planning and Development Department.
12. All applicable City code requirements shall be satisfied.
13. The applicant shall be responsible for leaving the site free of debris, litter or any other evidence of occupancy upon completion or removal of the use.

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Temporary crushing and screening plant
 Project Address (Location) NEC of Rampart Blvd and Alta
 Project Name Village at Queens Ridge Proposed Use Residential/Commercial
 Assessor's Parcel #(s) 13832601003 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed C2
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 28.62 Lots/Units _____ Density _____
 Additional Information _____

Great Wash Park, LLC

PROPERTY OWNER Great Wash Park, LLC Contact BLAIR PANKRETZ
 Address 9755 W. CHARLESTON BLVD Phone: 656 5955 Fax: 562-0579
 City LAS VEGAS State NV Zip 89177

APPLICANT SOUTHERN NEVADA PAVING Contact SHAWN GUSTAFSON
 Address 4040 FREHNER RD Phone: 702 232 1918 Fax: 702 876 6808
 City N. LAS VEGAS State NV Zip 89030

REPRESENTATIVE MARK MILLER Contact MARK MILLER
 Address 4040 FREHNER RD Phone: 649-6250 Fax: 649-9275
 City N. LAS VEGAS State NV Zip 89030

Property Owner Signature* V. Dehart

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

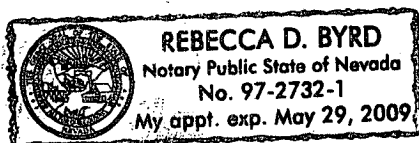
Print Name V. Dehart

Subscribed and sworn before me

This 30th day of November, 20 06

Rebecca D. Byrd

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>PCP-18661</u>
Meeting Date:	_____
Total Fee:	<u>100</u>
Date Received:*	<u>12-11-06</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



December 1, 2006

City of Las Vegas
Planning and Development
731 S 4th Street
N Las Vegas, NV 89101

Attention: Planning Supervisor

Subject: Southern Nevada Paving
Temporary Commercial Permit
Village at Queens Ridge Development.

To Whom It May Concern:

Attached, please find an application petition form and support materials submitted for approval of a Temporary Contractors Construction Yard with a co-located insitu processing plant. The proposed use will support the development of the approved Village at Queens Ridge mixed use development scheduled to open in 2008.

Southern Nevada Paving, the grading subcontractor on the job will utilize the onsite yard and plant site to process excavated onsite materials into usable construction materials including aggregate base and specification backfill material. The plant will be needed for approximately 4-6 months during the beginning stages of the project.

All information needed to process this land use petition is attached. Please contact the undersigned should you have any questions.

Best Regards,
Mark Miller
Mark Miller
Permitting Manager
Southern Nevada Paving

**AGGREGATE INDUSTRIES
SOUTHWEST REGION**

4040 Frehner Road
North Las Vegas, NV 89030
Telephone (702) 649-6250
Facsimile (702) 642-2213
www.aggregate-us.com

Justification:

Southern Nevada Paving believes that the requested use is justified based on the following Reasons:

- Intensity of Use
- Reduced Traffic Loads
- Increase Safety
- Positive Air Quality Benefits

Each item is discussed in further detail below.

Intensity suitability:

The subject staging area and plant site represents only a small component on the numerous other construction activities that will occur at this \$850 million dollar development project. Major construction and surface disturbance activities such as mass grading, backfilling, building construction, installing underground utility works, paving and subgrade preparation, and landscaping will also occur. Given the scope of this approved project, the applicant submits that its use will be of similar or lower intensity than the other approved activities and will occur within the same permitted operational schedule.

Traffic congestion and safety:

The placement of the insitu plant will avoid additional haul traffic loads at the intersection of Rampart and Alta, which is already busy due to surrounding commercial centers and the Suncoast Casino. The set up of the insitu processing plant on the proposed construction yard would avoid rock trucks (aggregate doubles) exporting earthen materials to a remote site and then importing finished product back to the project. Avoiding additional haul truck traffic near an already busy commercial and residential area has obvious benefits to on-road safety and flow of traffic at the intersection of Alta and Rampart.

On -road emissions:

The haul truck traffic that would be otherwise necessary, if the portable plant is not permitted, would result in increased on-road emissions consisting of particulate matter and gaseous pollutants such as carbon monoxide, hydrocarbons, and nitrogen oxide. These emissions will in turn cause further deleterious impacts to the regional air quality in the Las Vegas Valley. In comparison, the small localized particulate emissions from the processing plant would be far lower than the on road emissions. Hence, the existence of the insitu plant will result in a positive net benefit to the air quality in the Las Vegas Valley.

Mitigation Measures:

The following preventive and control measures will be implemented by Southern Nevada Paving, to mitigate the intensity of impacts, if any, caused to the neighbor-hood community due to the subject surface disturbance and set-up of the insitu sand and gravel processing plant.

Visual Screening

The subject area will be shielded from outside views with a perimeter screening fence. In addition, the view of processing plant will be blocked on the North-West side with a product stockpile.

Traffic

The entrance/exit to the site will be located on Alta. The project will involve construction equipment such as graders, scrapers and excavators, which will be parked on-site during the work period. It is only the vehicle traffic of the employees on the job that would use the entrance/exit. This will have no impact on the existing traffic volumes as the work hours for the site are from 7.00am to 4.00pm and hence, cannot have any impact on the peak hour traffic. Strict track-out control measures imposed by Clark County Air Quality will be followed at all times.

Hours of operation

The hours of operation of the plant will be limited to the general permitted hours of 7:00am to 4:00pm, with no operating hours on Saturdays and Sundays.

Sound

U.S. Environmental Protection Agency identifies that a 24-hour exposure level of 70 decibels as the level of environmental noise which will prevent any measurable hearing loss over the average lifetime of a human being. The WHO (World health Organization) sets 85 decibels as maximum safe noise level for human exposure. OSHA (Occupational Health and Safety Administration) states that an 8- hour exposure to 90 decibels of noise is safe. The sound levels that results from the plant will be of similar magnitude to other construction equipment operating onsite, and will not result in offsite impacts that exceed any of the levels referenced above. The nearest residential receptor could expect worst case sound levels from the plant to be between 63-68 DB, event without a sound attenuating stockpile placed between the plant and residential receptors to the east. The stockpile will ensure soundlevels are deafened to below 55 DB at the same receptors. To put this value into perspective, the average face to face conversation occurs at approximately 65 DB. The soundlevel scale is logarithmic. A one point increase or decrease represents a ten fold increase/decrease in volume. In sum, the operation of the plant will have no adverse sound impacts and will not create any nuisance conditions in the area.

Dust and Air Quality

Any disturbed soils near the plant/yard area will be stabilized with water during and at the end of each workday. The primary method of dust control would be application of water via water trucks. Project soils will be pre-wet daily prior any disturbance activities that will commence. The control measures will be repeated as needed throughout the day to ensure opacity compliance. If water alone proves insufficient in controlling the emissions, Southern Nevada Paving will use a surfactant to enhance penetrating ability of applied water. Any stockpiles on the site will be sprayed with water to ensure that surface forms a crust and thereby emissions would be prevented. Southern Nevada Paving will ensure that in any case, no fugitive dust emissions will leave the site. Haul routes and the plant surroundings within the project will be watered throughout the day. At least one (1) water truck will remain onsite at all times. The processing plant will have water sprays at specified locations to ensure the dust does not exceed the permit limits.

Gravel pads (1-3" coarse gravel) will be used at the ingress egress.

Project Overview:

Southern Nevada Paving, the applicant, is the grading subcontractor on the new mixed use Village at Queens Ridge Commercial / Residential development located at the Northeast corner of Rampart and Alta Drive. As part of its scope of work, Southern Nevada Paving will utilize a temporary staging area with a portable crushing and screening plant to process existing stockpiled materials and over excavation into a usable construction material product. The insitu plant will avoid double handling materials and eliminate the traffic congestion that would otherwise occur under an export import scenario.

Analysis of Zoning Code Applicability:

Southern Nevada Paving submits that the proposed temporary use is allowed under the City of Las Vegas Zoning Code based on the following regulatory review:

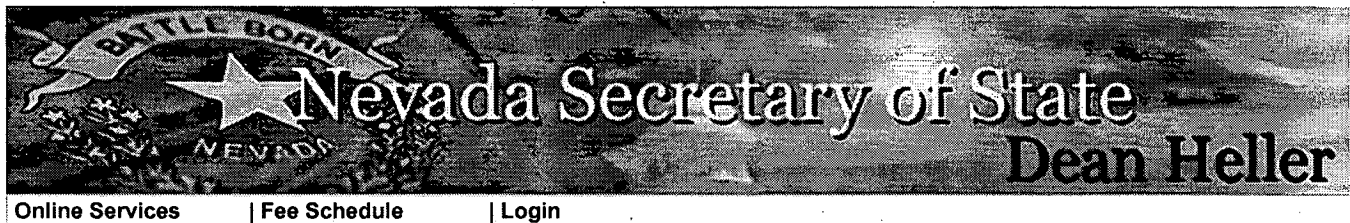
Section 19.18.1 of the Las Vegas Zoning Code establishes that Temporary Commercial Permits are allowed for certain short term activities that would otherwise not be permitted uses. Further, Subsection C states that a Temporary Contractors Construction Yard , which may include an associated plant site, may be approved under a Temporary Commercial Permit provided the use is located at an same site as an approved development project and conforms to applicable standards and ordinances.

Since the proposed use meets the definition of a “Temporary Contractors Construction Yard” and will be dedicated to the site of an approved development project (e.g. Village at Queens Ridge), Southern Nevada Paving anticipates that this approval can be granted in consideration of the foregoing project justifications and mitigation measures.

Deed



Separator Sheet



GREAT WASH PARK LLC

Business Entity Information

Status:	Active	File Date:	1/8/2004
Type:	Domestic Limited-Liability Company	Corp Number:	LLC224-2004
Qualifying State:	NV	List of Officers Due:	1/31/2007
Managed By:	Managers	Expiration Date:	1/8/2504

Resident Agent Information

Name:	ALAN C. SKLAR	Address 1:	8363 W SUNSET RD
Address 2:	SUITE 300	City:	LAS VEGAS
State:	NV	Zip Code:	89113
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

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

Financial Information

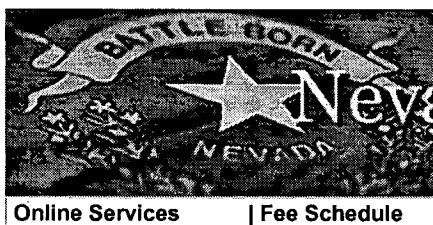
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers

☐ Include Inactive Office

Manager - GW MANAGEMENT LLC

Address 1:	9755 W CHARLESTON BLVD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	



Nevada Secretary of State
Dean Heller

Online Services | Fee Schedule | Login

GW MANAGEMENT LLC

PRINT

Business Entity Information

Status:	Active	File Date:	8/23/2005 2:54:30 PM
Type:	Domestic Limited-Liability Company	Corp Number:	E0560802005-2
Qualifying State:	NV	List of Officers Due:	8/31/2007
Managed By:	Managers	Expiration Date:	

Resident Agent Information

Name:	ALAN C. SKLAR, ESQ.	Address 1:	8363 WEST SUNSET ROAD
Address 2:	SUITE 300	City:	LAS VEGAS
State:	NV	Zip Code:	89113
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

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

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
---------------------	---	-----------------	------

No stock records found for this company

Officers

☐ Include Inactive Officers

Manager - VICKIE L DEHART

Address 1:	9755 WEST CHARLESTON BLVD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	

Manager - YOHAN LOWIE

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 1:12,177 ORIGINAL

0 100 200 300 400 500 600

MAP LEGEND

— PARCEL BOUNDARY

- - - SUBD. BOUNDARY

— ROAD EASEMENT

— PM/LD BOUNDARY

— NON-PARCEL LOT LINE

— MATCH LINE / LEADER LINE

— ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV

M. W. Schofield, Assessor

AVERAGE
QA VALUE
55

PARCEL NUMBER
202

ACREAGE
1.00

PARCEL SUB/SEQ NUMBER
PB 23-45

PLAT RECORDING NUMBER
5

BLOCK NUMBER
5

LOT NUMBER
5

GOV. LOT NUMBER
CL5

T20S R60E

32

S 2 NE 4

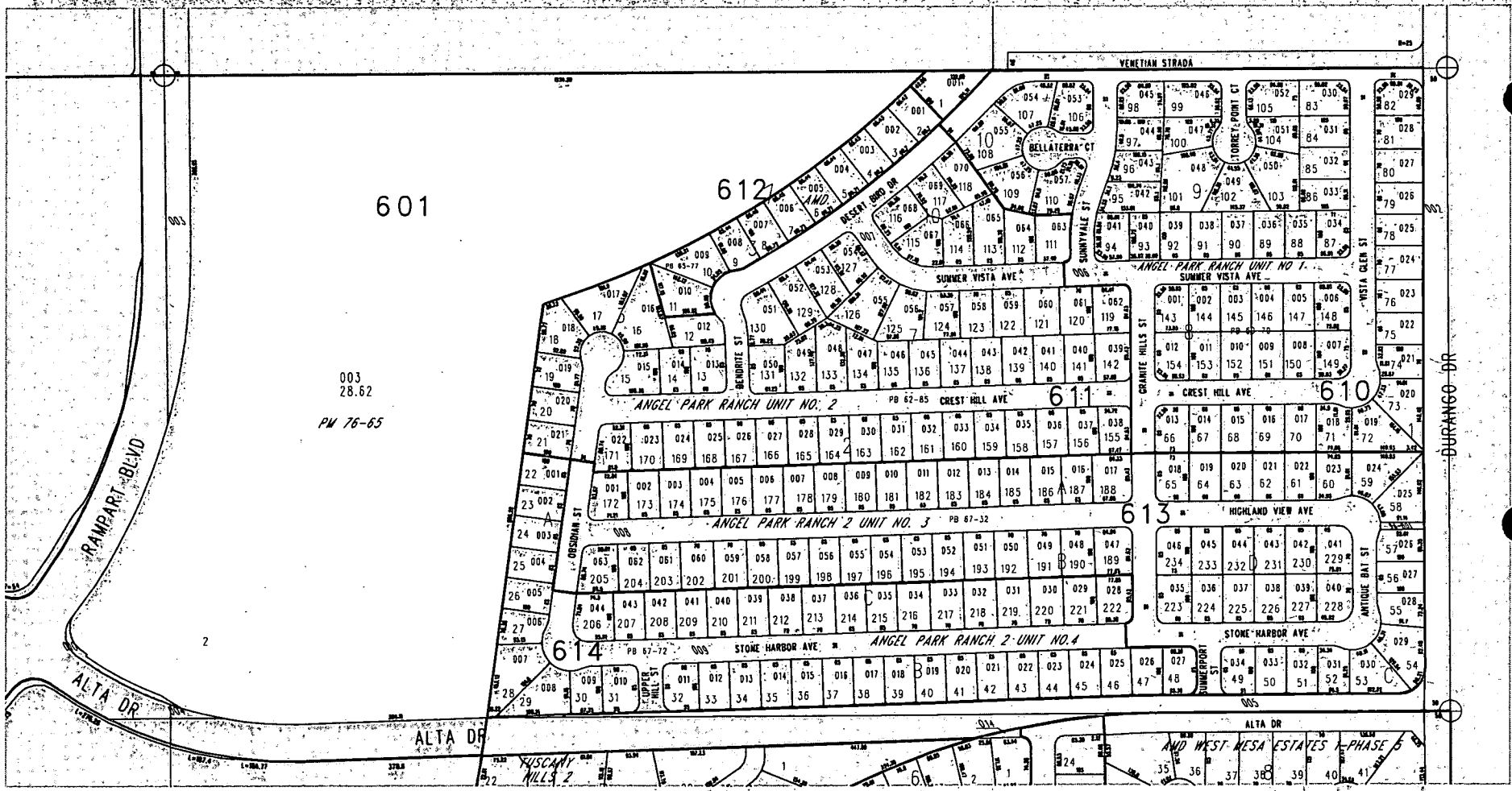
138-32-6

1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

Scale: 1" = 200'

Rev: 01/26/06



TAX DIST 200

Map Click: ☐ Select Property ☐ Zoom In ☐ Zoom Out ☒ Pan ☐ Measure



To display a Clark County Assessor's Parcel **Page** Map for the selected parcel:
13832601003 [Click Here](#)

To mail a link of selected parcel# **13832601003**, [Click Here](#) or, Copy / Paste
the following hyperlink:
[http://gisgate.co.clark.nv.us/openweb/asp/openweb.asp?
getParcel=13832601003](http://gisgate.co.clark.nv.us/openweb/asp/openweb.asp?getParcel=13832601003)