

City Council Action Letter



CITY COUNCIL ACTION LETTER

Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

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STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

November 6, 2009

Ms. Robin Yoakum
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

**RE: SDR-35751 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 4, 2009
RELATED TO VAR-35754**

Dear Ms. Yoakum:

The City Council at a regular meeting held November 4, 2009 APPROVED the request A PROPOSED 7,600 SQUARE-FOOT GOVERNMENT FACILITY (FIRE STATION) WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ALONG ARTERIAL STREETS ONE HUNDRED FEET AND WIDER (BONANZA ROAD) on 1.45 acres at 4551 East Bonanza Road (APN 140-32-101-005), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 5, 2009. This approval is subject to:

Planning and Development

1. Conformance to the conditions for Variance (VAR-35754) if approved.
2. No phasing shall be permitted; all landscaping must be planted prior to the issuance of a Certificate of Occupancy.
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, floor plan, and building elevations, date stamped 08/25/09, and the landscape plan date stamped 09/02/09 except as amended by conditions herein.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Construct all incomplete half-street improvements on Bonanza Road (sidewalk) adjacent to this site concurrent with development of this site.
14. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
15. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Ms. Robin Yoakum
SDR-35751 – Page Three
November 6, 2009

16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
17. Site development to comply with all applicable conditions of approval for Z-18-98 and all other site-related actions.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Samuel D. Tolman, AIA
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

October 9, 2009

Ms. Robin Yoakum
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-35751 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Robin Yoakum:

Your request for a Site Development Plan Review FOR A PROPOSED 7,600 SQUARE-FOOT GOVERNMENT FACILITY (FIRE STATION) WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ALONG ARTERIAL STREETS ONE HUNDRED FEET AND WIDER (BONANZA ROAD) on 1.45 acres at 4551 East Bonanza Road (APN 140-32-101-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on October 8, 2009.

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

Planning and Development

1. Conformance to the conditions for Variance (VAR-35754) if approved.
2. No phasing shall be permitted; all landscaping must be planted prior to the issuance of a Certificate of Occupancy.
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, floor plan, and building elevations, date stamped 08/25/09, and the landscape plan date stamped 09/02/09 except as amended by conditions herein.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

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Ms. Robin Yoakum
SDR-35751 - Page Three
October 9, 2009

15. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
17. Site development to comply with all applicable conditions of approval for Z-18-98 and all other site-related actions.

This item will be considered by the City Council on **November 4, 2009**, 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,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

cc: Mr. Samuel D. Tolman, AIA
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

September 25, 2009

Ms. Robin Yoakum
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-35751 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Robin Yoakum:

Please be advised the City Planning Commission at its regular meeting on *October 8, 2009* 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 available on-line on *Friday, October 2, 2009* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 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,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

cc: Mr. Samuel D. Tolman, AIA
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet

Application Information

VAR-35754 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW 19 PARKING SPACES WHERE 26 PARKING SPACES ARE REQUIRED FOR A PROPOSED GOVERNMENT FACILITY (FIRE STATION) on 1.45 acres at 4551 East Bonanza Road (APN 140-32-101-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

SDR-35751 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35754 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 7,600 SQUARE-FOOT GOVERNMENT FACILITY (FIRE STATION) WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ALONG ARTERIAL STREETS ONE HUNDRED FEET AND WIDER (BONANZA ROAD) on 1.45 acres at 4551 East Bonanza Road (APN 140-32-101-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

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 a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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>.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *October 08, 2009*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Application Information

VAR-35754 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW 19 PARKING SPACES WHERE 26 PARKING SPACES ARE REQUIRED FOR A PROPOSED GOVERNMENT FACILITY (FIRE STATION) on 1.45 acres at 4551 East Bonanza Road (APN 140-32-101-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

SDR-35751 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35754 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 7,600 SQUARE-FOOT GOVERNMENT FACILITY (FIRE STATION) WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ALONG ARTERIAL STREETS ONE HUNDRED FEET AND WIDER (BONANZA ROAD) on 1.45 acres at 4551 East Bonanza Road (APN 140-32-101-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

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Application Location



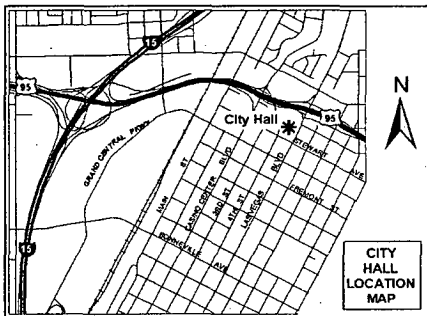
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *October 08, 2009*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

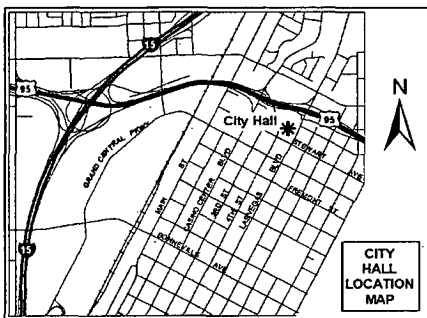
Please use available blank space on card for your comments.

VAR-35754 & SDR-35751

Planning Commission Meeting of 10/8/2009

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-35754 & SDR-35751

Planning Commission Meeting of 10/8/2009

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: October 8, 2009

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-35751

Emerald Gardens HOA

Rulon Earl Resident Council

Stewart Place NA

Team Millenium Neighborhood Watch

Three Crowns Mobile Home Park Neighborhood
Watch

Vera Johnson Manor B Resident Council

Washington Square NA



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-35751 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35754 - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A
PROPOSED 7,600 SQUARE FOOT GOVERNMENT FACILITY (FIRE STATION) on 1.45 acres at 4551 East
Bonanza Road (APN 140-32-101-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

PLANNING COMMISSION: OCTOBER 8, 2009

CITY COUNCIL: NOVEMBER 4, 2009

CASE PLANNER: STEVE GEBEKE



PUBLIC HEARING

Comments Due: SEPTEMBER 10, 2009

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 Nora Lares (nlares@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Law Enforcement Issue

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-35751 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35754 - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A
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PLANNING COMMISSION: OCTOBER 8, 2009

CITY COUNCIL: NOVEMBER 4, 2009

CASE PLANNER: STEVE GEBEKE



PUBLIC HEARING

Comments Due: SEPTEMBER 10, 2009

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 Nora Lares (nlares@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

**VAR-35754 & SDR-35751
10/08/09 PC**

HAND DELIVERED

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

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHAGK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEUMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEUMUS
*SID (DPW)	PATRICK MURPHY	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)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

*** 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
08/26/2009

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
 Project Address (Location) Bonanza Road & Page Street
 Project Name City of Las Vegas Fire Station #108 Proposed Use Fire Station
 Assessor's Parcel #(s) 140-32-101-005 Ward # 3
 General Plan: existing SC proposed N/A Zoning: existing C-1 proposed N/A
 Commercial Square Footage 7,640 S.F. Floor Area Ratio _____
 Gross Acres 1.45 acres Lots/Units 1 Density _____
 Additional Information A parking variance is being requested for this project. The variance is being submitted as a separate application

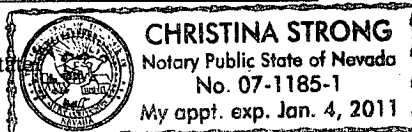
PROPERTY OWNER City of Las Vegas Contact Robin Yoakum
 Address 400 Stewart Avenue Phone: 229-1022 Fax: _____
 City Las Vegas State Nevada Zip 89101
 E-mail Address ryoakum@lasvegasnevada.gov

APPLICANT City of Las Vegas Contact Samuel D. Tolman, AIA
 Address 400 Stewart Avenue Phone: 229-2091 Fax: 464-2560
 City Las Vegas State Nevada Zip 89101
 E-mail Address stolman@lasvegasnevada.gov

REPRESENTATIVE City of Las Vegas Contact Samuel D. Tolman, AIA
 Address 400 Stewart Avenue Phone: 229-2091 Fax: 464-2560
 City Las Vegas State Nevada Zip 89101
 E-mail Address stolman@lasvegasnevada.gov

Property Owner Signature* Robin Yoakum
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Robin Yoakum
 Subscribed and sworn before me Christina Strong
 This 25th day of August, 2009

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-35751</u>
Meeting Date:	<u>10/19/09</u>
Total Fee:	<u>1030.00</u>
Date Received:	<u>8/25/09</u>
Received By:	<u>M REX</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



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN,
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

JORGE CERVANTES
PUBLIC WORKS DIRECTOR

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6535

FAX 702.384.4846

TDD 702.386.9108

www.lasvegasnevada.gov

August 24, 2009

HAND DELIVERED

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

SUBJECT: Justification Letter for the Site Development Plan Review of CLV Fire Station #108

To whom it may concern:

This is to serve as a justification letter for City of Las Vegas Fire Station #108, located on a portion of the property at the intersection of Bonanza Road and Page Street; assessors parcel no 140-32-101-005.

The City of Las Vegas is building this fire station in order to keep up with the growing demands for providing fire and life safety services to the citizens of the Las Vegas valley and in order to maintain their present ISO Class 1 insurance rating. The fire station will be designed as a sustainable facility to attain LEED Silver certification to comply with the City Council's resolution for all new City facilities. The fire station is located on a parcel of land that has a zoning designation of C-1, with a general plan designation of Service Commercial (SC). As we understand it, the (SC) designation allows low to medium intensity retail, office, other commercial uses that serve primarily local area patrons such as neighborhood shopping centers, theaters and other places of public assembly and public or semi-public use. It is our understanding that although governmental facilities such as fire stations are not expressly stated in the general plan, that the use is inferred.

Colors – A light color palette has been chosen for the fire station in order to comply with LEED requirements. The color palette compliments that of the existing commercial developments around the site. Please see the attached color board and colored building elevations.

Parking – The C-1 zoning designation requires 1 parking space per 300 square feet of building space. This would require that 26 parking spaces be provided for our 7,600 s.f. fire station. We have submitted a parking variance as a separate submittal in which we are providing a total of 19 parking spaces for this project as the total maximum occupant load will be 12 persons for this facility. The amount of parking we are providing is sufficient for the needs of the fire station personnel and has been approved by the fire department.

Landscaping – The 1.45 acre fire station property will have drought tolerant landscaping around the site and we will be using plant species which are native to the desert in order to provide a sustainable site design.

SDR-35751
10/08/09 PC - REVISED

SEP 02 2009

8/14/09

Subject: Fire Station #103 Justification Letter

Page 2

Sincerely,



Erik Singman

Designer, CLV Office of Architectural Services

- Enc:
1. Site Plan, Floor Plan, Landscape Plan, Exterior Building Elevations, - 24X36 in size.
 2. Site Plan, Floor Plan, Landscape Plan, Exterior Building Elevations, - 8.5x11 in size.
 3. Justification Letter
 4. Deed & Legal Description
 5. Application/Petition Form w/ original signature.
 6. Pre-Application Submittal Checklist.
 7. Color and Material Board.
 8. Statement of Financial Interest, w/ original signature
 9. Copy of assessor's parcel map.

cc: Samuel D. Tolman, AIA, NCARB

SDR-35751
10/08/09 PC - REVISED

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-35751 APN: 140-32-101-005

Name of Property Owner: City of Las Vegas

Name of Applicant: Samuel D. Tolman, AIA, NCARB

Name of Representative: Samuel D. Tolman, AIA, NCARB

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

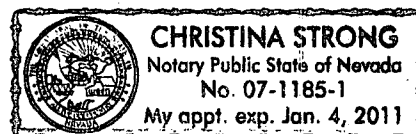
Signature of Property Owner: Robin Yarker

Print Name: Robin Yarker

Subscribed and sworn before me — Christina Strong —

This 25th day of August, 2009

Christina Strong
Notary Public in and for said County and State



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Deed



Separator Sheet

AP No. 140-32-101-005
Escrow No. 105-2373446-KLK/CJ
F.P.T.T. \$ 0.00 Exempt 2

AND WHEN RECORDED MAIL TO:
City of Las Vegas
400 Stewart Avenue, 4th Floor
Las Vegas, NV 89101

MAIL TAX STATEMENTS TO:
Same as above

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH, **RCS Capital Development, LLC, an Arizona limited liability company**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the **City of Las Vegas, a municipal corporation of the State of Nevada**, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. All patents, restrictions, covenants, conditions, reservations, rights, rights of way, easements, or other matters of record, if any, or any that actually exist in the property;
3. All conditions, easements, and encroachments, if any, which a physical inspection or an accurate survey of the property would reveal; and
4. The applicable zoning and use regulations of any municipality, county, state or the United States affecting the property.

TOGETHER WITH all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

SDR-35751
10/08/09 PC

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AUG 25 2009

IN WITNESS WHEREOF, this instrument has been executed this 25TH day of February, 2009.

RCS Capital Development, LLC, an Arizona limited liability company

By: RCS Capital, LLC, an Arizona limited liability company

Its: Manager

By: [Signature]

Name: Richard J. Sodja

Its: Manager Richard J. Sodja

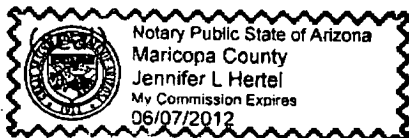
By: [Signature]

Name: Cheryl L. Sodja

Its: Manager

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 25th day of February, 2009, by Richard J. Sodja, as Manager of RCS Capital, LLC, an Arizona limited liability company, the Manager of RCS Capital Development, LLC, an Arizona limited liability company, for an on behalf of said limited liability company.



Jennifer L. Hertel
Exp 6-7-12

[Signature]
Notary Public

RECEIVED
AUG 25 2009

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 25th day of February, 2009, by Cheryl L. Sodja, as Manager of RCS Capital, LLC, an Arizona limited liability company, the Manager of RCS Capital Development, LLC, an Arizona limited liability company, for an on behalf of said limited liability company.

(seal)



Jennifer L. Hertel
Notary Public

Jennifer L. Hertel
EXP 6-7-12

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AUG 25 2009

EXHIBIT "A"
LEGAL DESCRIPTION

That Portion of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 32, Township 20 South, Range 62 East, M.D.M., described as follows:

Lot Two (2) of that certain Parcel Map in File 61, Page 50 in the Office of the County Recorder of Clark County, Nevada, and recorded July 19, 1989 in Book 890719 as Document No. 00619, Official Records.

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 140-32-101-005
b) _____
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property:

\$900,000.00 @ JA

b) Deed in Lieu of Foreclosure Only (value of

(\$ _____)

c) Transfer Tax Value:

\$900,000.00 @ JA

d) Real Property Transfer Tax Due

\$ 0

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: 2

b. Explain reason for exemption: Buyer is Government entity and is exempt from paying RPTT

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: [Signature]

Capacity: Manager/Grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: RCS Capital Development, L.L.C

Address: 3131 East Camelback Road, #420

City: Phoenix

State: AZ Zip: 85016

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: City of Las Vegas

Address: 400 Stewart Avenue, 4th

City: Las Vegas

State: NV Zip: 89101

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

First American Title Insurance

Print Name: Company

File Number: 105-2373446 K/LK/K/LK

Address: 8350 West Sahara Ave., Ste 110

City: Las Vegas

State: NV Zip: 89117

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

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AUG 25 2009

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 140-32-101-005
b) _____
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property:

\$900,000.00 *0 25*

b) Deed in Lieu of Foreclosure Only (value of

(\$ _____)

c) Transfer Tax Value:

\$900,000.00 *0 25*

d) Real Property Transfer Tax Due

\$ 0

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: 2

b. Explain reason for exemption: Buyer is a Government entity and exempt from RPTT.

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: *Robinson*

Capacity: Real Estate Administrator

Signature: _____

Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: RCS Capital Development, L.L.C

Address: 3131 East Camelback Road, #420

City: Phoenix

State: AZ Zip: 85016

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: City of Las Vegas

Address: 400 Stewart Avenue, 4th

City: Las Vegas

State: NV Zip: 89101

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

First American Title Insurance

Print Name: Company

File Number: 105-2373446 KLK/CLK

Address: 8350 West Sahara Ave., Ste 110

City: Las Vegas

State: NV Zip: 89117

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

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AUG 25 2009

Comments



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Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BJA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: September 10, 2009
Re: **SDR-35751** City of Las Vegas 4551 E. Bonanza Rd.
Request for a Site Development Plan Review for a proposed fire station

CONDITIONS OF APPROVAL:

1. Construct all incomplete half-street improvements on Bonanza Road (sidewalk) adjacent to this site concurrent with development of this site.
2. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
3. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
5. Site development to comply with all applicable conditions of approval for Z-18-98 and all other site-related actions.

INTER-OFFICE MEMORANDUM

OCT 20 2009

TO:
PLANNING AND DEVELOPMENT DEPARTMENT

FROM:
CITY CLERK

SUBJECT:
APPEAL OR CITY COUNCIL REVIEW INFORMATION
ON PLANNING COMMISSION
ACTIONS

COPIES TO:

This is to certify that the following action relative to the Planning Commission decision on the application of:

FILE NO.: SDR-35751 - SITE DEVELOPMENT PLAN REVIEW

APPLICANT: APPLICANT/OWNER: CITY OF LAS VEGAS

WARD: Ward 3 (Reese)

Appeal by applicant or any other aggrieved person:

Yes

☒ No

Review requested by City Council:

Yes

☒ No

OCT 20 2009

DATE

CITY CLERK

Vicky Darling
By **Vicky Darling**
Chief Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Planning Commission Action

October 8, 2009

Last day for filing an appeal by applicant
or any other aggrieved person. (Appeal
period is 10 days after the date of the
PC decision).

October 19, 2009

Last day for a review being requested by
the City Council. (Review period is 10
days after the date of the PC decision.)

October 19, 2009

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

0 50 100 200 400 600 800

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 OA VALUE: 35

PARCEL NUMBER: 001

ACREAGE: 1.00

PARCEL SUB/SEO NUMBER: 202

PLAT RECORDING NUMBER: 25-49

BLOCK NUMBER: 5

LOT NUMBER: 5

GOV. LOT NUMBER: 015

T20S R62E

R61E	R62E	R63E
124	123	122
139	140	141
152	161	160

Scale: 1"=200'

32

6	5	4	3	2	1
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

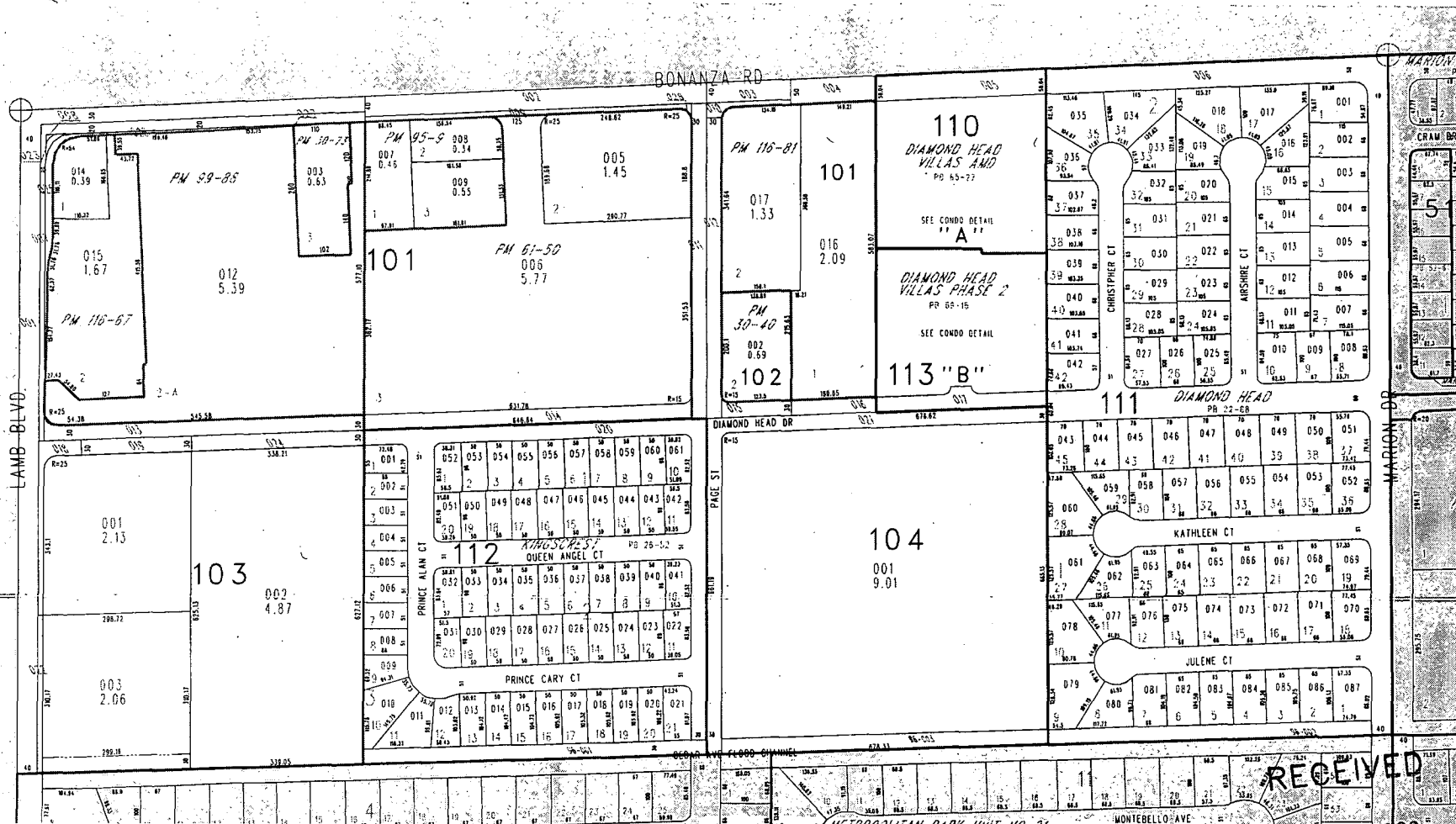
Rev: 06/11/09

N 2 NW 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

140-32-1





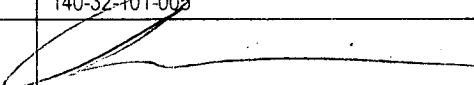
SDR-35751
10/08/09 PC

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 AUG 25 2009
 TAX DIST 200

Project Checklist



Separator Sheet

Pre-Application Conference Item Required YES NO		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)		NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To ..." -> "Apply for -> Planning Applications")	
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	One black and white, reduced (8.5" x 11") laser copy of each required plan and elevation			
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 1030.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☒	☐	Assessor's Parcel Map			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☒	☐	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☐	☒	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☐)			
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	19
☒	☐	North arrow, scale, and vicinity map		Colored, Rolled Plans:	1
☒	☐	All property lines and present dimensions labeled		NOTES:	
☒	☐	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 + [30% or less of total] # compact + # handicap = Total			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	3
☒	☐	North arrow, scale, and vicinity map		Colored, Rolled Plans:	1
☒	☐	All property lines and present dimensions labeled		NOTES:	
☒	☐	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					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	2
☒	☐	Scale and building dimensions labeled		Colored, Rolled Plans:	1
☒	☐	North, south, east, and west elevations of all buildings		NOTES:	
☒	☐	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					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	1
☒	☐	Scale and building dimensions labeled		Rolled Plans:	1
☒	☐	All building entrances/exits shown		NOTES:	
☒	☐	Use of all rooms noted/labeled			
☒	☐	Maximum Occupancy (per I.B.C.)			
☒	☐	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:		City of Las Vegas		Application Type: Site Development Plan Review	
Representative:		Samuel D. Tolman		Application Purpose: Government Facility (Fire Station)	
APN:		140-32-401-005		Site Location: 4551 E. Bonanza Road	
Planner's Signature:				Pre-App. Meeting Date: 08/12/09	
Planner: Steve Gebeke, Planning Supervisor				Earliest Submittal Deadline: 08/25/09 no later than 2:00 pm	
				Earliest PC / CC Meeting Dates: 10/08/09 PC 11/04/09 CC	



CITY OF LAS VEGAS

**Meeting****Conversation Record****Telephone**

Page: 1 of 1

Date: 08/12/09

Time: 11:00 a.m.

Project Name: Fire Station @ 4551 E. Bonanza Road

Conversation between CLV P&D Representative: Greg Kapovich, Planner I (229-6137 Office / 385-7268 Fax / gkapovich@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Greg Kapovich	P&D	229-6137		
2. Steve Gebeke	P&D	229-5410		
3. Ozzie	Fire			
4. Jonathan	Traffic			
5. Gary	Dev Co			
6.				
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ **see Meeting Attendance Sheet****Comment:******Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions******The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: N/A.****Meeting Notes:**

- Currently an undeveloped lot.
 - Parking requirement in a C-1 zone is 1 space for every 300 square feet of gross floor area. The 7,600 square foot fire station would require 26 parking spaces. You are proposing 16 or 18 parking spaces? A variance will be required.
 - South property line does not have room for trees. Revise plans accordingly.
 - Exception would be required for planting materials along Bonanza Rd. unless you pull the wall back towards the street and plant above wall.
- Ozzie - Good
- Gary - Improve all off-sites, sidewalks, driveways
- Jonathan - Republic Trash services are OK with trash enclosures. Jonathan would like a copy of email stating location of trash enclosures is OK. - Keep the flashers near SIDE -

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

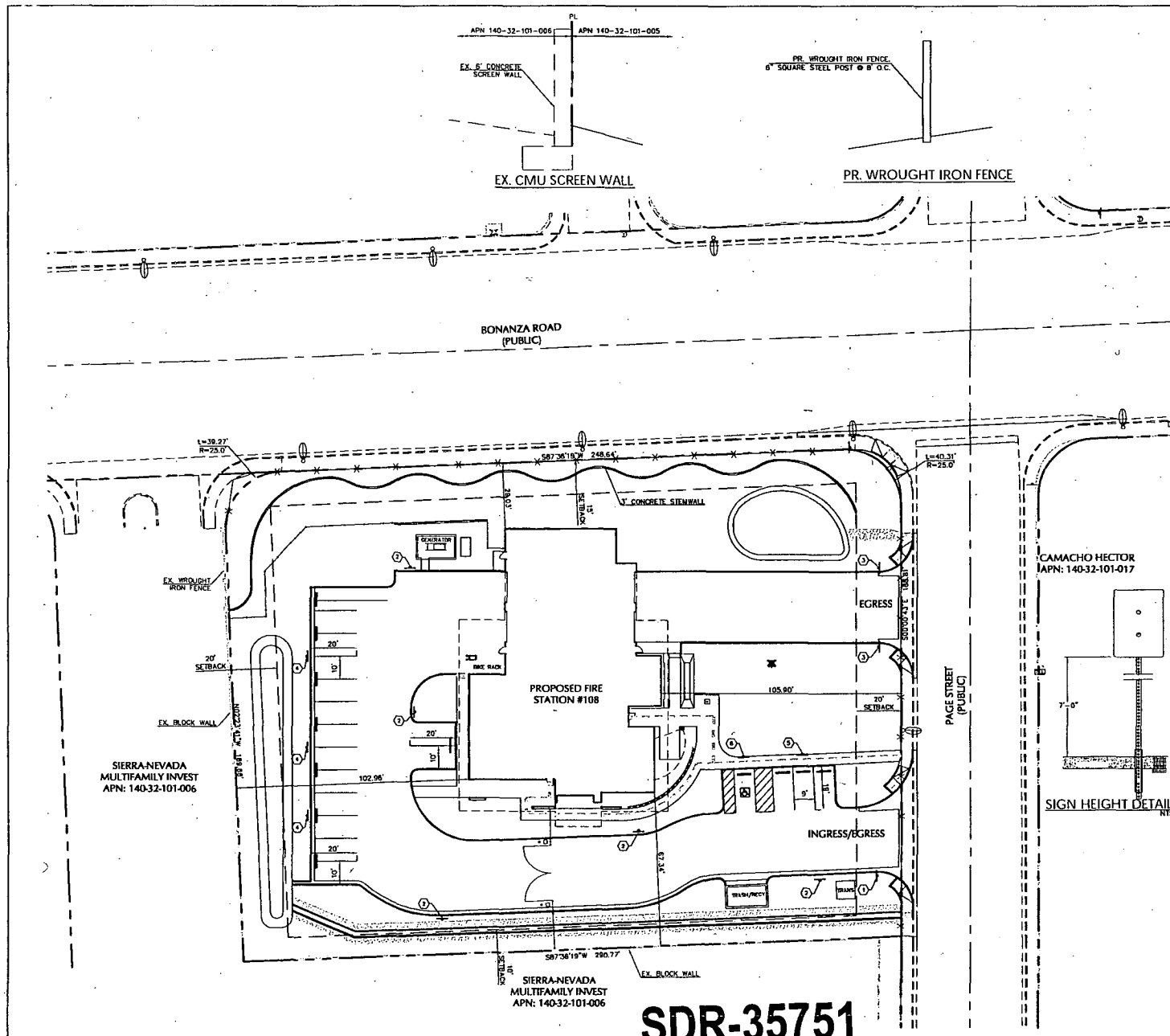
In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

Plans (PMT)



Separator Sheet



GRAPHIC SCALE



BENCHMARK

CLV BM BLV02 320986: RIVET & PLATE IN TOP OF CURB, SW CORNER OF PAGE STREET AND BONANZA ROAD, ELEV. 1771.53' (NAVD83)

BASIS OF BEARING

S 00°00'43" E, BEING THE EAST LINE OF THE NW QUARTER OF THE NW QUARTER OF SECTION 32, ALSO BEING THE CENTERLINE OF PAGE STREET BETWEEN BONANZA ROAD AND THE CEDAR AVENUE FLOOD CHANNEL, AS SHOWN ON A PARCEL MAP, RECORDED IN FILE 61, PAGE 50 OF PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

SITE INFORMATION

LOT SIZE: 63,100 SQ. FT.
BUILDING SQUARE FOOTAGE: 7,601 SQ. FT.

SITE PARKING ANALYSIS

REGULAR SPACES: 18 SPACES
ADA SPACES: 1 SPACE

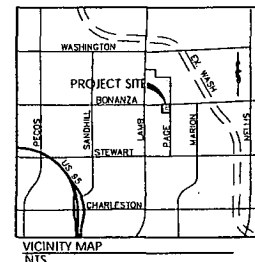
TOTAL SPACES PROVIDED: 19 SPACES

LEGEND

- PROPERTY LINE-ADJACENT
- PROPERTY LINE-RIGHT-OF-WAY CENTERLINE
- 24" TYPE 'L' CURB AND OUTLET
- 6" TYPE 'A' CURB
- PUBLIC FACILITY
- PR. WROUGHT IRON FENCE
- EX. CMU SCREEN WALL
- ADA ACCESSIBLE ROUTE

SIGN DETAILS

- STOP (RED BACKGROUND, WHITE BORDER AND "STOP")
- R1-1 (30" x 30")
- RS-1 (30" x 30")
- FIRE LANE (12" x 18")
- FIRE DEPARTMENT PARKING ONLY (12" x 18")
- FIRE DEPARTMENT PARKING ONLY (12" x 18")
- FIRE DEPARTMENT VISITOR PARKING ONLY (12" x 18")
- HANDICAP SIGN (12" x 24")



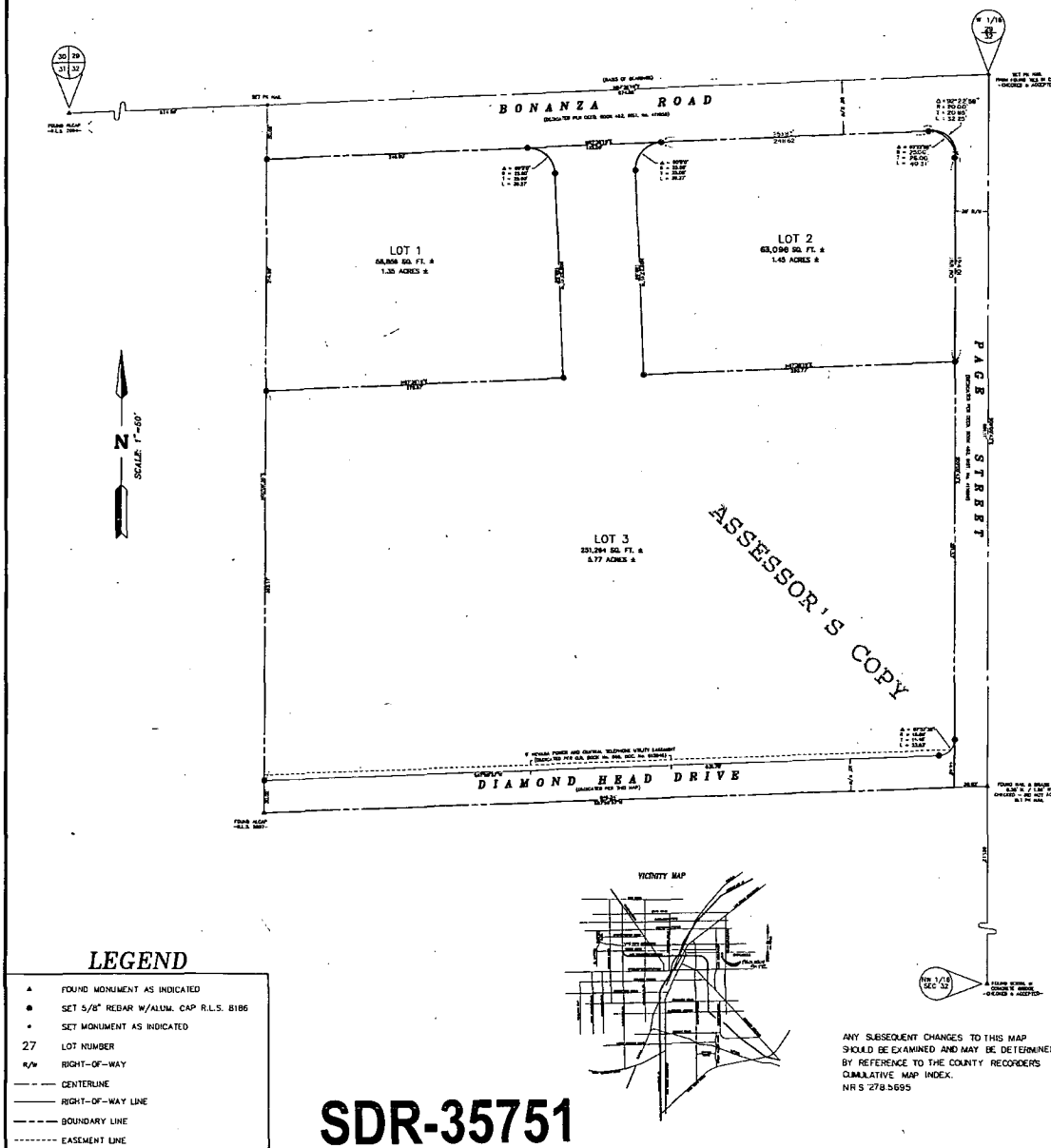
DATE: 08/12/09	DESIGNER: J. J. JENSEN, 3023	CHECKED BY: T. MULLER, P.E.
DATE: 08/12/09	DESIGNER: J. J. JENSEN, 3023	CHECKED BY: T. MULLER, P.E.
FIRE STATION #108 APN: 140-32-101-005 SITE PLAN		
MARTIN & MARTIN Civil Engineers 1100 South Jones Blvd. Las Vegas, Nevada 89146 Phone: (702) 244-8800 Fax: (702) 244-8872		

SDR-35751
10/08/09 PC

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AUG 25 2009

BOOK 890719

00619

**SURVEYOR'S CERTIFICATE**

EUGENE HOUSTON, A REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA, ACTING AS AGENT FOR ENGINEERS & SURVEYORS, INC., CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE REQUEST OF R. V. JONES CORPORATION. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, R. 62 E., M.D.M. THE SURVEY WAS COMPLETED ON APRIL 6, 1989. THIS PLAT COMPLES WITH APPLICABLE STATE STATUTES AND ALL LOCAL ORDINANCES. THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

Eugene Houston
EUGENE HOUSTON
REGISTERED LAND SURVEYOR
NEVADA CERTIFICATE No. 8186

**OWNER'S CERTIFICATE & DEDICATION**

R. V. JONES CORPORATION DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SUBDIVIDED WITHIN THE BOUNDARY SHOWN HEREON, DOES CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, HAS CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO PARCELS AND PUBLIC STREETS SHOWN HEREON, AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS AS SHOWN HEREON TO THE CITY OF LAS VEGAS FOR THE USE OF THE PUBLIC AND PERMANENT EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN PUBLIC UTILITIES AND SUCH STREET GRADING AND DRAINAGE AS REQUIRED PER N.R.S. 278.510 THROUGH 278.630.

R. V. JONES CORPORATION

Robert V. Jones
ROBERT V. JONES

ACKNOWLEDGEMENT

STATE OF NEVADA

COUNTY OF CLARK

ON THIS 16th DAY OF JUNE 1989, ROBERT V. JONES APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE OWNER'S CERTIFICATE.

Mark A. Herdt
MARK A. HERDT
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES OCTOBER 17, 1992

**APPROVALS**

THIS IS TO CERTIFY THAT THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT, CITY OF LAS VEGAS ON THIS 13th DAY OF JUNE 1989 DID APPROVE FOR PURPOSES OF LAND DIVISION AND ACCEPT IN BEHALF OF THE PUBLIC THIS MAP AND ANY TERMS OF THE OFFER OF DEDICATION PER N.R.S. 278.010 THROUGH 278.630.

Harold P. Foster
HAROLD P. FOSTER - DIRECTOR

Carl D. Peterson
CARL D. PETERSON, R.L.S. 6204 - PUBLIC WORKS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M. WHICH BEARS NORTH 87°36'18" EAST AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 48 OF RECORDS OF SURVEY ON PAGE 90.

ESI ENGINEERS & SURVEYORS, INC. 7010 W. CHARLESTON BLVD., LAS VEGAS, NEVADA 89113 (702) 733-6010		PM-38-89 00619
PARCEL MAP R. V. JONES CORPORATION A PORTION OF THE NORTHWEST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.		FILED AT THE REQUEST OF: ENGINEERS & SURVEYORS, INC. DATE: 7/19/89 AT 12:44 P. FILE: 061 PAGE: 0050 OF PARCEL MAPS OFFICIAL RECORDS BOOK NO. 890719 CLARK COUNTY, NEVADA RECORDS JOHN L. SMITH, RECORDER FILE: 0000
DRAWING: SCF W.D. NO. 5480 N.S. SCALE: 1"=50'	DESIGN: SCF CHECKED: GENE DATE: 6/89 SHEET: 1 OF 1	RECEIVED FILE 061 PAGE 0050 AUG 25 2009

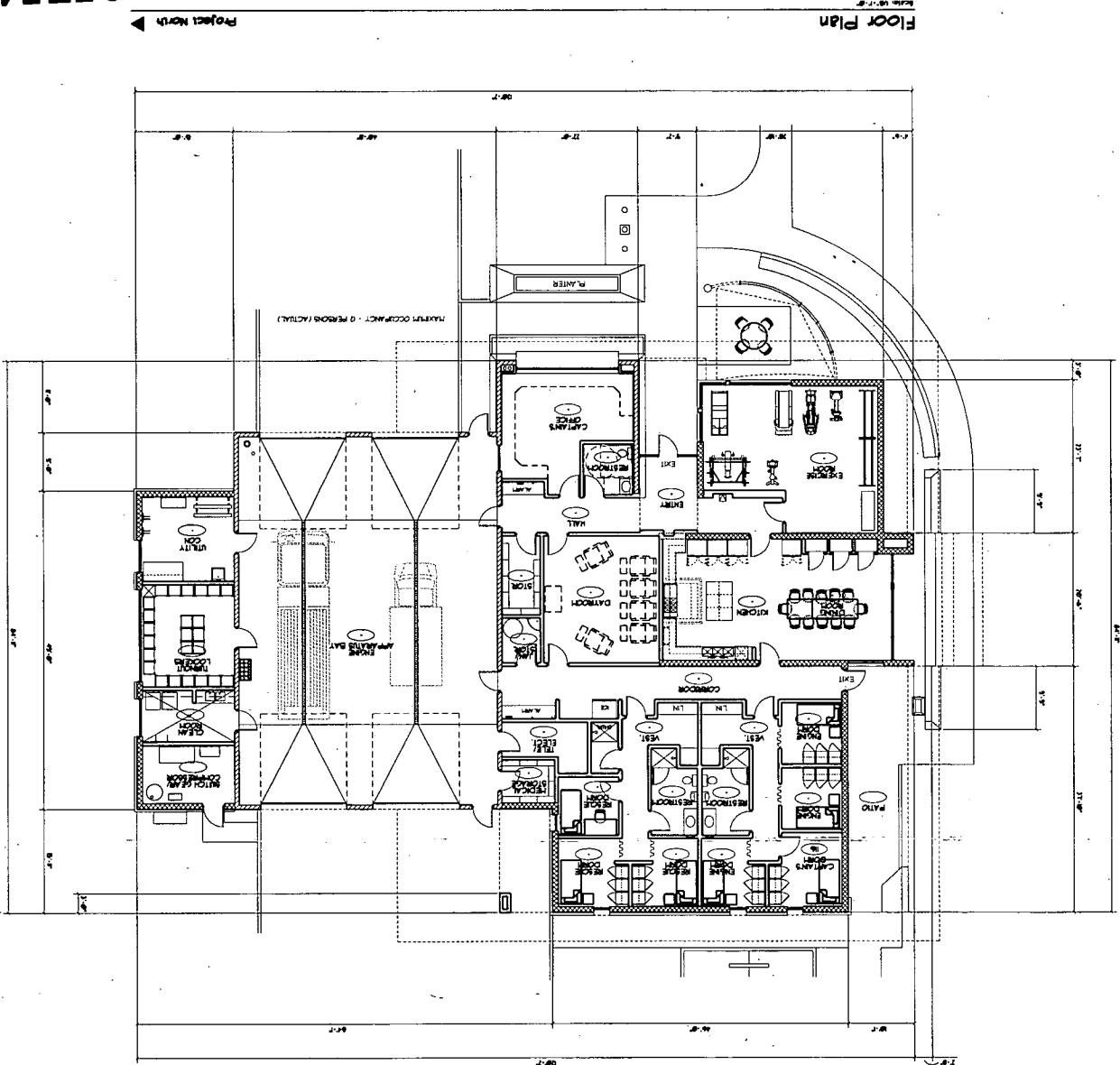
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Aug 25 2009

- RECEIVED
- OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES
ARCHITECT: JAMES L. HARRIS, AIA
100 EAST WASHINGTON AVENUE
SUITE 200
LAS VEGAS, NV 89101
PHONE: (702) 258-9100
FAX: (702) 258-9101
WWW: WWW.CITYOFVegas.NV.GOV
- PROJECT: FIRE STATION #108
LOCATION: 1000 S. LAS VEGAS BLVD., SUITE 108
DATE: 10/08/09
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
DATE: 10/08/09
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Keynotes

See Floor Plan - Overview Floor Plan

A11

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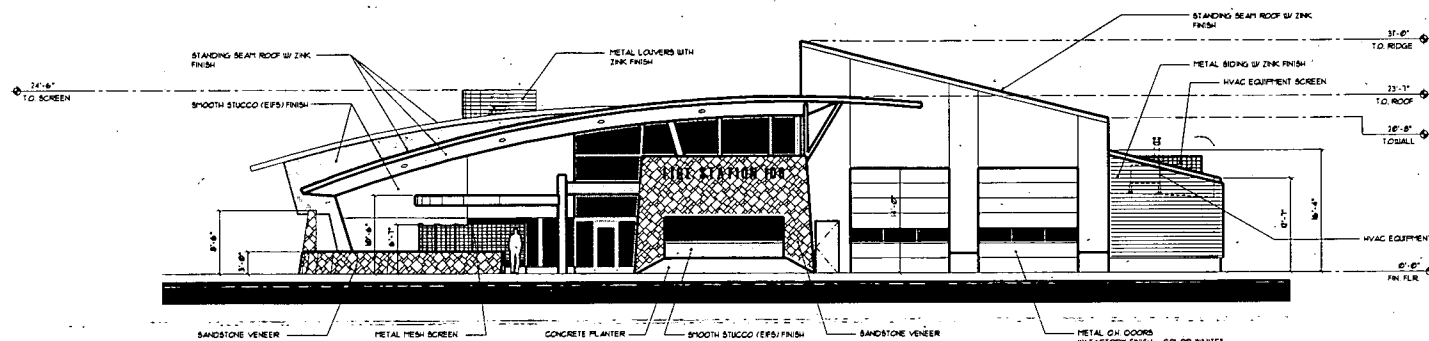
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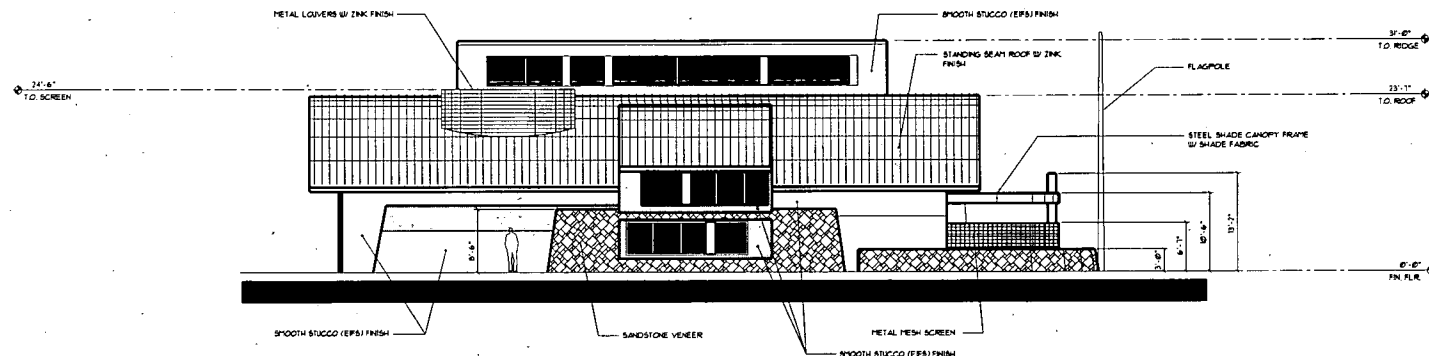
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1 East Elevation
Scale 1/8" = 1'-0"



2 South Elevation
Scale 1/8" = 1'-0"

Keynotes

- ① CHU BOLLARD, SEE DETAIL 11401.
- ② NOT USED.
- ③ NOT USED.
- ④ OVERFLOW ROOF SCUPPER, SEE DETAIL 11405 & SH-13 FOR EXACT LOCATION.
- ⑤ NOT USED.
- ⑥ ROOF DRAIN OUTLET, PROVIDE DOWNSPOUT NOZZLE PER PLUMBING DUGS.
- ⑦ NOT USED.
- ⑧ WINDOW CANOPY, SEE DETAIL ON SHEET A102.
- ⑨ FIRE DEPARTMENT CONNECTION, SEE PLUMBING DRAWINGS AND FIRE PROTECTION DUGS.
- ⑩ NOT USED.
- ⑪ FLAGPOLE, SEE CIVIL DRAWINGS FOR DETAILS.
- ⑫ METAL CORNING, MATCH (FIN-2) COLOR, FINISH, GRADE, UNLESS NOTED OTHERWISE.
- ⑬ NOT USED.
- ⑭ EXTERIOR LIGHT, SEE SPECIFICATIONS FOR DIFFERENT LIGHTS & LOCATIONS.
- ⑮ GABLE FLASHING, MATCH (FIN-2) ROOF COLOR/GRADE, SEE FINISH SCHEDULE & SEE DETAILS 11403.
- ⑯ EXPOSED CHU BASE, SEE DETAIL 11401.

Keynotes

- ① 3'-4" ROOF UNDER ROOF DRAIN SPOUT IN LIEU OF SPLASH BLOCK.
- ② 3'-6" ROOF TO MATCH DECOMPOSED GRANITE LANDSCAPE PAWL.
- ③ CHU BALL, SEE FINISH SCHEDULE, SPECIFICATIONS & BALL LEGEND.
- ④ SMOOTH STUCCO (EPBS) FINISH - SEE EXTERIOR FINISH SCHEDULE THIS SHEET & SPEC'S.
- ⑤ ENTRY WALL W/ MTL. PLATE FINISH, SEE BALL LEGEND.
- ⑥ WORK & STROBE, SEE SHEET FM-01 FOR ALL INFORMATION.
- ⑦ NOT USED.
- ⑧ METAL FRAMED SURROUND AT GARAGE DOOR W/ STUCCO FINISH - SEE DETAILS (TYP).
- ⑨ STANDING SEAM ROOF, SEE FINISH SCHEDULE, SPECIFICATIONS & ROOF PLAN.
- ⑩ GABLE END POROUD AND FLASHING - SEE DETAIL 11402.
- ⑪ APPROXIMATE LINE OF FINISH GRADE, SEE CIVIL DRAWINGS.
- ⑫ 8"X8"X10" EXPOSED CHU BALL (CHU-1).
- ⑬ CLEARESTORY WINDOW IN APPARATUS RM. WALL BEHIND PARAPET, SEE WINDOW SCHEDULE & DETAIL 11401 (TYP. OF 10 WINDOWS TOTAL).
- ⑭ SPEAKERS, SEE ELECTRICAL DUGS FOR ALL INFORMATION.
- ⑮ POINT CENTER OF SPEAKERS AT 4'-0" AFF.

General Notes:

1. ALL EXTERIOR METAL TO BE SHOP PRIMED AND PAINTED PER FINISH SCHEDULE.
2. SEE FINISH SCHEDULES ON THIS SHEET FOR COLORS OF ALL MATERIALS KEYNOTED ON ELEVATIONS.
3. ANY PLACE WHERE A "G" IS SHOWN INDICATES A CONTROL JOINT RUNNING THE FACE OF THE WALL.
4. ANY PLACE WHERE A "S" IS SHOWN INDICATES A CONTROL JOINT RUNNING THE FACE OF THE EXPOSED CHU VENEER ONLY. (THIS IS NOT THE SAME AS THE CHU EXPANSION JOINT AS SHOWN IN THE STRUCTURAL DRAWINGS.)

Exterior Finish Schedule

ABBRV.	MATERIAL / LOCATION	FINISH	COLOR / PFR
EP-1	MAIN EXTERIOR COLOR ON STUCCO WALLS	SMOOTH STUCCO FINISH, PAINTED	COLOR 541 "DESERT CASTLE" PFR: 52 (OR APPROVED EQ.)
EP-2	EXTERIOR ACCENT STUCCO WALLS	SMOOTH STUCCO FINISH, PAINTED	COLOR 1543 "WHITE MOUNTAIN" PFR: 52 (OR APPROVED EQ.)
	EXTERIOR DOORS & FRAMES	PAINT (DOORS)	COLOR 1543 "WHITE MOUNTAIN" PFR: 52 (OR APPROVED EQ.)
EP-3	METAL & TRUSS ENCL. TUBE STEEL ROOF SUPPORTS	PAINTED / SHOP PRIMED	COLOR 510 "BENTWOOD" PFR: 52 (OR APPROVED EQ.)
	STUCCO ACCENT COLOR	SMOOTH STUCCO FINISH, PAINTED	COLOR 510 "BENTWOOD" PFR: 52 (OR APPROVED EQ.)
NUMBER-1	BLDG. ADDRESS NUMBERS (18" HIGH)	BRUSHED ALUMINUM FINISH	FONT: "HELVEITICA", PFR: 62 (SEE SPEC'S FOR ALL INFORMATION)
NUMBER-2	FIRE STATION NUMBER (13'-0" HIGH)	BRUSHED ALUMINUM FINISH	FONT: "HELVEITICA", PFR: 62 (SEE SPEC'S FOR ALL INFORMATION)
FIN-1	STNDG SEAM METAL ROOFING	FACTORY PRIME	SEE SPEC'S FOR ALL INFORMATION

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AUG 25 2009

CITY OF LAS VEGAS, NEVADA
FIRE STATION #108
(BONANZA RD. & PAGE ST.)
Exterior Elevations &
Exterior Finish Schedule

ARCHITECT OF RECORD
SAMUEL D. TOLMAN, AIA, NCARB
1000 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101
PHONE: (702) 388-8888
FAX: (702) 388-8888
WWW: WWW.SDTOLMAN.COM

OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES

DATE: 10/08/09
BY: [Signature]
SCALE: 1/8" = 1'-0"
PROJECT NO.: 091534104
DATE: 6/30/10

A4.1

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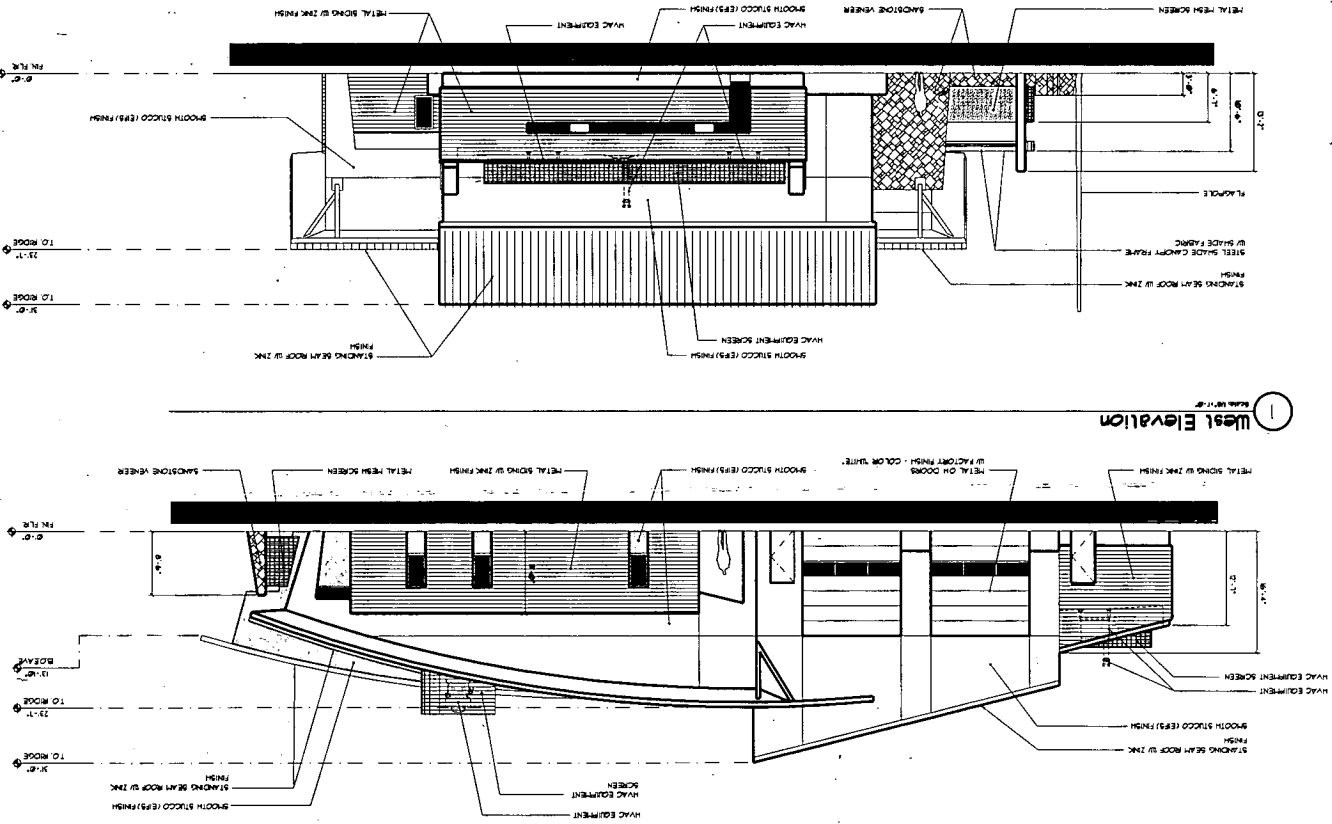
3	EXPLORED CHIMNEY/ROOF - SEE DETAIL 1/ABD
4	8" HIGH - FINISH - EXPOSED CHIMNEY ON WALL BY THE CORNER.
5	CHIMNEY WALL - SEE FINISH SPECIFICATIONS - WALL LEADING
6	DOWN WALL AND THROUGH ROOF - FINISH WITH EXTERIOR FINISH - SEE SPECIFICATIONS
7	11" HIGH THE STAIRS EXPOSED CHIMNEY WALL - SEE DETAIL WALL
8	PAINTED DETAIL, CANTON FINISH - SEE FINISH SCHEDULE
9	FINISH WALL ROOM CORNERS - SEE DETAIL 1/ABD - ALSO SEE DETAIL 2/ABD
10	18" HIGH ROOM CORNER - SEE FINISH SCHEDULE AND SPECIFICATIONS - ROOM WALL
11	THE CORNER WALL MATCH WITH ROOM FINISH (SEE FINISH SCHEDULE)
12	12" DEEP METAL FINISHED ROOF - 1/4" DIA. ROOF FINISH (SEE WALL LOCATION)
13	2" DEEP METAL FINISHED ROOF - 1/4" DIA. ROOF FINISH (SEE WALL LOCATION)
14	1/2" AT WALL AND 1/4" AT ELEVATION
15	1/2" AT ROOF CORNER DETAIL - FINISH WITH ROOM FINISH SPECIFICATIONS
16	DOWN - 1/2" IN ROOM CORNER DETAIL - SEE DETAIL 1/ABD - ALSO SEE DETAIL 2/ABD

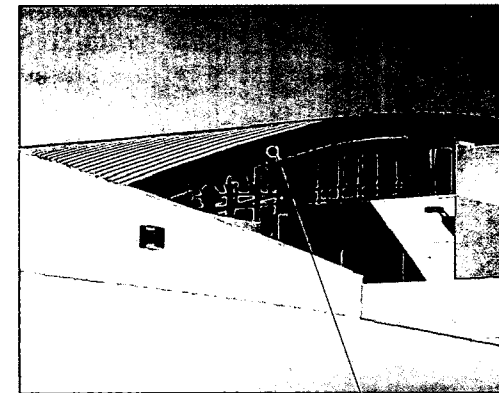
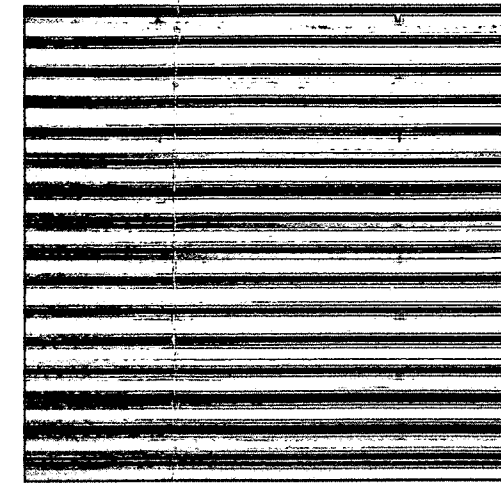
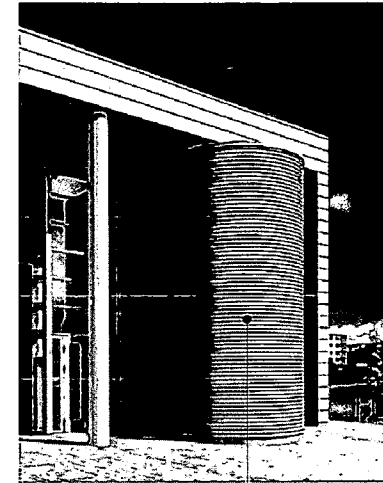
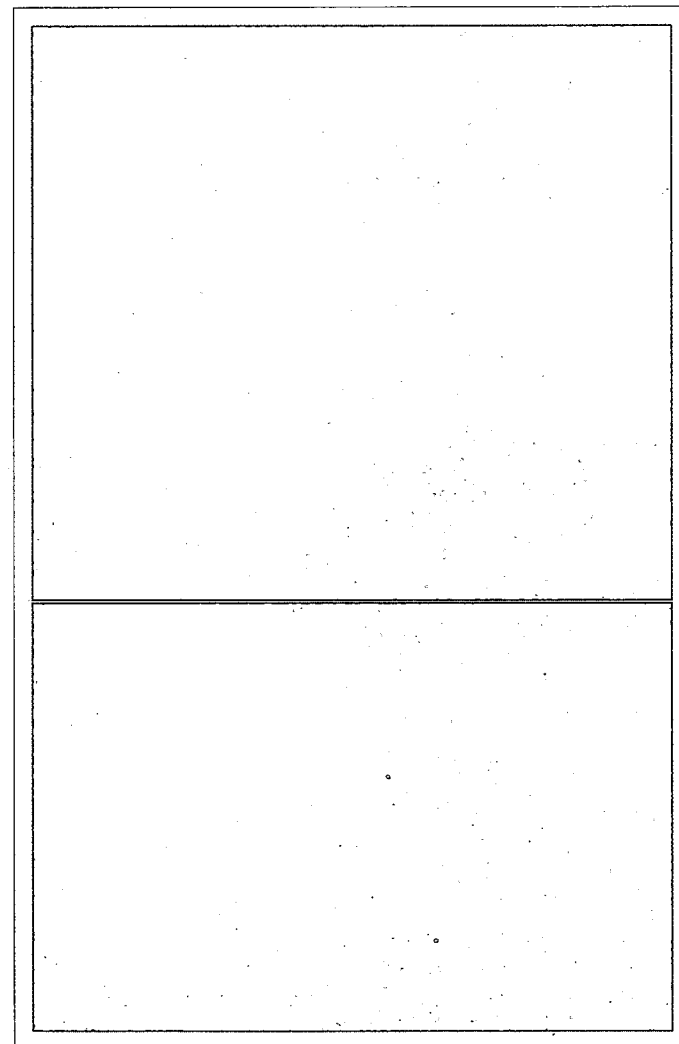
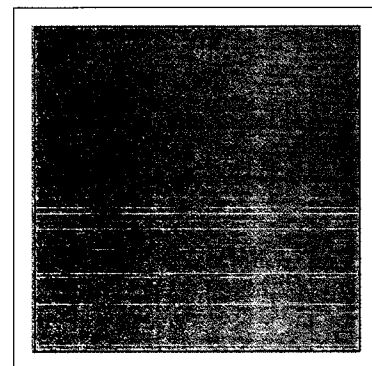
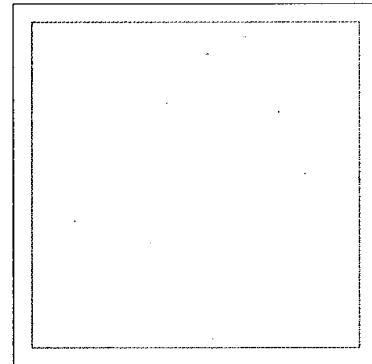
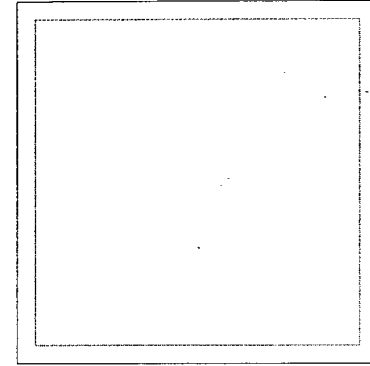
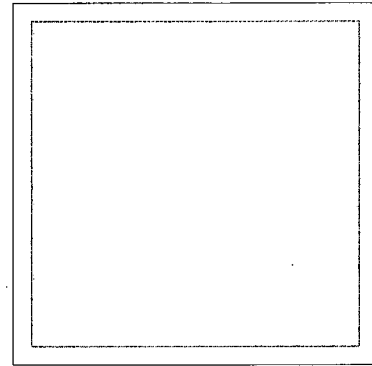
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Keynotes

Keynotes

West Elevation

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AUG 25 2009

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CITY OF LAS VEGAS, NEVADA
FIRE STATION #108
BONANZA RD & PAGE ST
Material / Color Board

STAMP	
OWNER: CITY OF LAS VEGAS DEPARTMENT OF PUBLIC WORKS ARCHITECTURAL SERVICES	
400 EAST STEWART AVENUE LAS VEGAS, NEVADA 89101 PHONE: (702) 329-3135 FAX: (702) 382-3232 TDD: (702) 386-9108	
DRAWING FILE DATE SCALE BID NO CLV DWG NO SHEET NO	EPS 1x108-colorboard 8/24/09 N/A 091534104 630-108 CB

DEPARTMENT OF PUBLIC WORKS

