# Plans (PMT)




# Separator Sheet



CITY VIEW




Centennial High Curve


©2008 Europa Technologies
Google™
Pointer 36°15'46.75" N 115°19'31.35" W elev 865 m
Streaming 100%
Eye alt 1.33 km

215 ANN RD




215 Before Cheyenne




215 + Lake Mead


© 2008 Europa Technologies
Google
Pointer 36°12'32.08" N 115°20'14.05" W elev 962 m
Streaming 100%
Eye alt 1.28 km

# Summerlin


© 2008 EuroPar Technologies
Google
Pointer 36°12'41.81" N 115°20'04.08" W elev 939 m
Streaming 100%
Eye alt 1.28 km

# Summerlin


© 2008 Europa Technologies
Google
Pointer 36°12'53.19" N 115°19'52.16" W elev 911 m
Streaming 100%
Eye alt 1.28 km

# Summerlin




Summerlin


© 2008 Europa Technologies
Google
Pointer 36° 14' 15.57" N 115° 19' 28.70" W elev 869 m
Streaming 100%
Eye alt 1.45 km

Summerlin




215 Summerlin




Summerlin Pkwy & 215



CITY VIEW




Centennial High Curve


© 2008 Europa Technologies
©2007 Google™
Pointer 36°15'46.75" N 115°19'31.35" W elev 865 m
Streaming 100%
Eye alt 1.33 km

215 4 ANN RD




215 Before Cheyenne




215 + Lake Mead




215 Summerlin


© 2008 Europa Technologies
Google
Pointer 36°12'32.08" N 115°20'14.05" W elev 962 m
Streaming 100%
Eye alt 1.28 km

Summerlin


© 2008 EuroparTechnologies
©2007 Google
Pointer 36°12'41.81" N 115°20'04.08" W elev 939 m
Streaming 100%
Eye alt 1.28 km

# Summerlin




Summerlin




# Summerlin




CHEYENNE

# Summerlin Pkwy & 215


© 2008 Europa Technologies
Google
Pointer 36° 14' 15.57" N 115° 19' 28.70" W elev 869 m
Streaming 100%
Eye alt 1.45 km

Summerlin

for file

Solarium Enterprises LP and
Nevada Horizon Holdings LLC

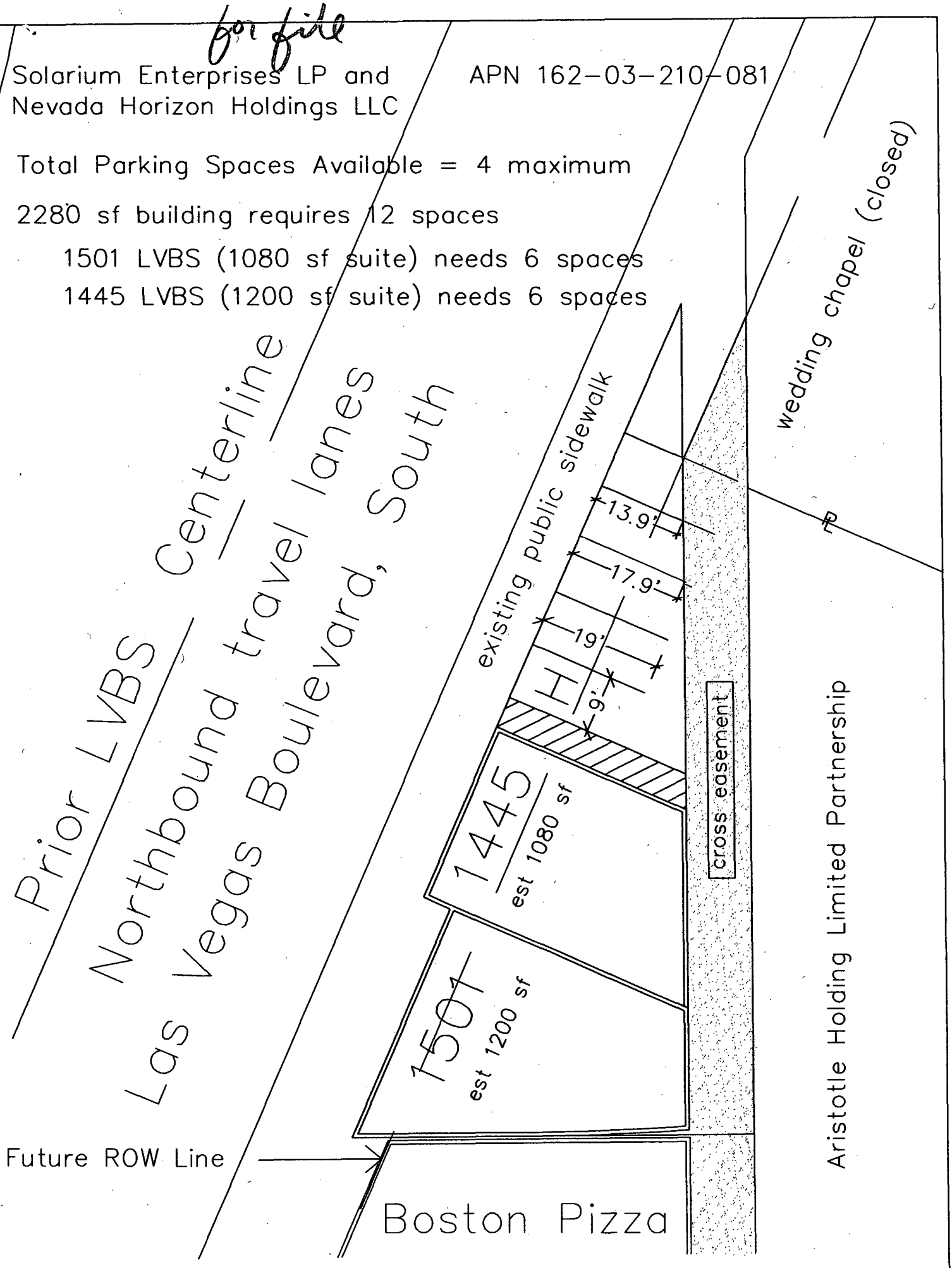
APN 162-03-210-081

Total Parking Spaces Available = 4 maximum

2280 sf building requires 12 spaces

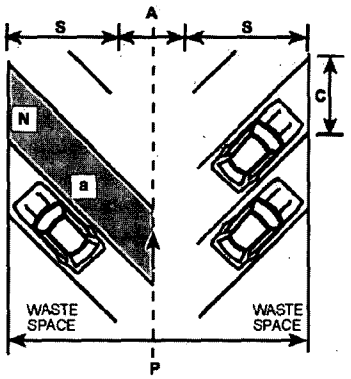
1501 LVBS (1080 sf suite) needs 6 spaces

1445 LVBS (1200 sf suite) needs 6 spaces



## 19.10.010(K) ILLUSTRATIONS

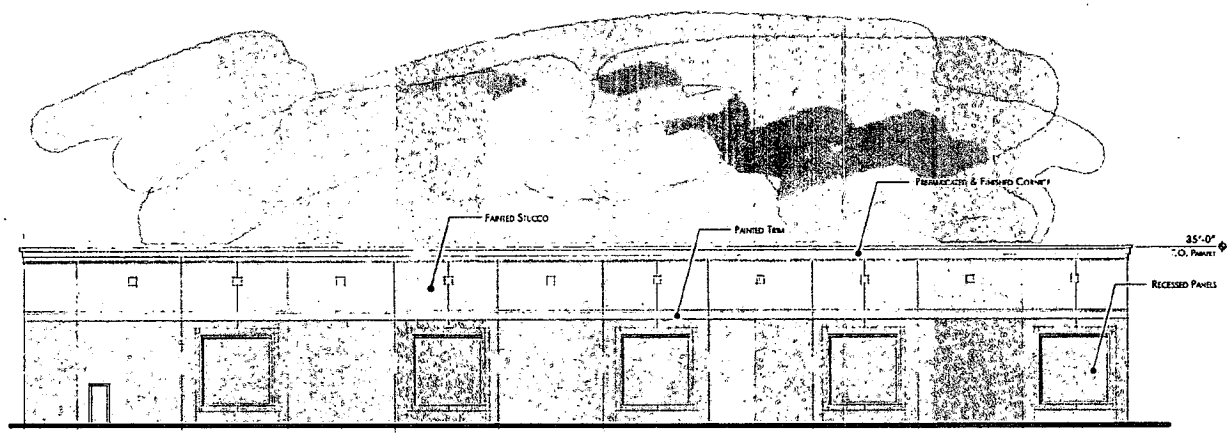
**Figure 5 Angle Parking Geometrics for Standard Cars**



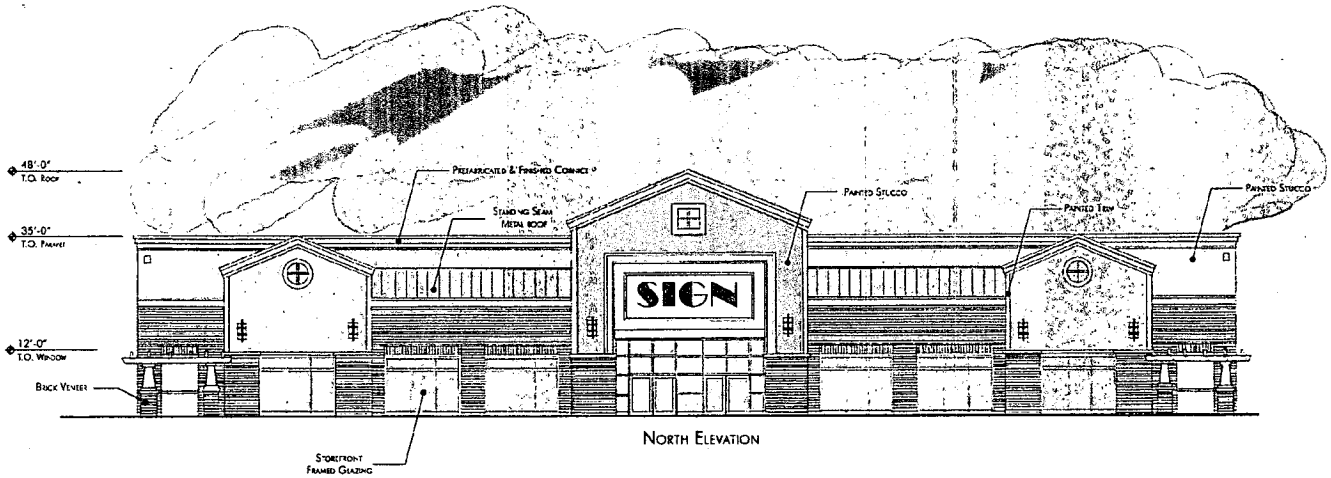

| Angle Parking Dimensions | | | | |
|---|---|---|---|---|
| Stall Length – 18 Stall Width – 9 | | | | |
| | N Parking Angle Degrees | P Width of Parking Section | S Depth of Stall | A Width of Aisle |
| Two Way Traffic Only | 30 | 45.5 | 17.0 | 12 |
| | 35 | 47.5 | 17.5 | 12 |
| | 40 | 49.0 | 18.5 | 12 |
| | 45 | 50.0 | 19.0 | 12 |
| | 50 | 51.0 | 19.5 | 12 |
| | 55 | 53.0 | 20.0 | 13 |
| | 60 | 55.0 | 20.0 | 15 |
| | 65 | 57.0 | 20.0 | 17 |
| | 70 | 59.0 | 20.0 | 19 |
| | 75 | 60.5 | 19.5 | 21 |
| Two Way Traffic | 80 | 61.5 | 19.5 | 23 |
| | 85 | 61.5 | 18.5 | 24 |
| | 90 | 60.0 | 18.0 | 24 |

Notes: Waste space at end of row and access roads are not included.
24 foot wide aisle will permit two-way traffic.






South Elevation




North Elevation

© Copyright 2008. PA Las Vegas, LLC, A Perlman Design Group Company
This Drawing is Conceptual in Nature and no Guarantee of its accuracy is implied. The Owner/Architect Reserves the right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change

# Conceptual Elevation - Fitness Club

Scale: 1" = 10'
0 10 20 40
Project No. 707047 February 13, 2008

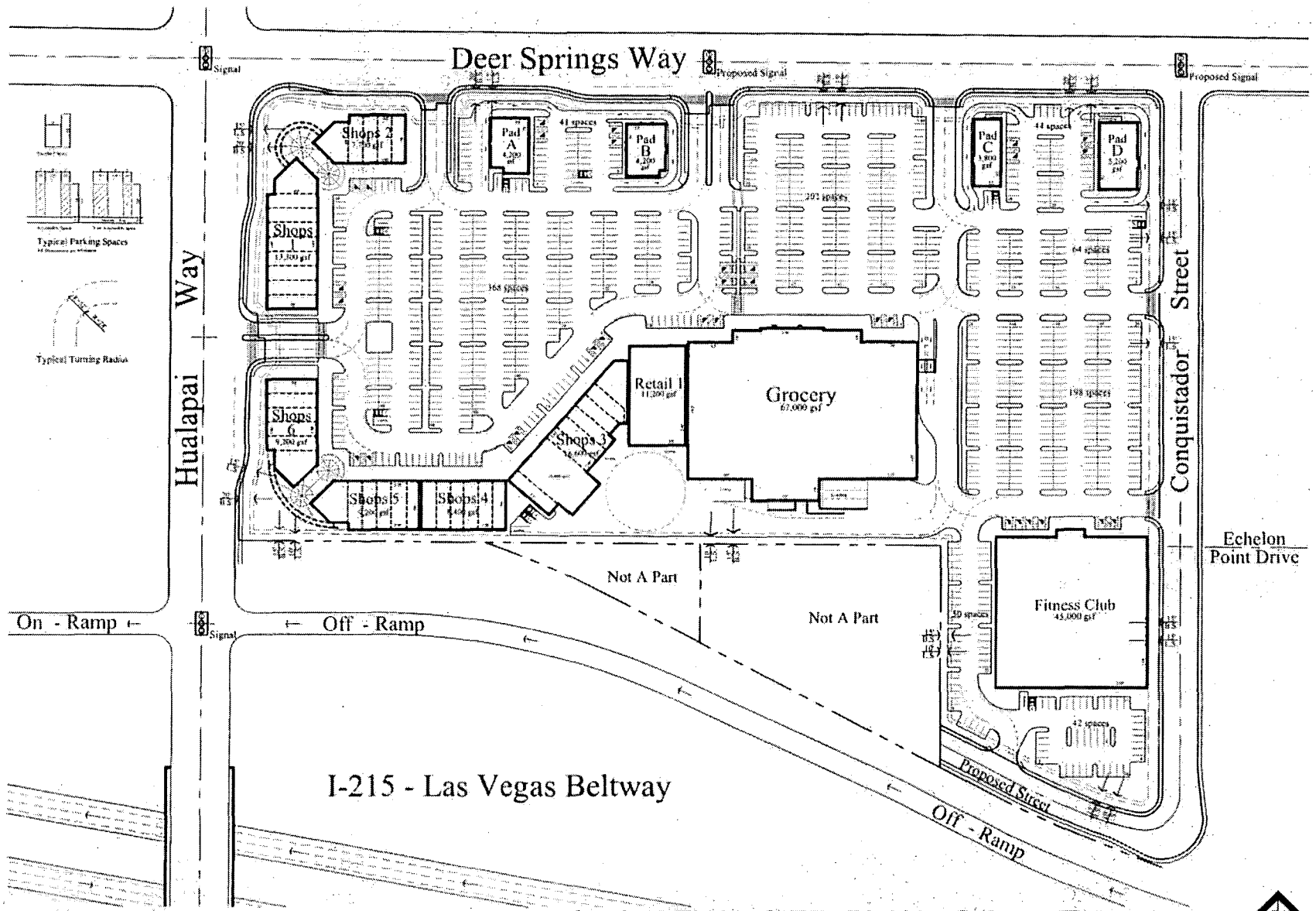
GREEN STREET PROPERTIES

# Providence Square
Las Vegas, Nevada

Perlman Design Group
Architecture • Planning • Interiors
Las Vegas • Newport Beach

RECEIVED
FEB 14 2008

**ZON-25758 SDR-25760**
**REVISED 03/13/08 PC**




## SITE INFORMATION

**ZONING:**
PDC - Planned Community Development

**APN:**
125-19-301-001/002/003/004/005/013

**COMMERCIAL AREA :**

**Parcel :** (Approximate, to be Verified)

| | | |
|---|---|---|
| Gross Area | | 23.619 acres |
| Net Area | 877,265 sf | 29.139 acres |

**Retail:**

| | |
|---|---|
| Grocery | 67,000 gsf |
| Retail - 1 | 11,200 gsf |
| In-Line Shops 1-6 | 64,400 gsf |
| Pads A-D | 17,400 gsf |
| Fitness Club | 45,000 gsf |
| **Total Retail Area** | **205,000 gsf** |
| **FAR** (877,265 sf) | **0.234** |

**PARKING REQUIREMENTS**

**Retail Required:**

| | | |
|---|---|---|
| Shopping Center | 1 per 250 sf | |
| Total Required: | 205,000 / 250 | 820 |

**Provided:**

| | | |
|---|---|---|
| Total Provided: | | 1,009 |
| Parking Ratio: | 4.92 per 1000 | 1 per 203 |

**H/C Required:**

| | | |
|---|---|---|
| 2 % of Total Spaces | 1,009 * 0.02 = | 21 |
| Total Provided: | | 32 |

**OPEN SPACE** 4.58 acres 199,500 sf
Provided: **22.7 %**

Site

Vicinity Map

Scale: 1" = 60'

Project No.: 707047 January 29, 2008

© Copyright 2007 Perlman Design Group, LLC

CONCEPTUAL SITE PLAN - G-2

GREEN STREET PROPERTIES

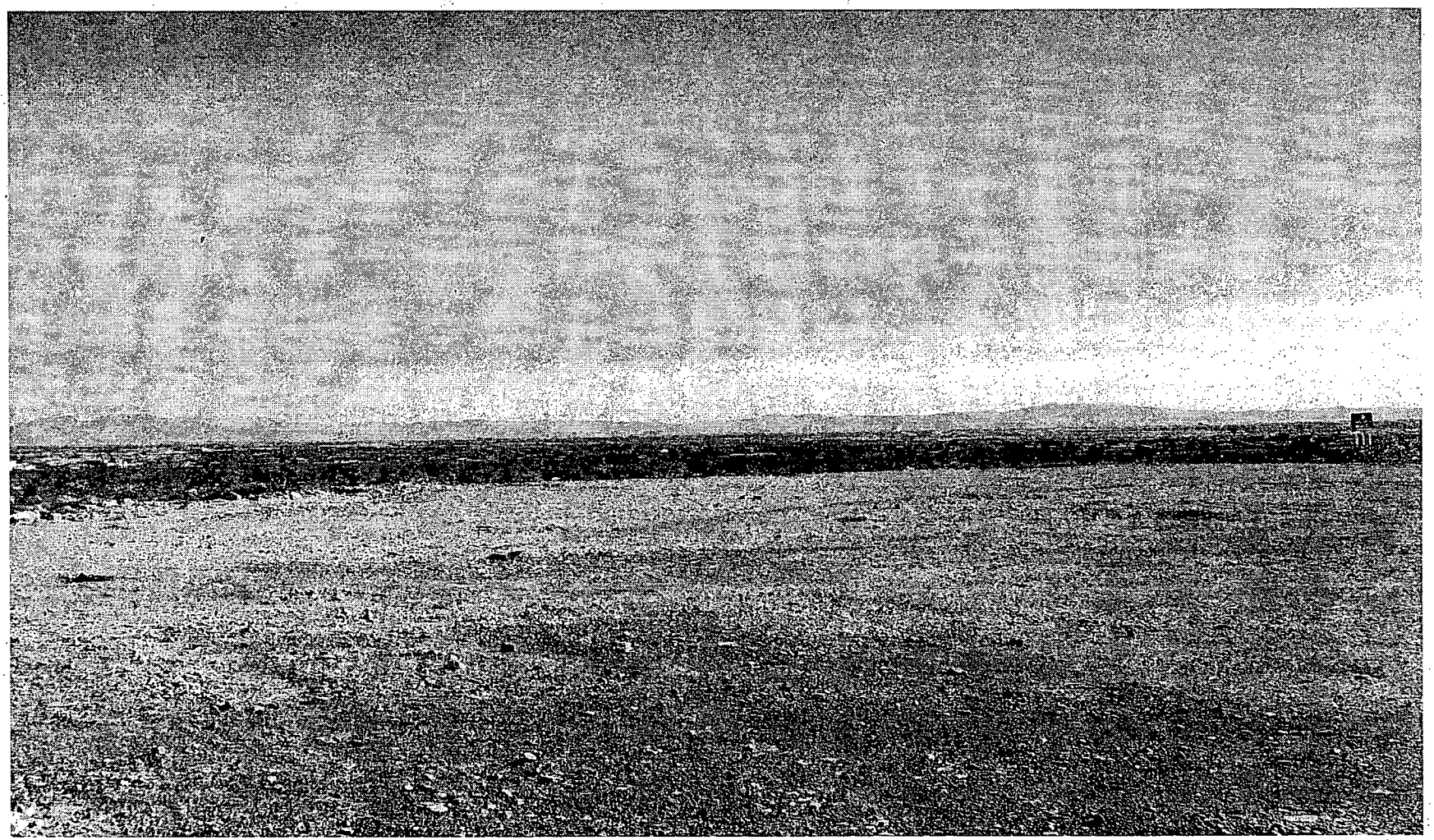
# Providence Square

Las Vegas, Nevada

RECEIVED JAN 29 2008

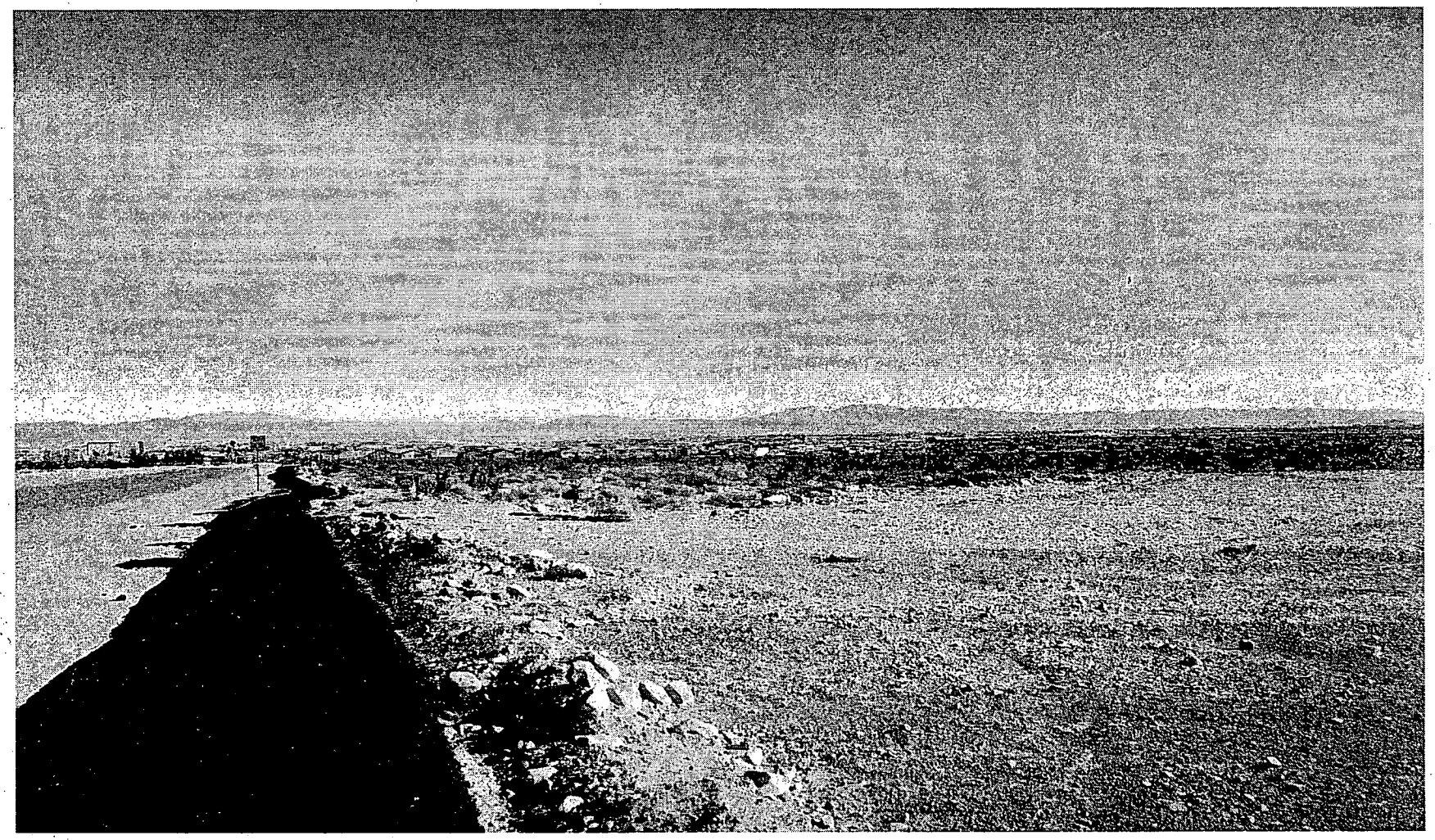
Perlman DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

**ZON-25758 SDR-25760**
**REVISED 02/14/08 PC**



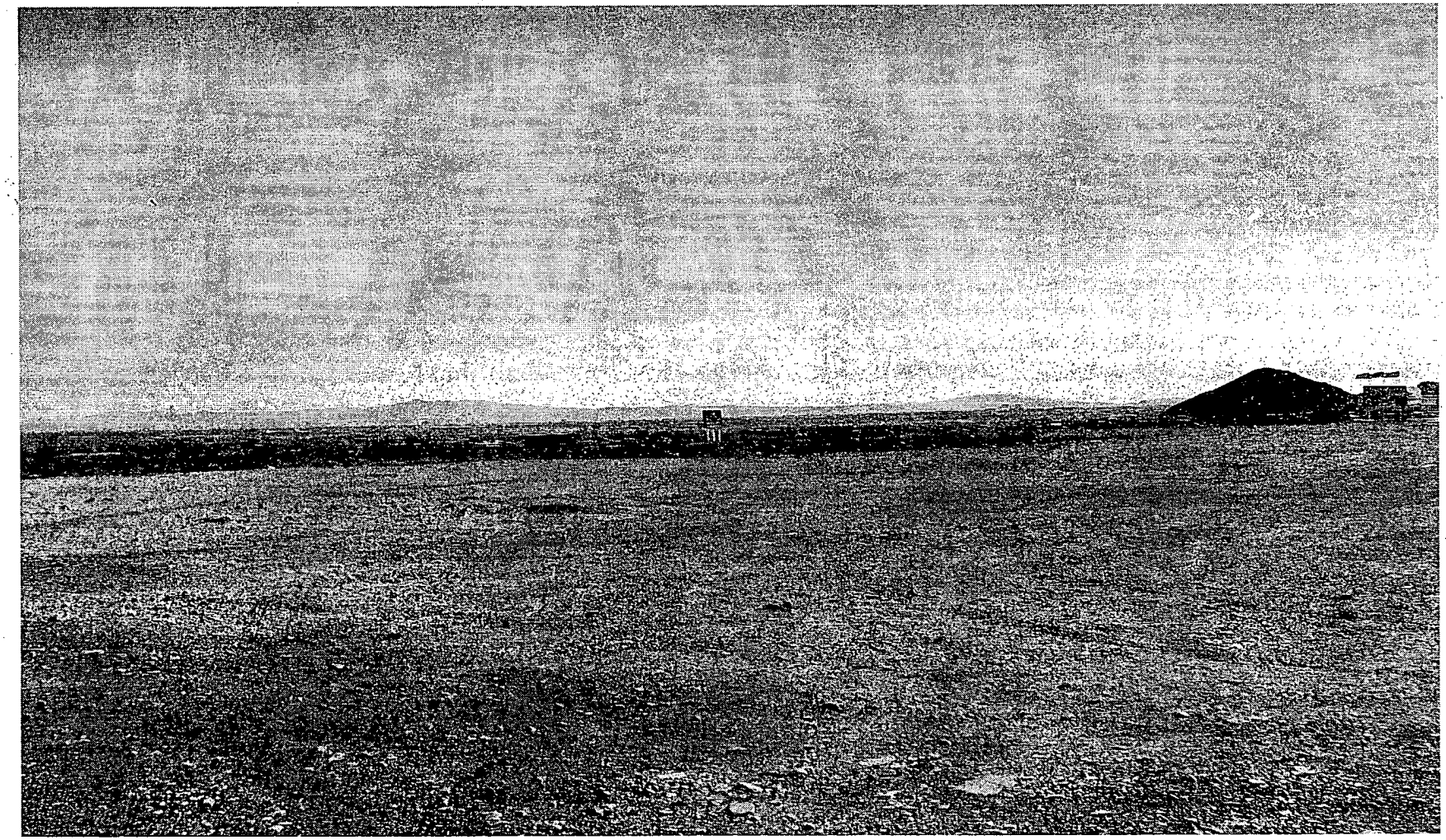
ZON-25758, SDR-25760 AND VAC-25759 - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.
SOUTHEAST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY
JANUARY 10, 2008 PLANNING COMMISSION

12/21/07



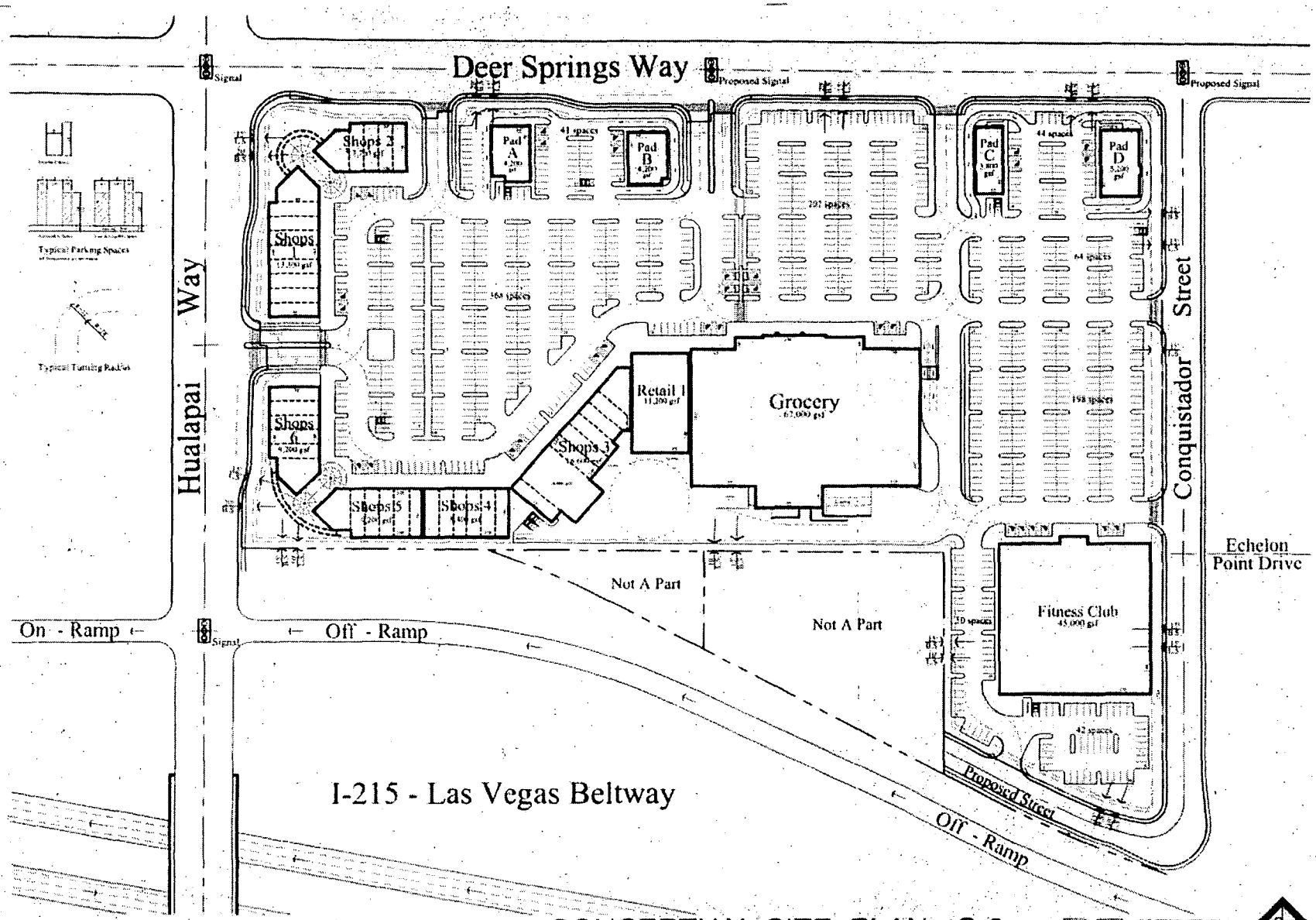
ZON-25758, SDR-25760 AND VAC-25759 - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.
SOUTHEAST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY
JANUARY 10, 2008 PLANNING COMMISSION

12/21/07



ZON-25758, SDR-25760 AND VAC-25759 - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.
SOUTHEAST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY
JANUARY 10, 2008 PLANNING COMMISSION

12/21/07




## SITE INFORMATION

**ZONING:**
PDC - Planned Community Development

**APN:**
125-19-301-001/002/003/004/005/013

**COMMERCIAL AREA :**

**Parcel :**

| | | |
|---|---|---|
| Gross Area | | 23.619 acres |
| Net Area | 872,263 sf | 20.137 acres |

**Retail:**

| | |
|---|---|
| Grocery | 67,000 gsf |
| Retail #1 | 11,200 gsf |
| In-Line Shops 1-6 | 64,400 gsf |
| Pads A-D | 17,400 gsf |
| Fitness Club | 45,000 gsf |
| **Total Retail Area** | **205,000** |
| **FAR** | **0.234** |

**PARKING REQUIREMENTS**

**Retail Required:**

| | |
|---|---|
| Shopping Center: | |
| Total Required: | 820 |

**Provided:**

| | |
|---|---|
| Total Provided: | 1,009 |
| Parking Ratio: | 4.92 per 1000 / 1 per 203 |

**H/C Required:**

| | |
|---|---|
| 2 % of Total Spaces | 21 |
| Total Provided: | 32 |

**OPEN SPACE** 4.58 acres 199,506 sf
Provided: 22.7 %

Site

Vicinity Map

Scale: 1" = 80'

Project No.: 707047 January 29, 2008

RECEIVED
JAN 29 2008

# CONCEPTUAL SITE PLAN - G-2

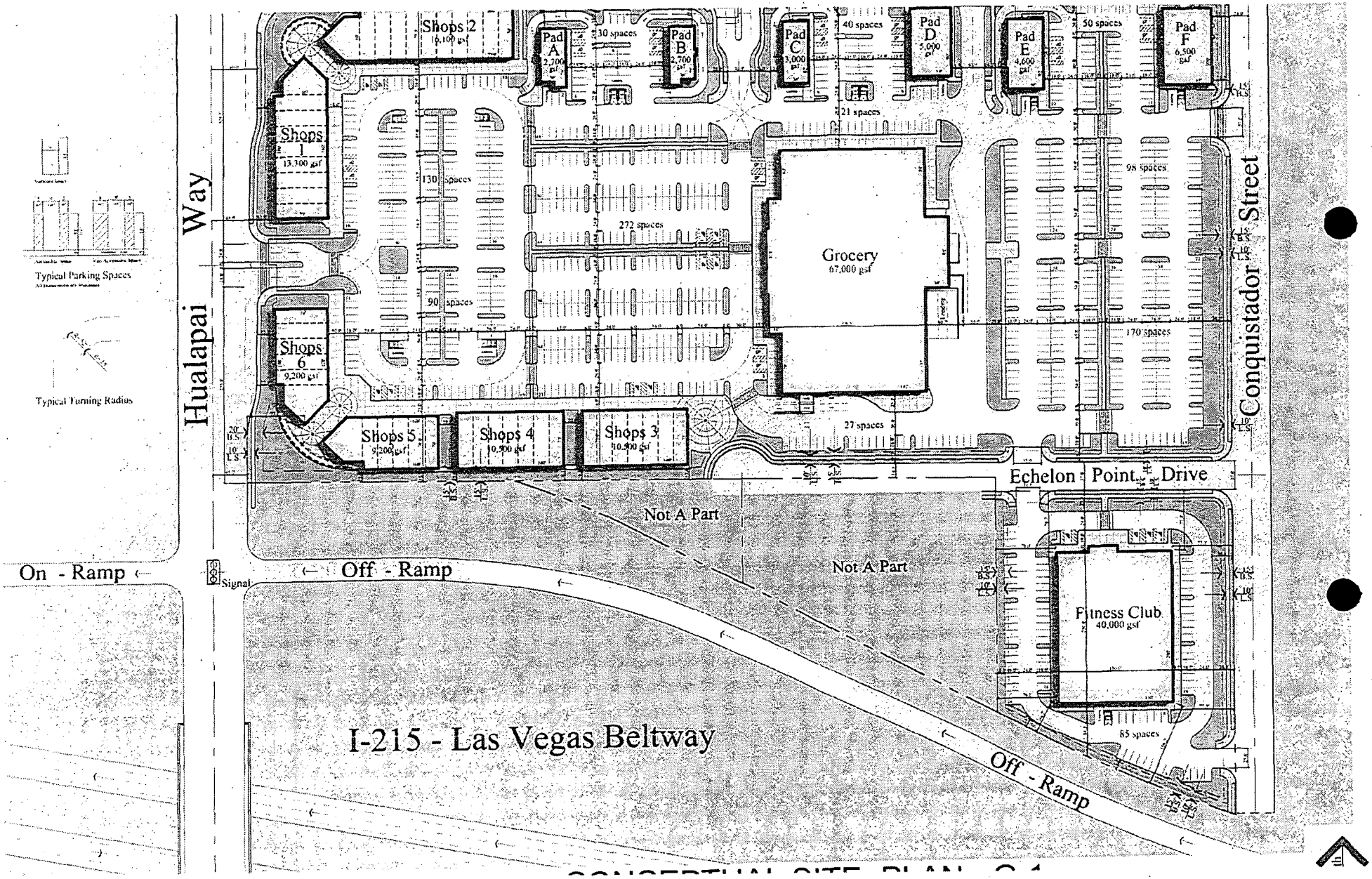
GREEN STREET PROPERTIES

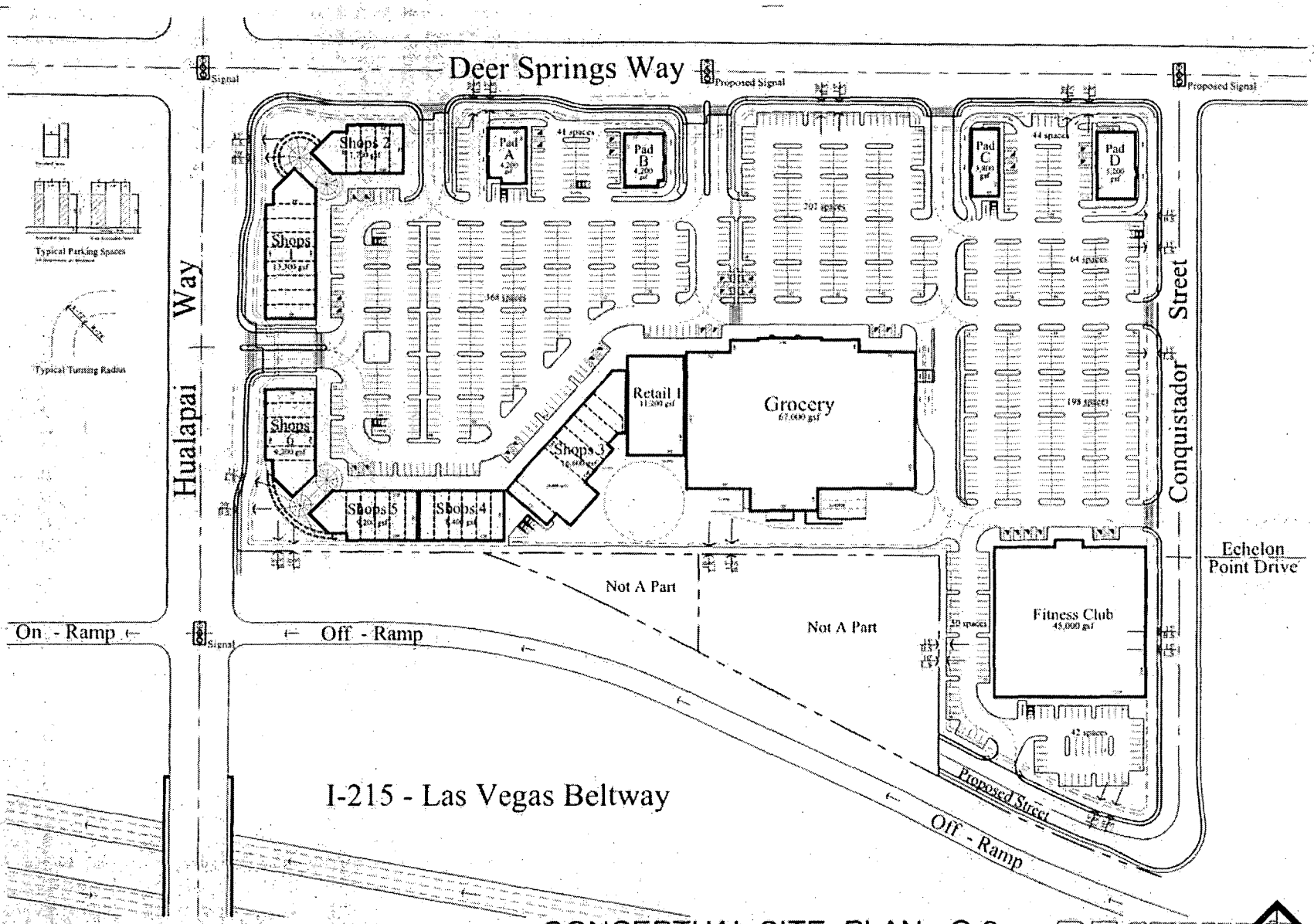
# Providence Square

Las Vegas, Nevada

**ZON-25758 SDR-25760**
**REVISED 02/14/08 PC**

Perlman DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS


Typical Parking Spaces
Typical Turning Radius
Hualapai Way
Conquistador Street
Shops 2
6,100 gsf
Pad A
2,700 gsf
Pad B
2,700 gsf
Pad C
3,000 gsf
Pad D
5,000 gsf
Pad E
4,600 gsf
Pad F
6,500 gsf
30 spaces
40 spaces
50 spaces
21 spaces
Shops 1
13,300 gsf
130 spaces
272 spaces
98 spaces
Grocery
67,000 gsf
90 spaces
Shops 6
9,200 gsf
170 spaces
27 spaces
Shops 5
9,200 gsf
Shops 4
10,900 gsf
Shops 3
10,900 gsf
Echelon Point Drive
Not A Part
Not A Part
On - Ramp
Signal
Off - Ramp
Fitness Club
40,000 gsf
85 spaces
I-215 - Las Vegas Beltway
Off - Ramp




## SITE INFORMATION

**ZONING:**
PDC - Planned Community Development

**APN:**
125-19-301-001/002/003/004/005/013

**COMMERCIAL AREA :**

**Parcel :** (Approximate, to be Verified)

| | | |
|---|---|---|
| Gross Area | | 23.619 acres |
| Net Area | 877,265 sf | 20.139 acres |

**Retail:**

| | |
|---|---|
| Grocery | 67,000 gsf |
| Retail - 1 | 11,200 gsf |
| In-Line Shops 1-6 | 64,400 gsf |
| Pads A-D | 17,400 gsf |
| Fitness Club | 45,000 gsf |
| **Total Retail Area** | **205,000** |
| **FAR** (877,265 sf) | **0.234** |

**PARKING REQUIREMENTS**

**Retail Required:**

| | | |
|---|---|---|
| Shopping Center | 1 per 250 sf | |
| Total Required: | 205,000 sf / 250 | 820 |

**Provided:**

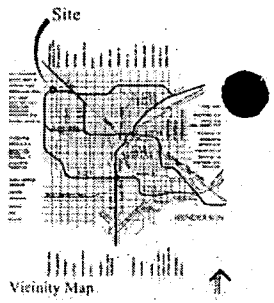
| | | |
|---|---|---|
| Total Provided: | | 1,009 |
| Parking Ratio: | 4.92 per 1000 | 1 per 203 |

**H/C Required:**

| | | |
|---|---|---|
| 2 % of Total Spaces | 1,009 spaces | 21 |
| Total Provided: | | 32 |

**OPEN SPACE** 4.58 acres 199,500 sf

Provided: **22.7 %**




Scale: 1" = 60'

Project No.: 707047 January 29, 2008

© Copyright 2007 Perlman Design Group, LLC

# CONCEPTUAL SITE PLAN - G-2

GREEN STREET PROPERTIES

# Providence Square

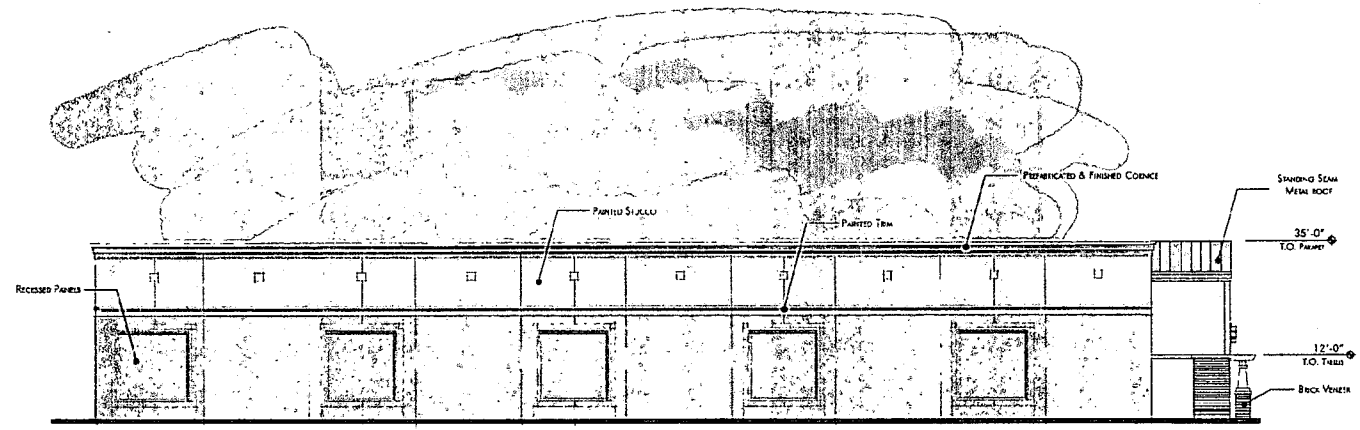
Las Vegas, Nevada

**ZON-25758 SDR-25760**

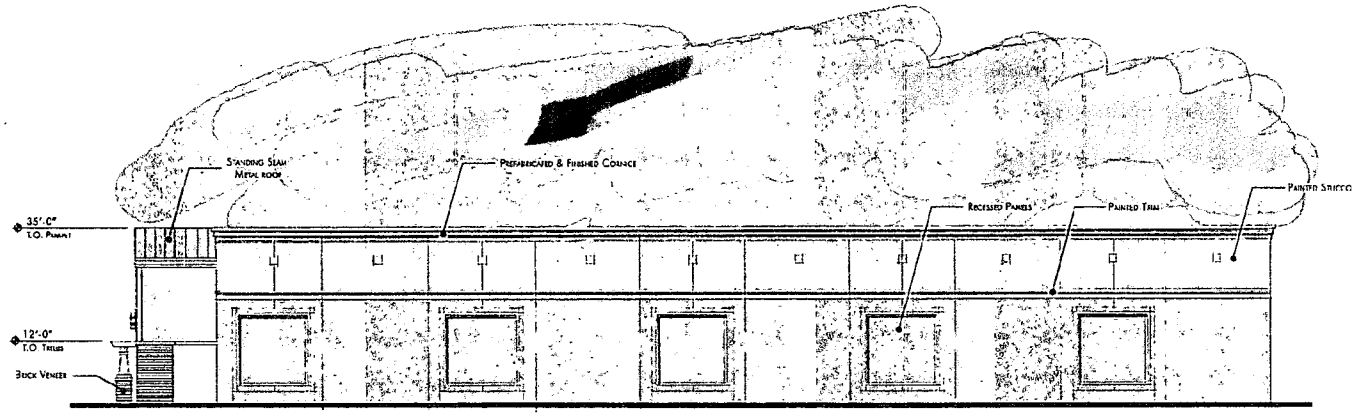
**REVISED 02/14/08 PC**

RECEIVED
JAN 29 2008
CITY OF LAS VEGAS

Perlman DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH




East Elevation




West Elevation

© Copyright 2008, PA Las Vegas, LLC. A Perlman Design Group Company
This Drawing is Conceptual in Nature and no Guarantee of its accuracy is implied. The Owner Expressly Reserves his Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

# Conceptual Elevation - Fitness Club

Scale: 1" = 10'

0 10 20 40

Project No. 707047 February 13, 2008

GREEN STREET PROPERTIES

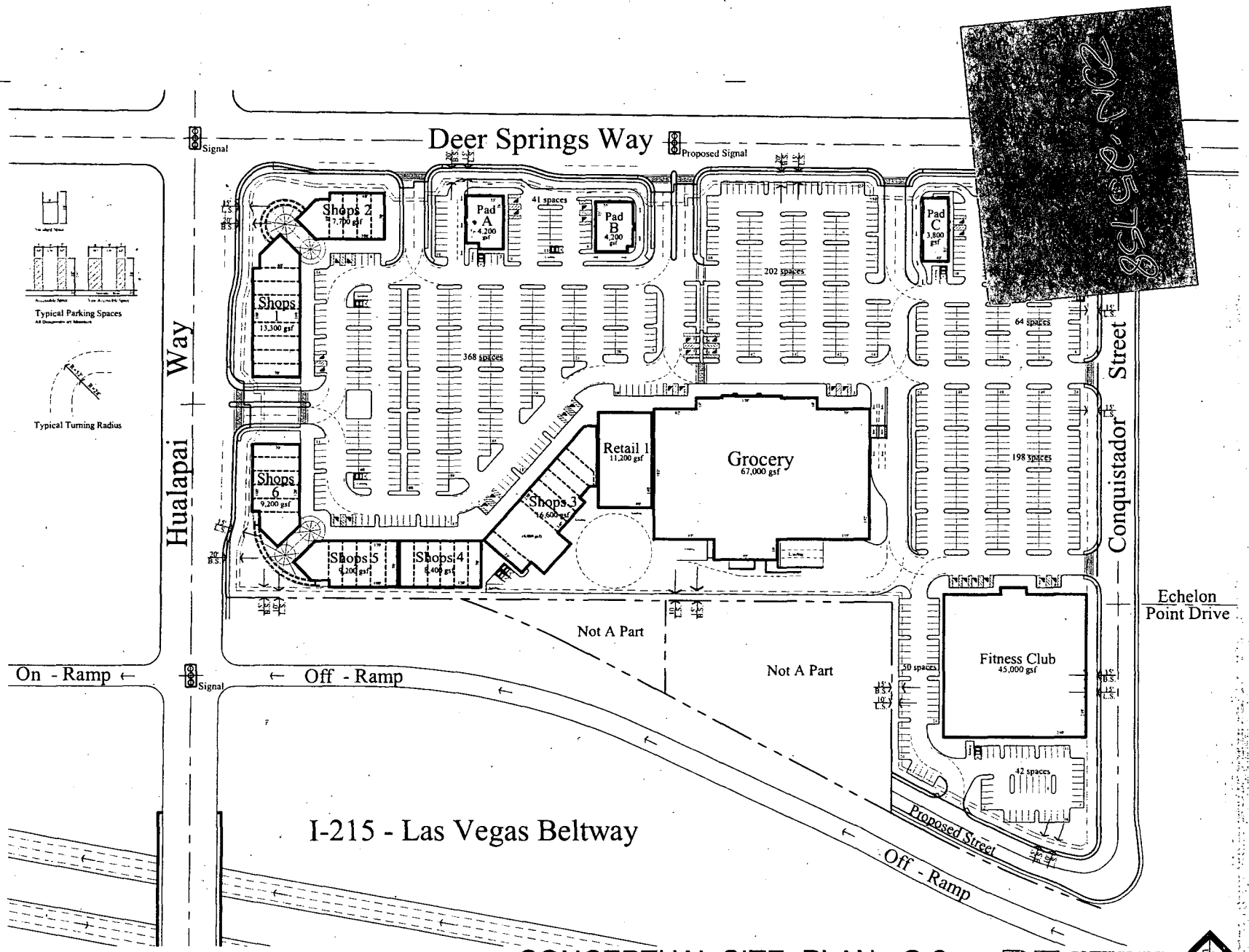
# Providence Square

Las Vegas, Nevada

Perlman Design Group
Architecture • Planning • Interiors
Las Vegas • Scottsdale • Newport Beach

RECEIVED
FEB 14 2008

ZON-25758 SDR-25760
REVISED 03/13/08 PC




## SITE INFORMATION

**ZONING:**
PDC - Planned Community Development

**APN:**
125-19-301-001/002/003/004/005/013

**COMMERCIAL AREA :**

**Parcel :** (Approximate, to be Verified)

| | | |
|---|---|---|
| Gross Area | | 23.619 acres |
| Net Area | 877,265 sf | 20.139 acres |

**Retail:**

| | |
|---|---|
| Grocery | 67,000 gsf |
| Retail - 1 | 11,200 gsf |
| In-Line Shops 1-6 | 64,400 gsf |
| Pads A-D | 17,400 gsf |
| Fitness Club | 45,000 gsf |
| **Total Retail Area** | **205,000 gsf** |
| **FAR** (877,265 sf) | **0.234** |

**PARKING REQUIREMENTS**

**Retail Required:**

| | | |
|---|---|---|
| Shopping Center | 1 per 250 sf | |
| Total Required: | 205,000 ÷ 4 = | 820 |

**Provided:**

| | | |
|---|---|---|
| Total Provided: | | 1,009 |
| Parking Ratio: | 4.92 per 1000 | 1 per 203 |

**H/C Required:**

| | | |
|---|---|---|
| 2 % of Total Spaces | 1,016 * 0.02 = | 21 |
| Total Provided: | | 32 |

**OPEN SPACE** 4.58 acres 199,300 sf

Provided: 22.7 %

© Copyright 2007, Perlman Design Group, LLC
This Plan is Copyrighted in Nature and the Commission of its Author(s) is implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

# CONCEPTUAL SITE PLAN - G-2

RECEIVED
JAN 29 2008

Project No.: 707047 January 29, 2008

GREEN STREET PROPERTIES

# Providence Square

Las Vegas, Nevada

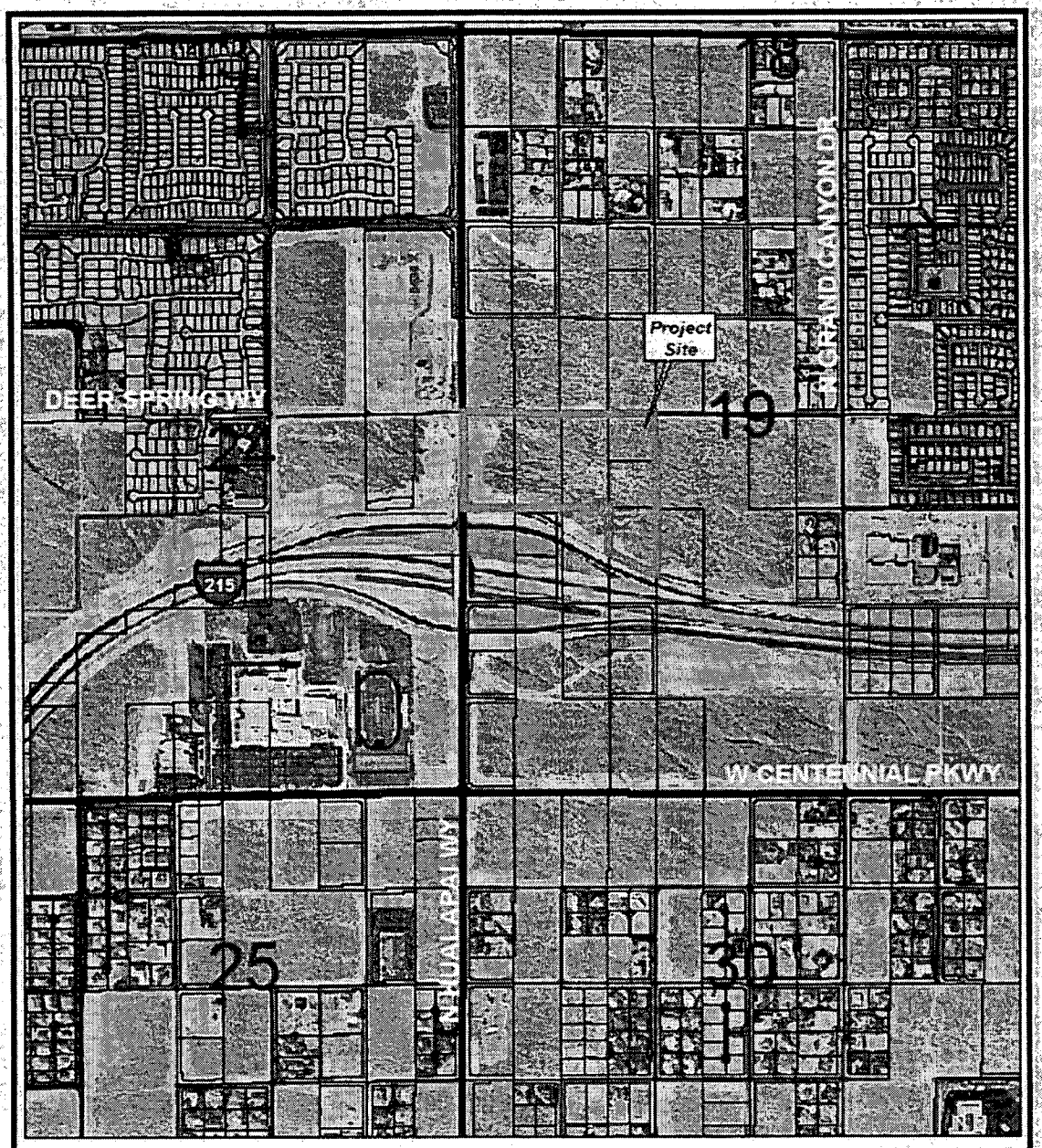
**ZON-25758 SDR-25760**
**REVISED 02/14/08 PC**

Perlman DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

# Comments




# Separator Sheet


Project Site
DEER SPRING WY
215
W CENTENNIAL PKWY
N HUALAPAI WY
N GRAND CANYON DR
19
25
30
N
Providence Square
Figure 1: Vicinity Map
October 2007

# 2. LAND USE

## 2.1 Purpose

The purpose of this section is to identify the land uses permitted within Providence Square.

## 2.2 Development Parcel

**DEVELOPMENT PARCEL**

| Phase | Development Parcel | Land Use | Total Acres |
|---|---|---|---|
| 1 | A | Neighborhood Commercial | 23.6 |
| **Totals:** | | | 23.6 |

## 2.3 Land Use Designation

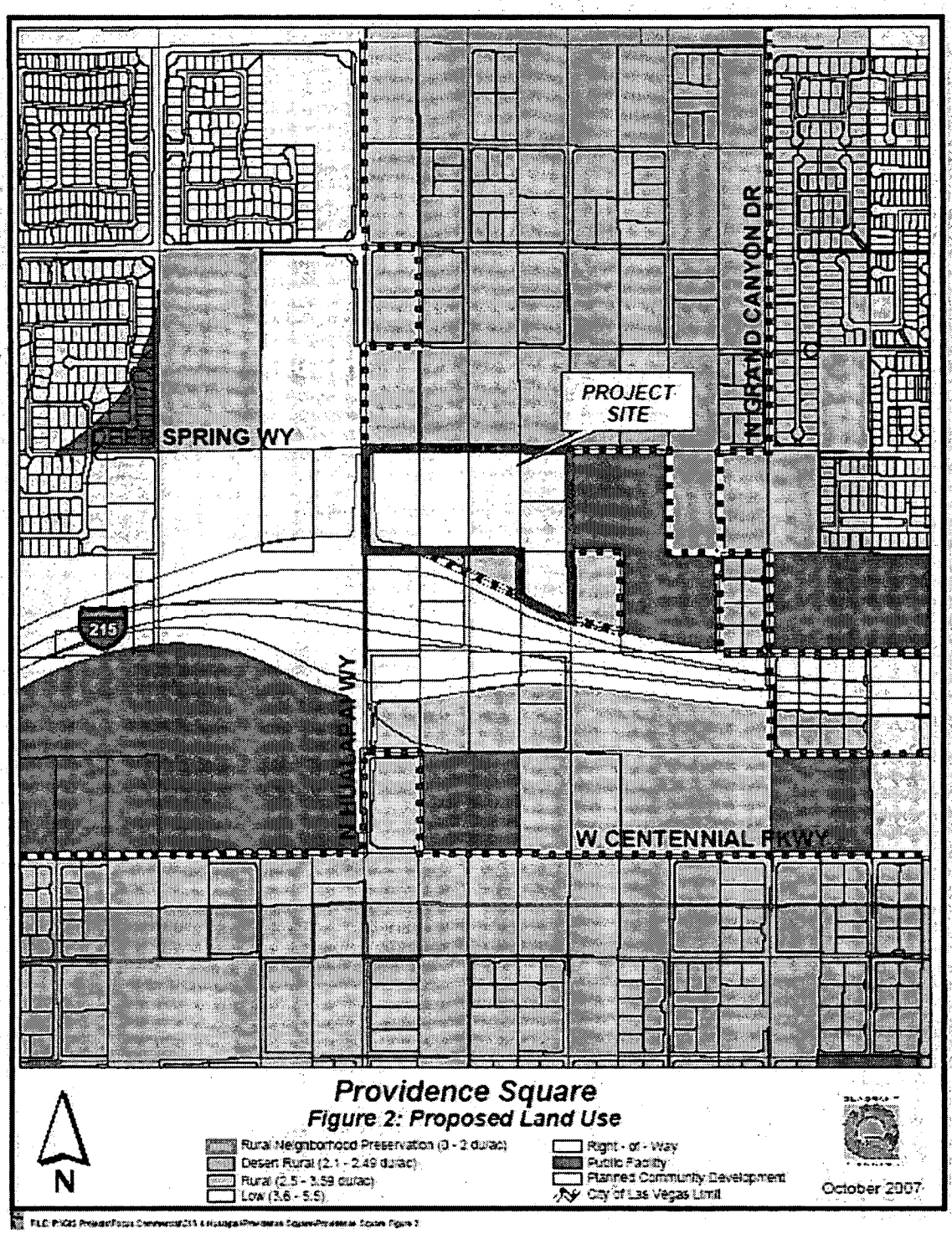
The Development Plan area shall be comprised of a mixture of commercial uses permitted within the Neighborhood Commercial land use category.

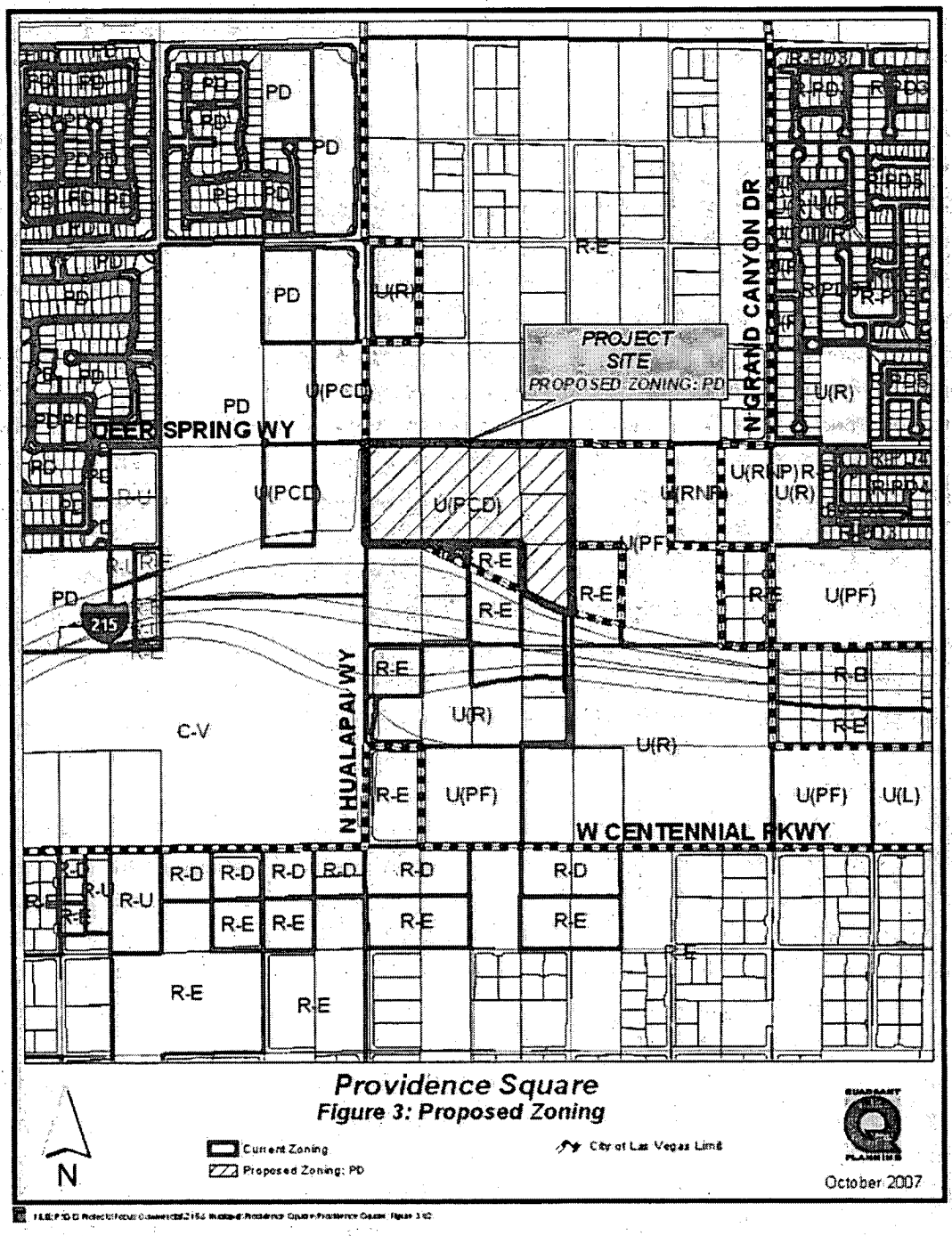
### 2.3.1 Zoning

Providence Square will be zoned PD (Planned Development) in accordance with Chapters 19.06 and 19.18 of the City of Las Vegas Municipal Code (see Figure 3 for existing and proposed zoning in the project area)

## 2.4 Providence Square Master Development Plan

The acreage included in the Development Plan was designated Planned Community Development (PCD) by the Las Vegas City Council on June 6, 2007, as shown in Figure 2.


PROJECT SITE
DEER SPRING WY
N GRAND CANYON DR
N HUALAPAI WY
W CENTENNIAL PKWY
215
N
Providence Square
Figure 2: Proposed Land Use
Rural Neighborhood Preservation (0 - 2 du/ac)
Desert Rural (2.1 - 2.49 du/ac)
Rural (2.5 - 3.59 du/ac)
Low (3.6 - 5.5)
Right - of - Way
Public Facility
Planned Community Development
City of Las Vegas Limit
October 2007


PROJECT SITE
PROPOSED ZONING: PD
DEER SPRING WY
N GRAND CANYON DR
N HUALAPAI WY
W CENTENNIAL PKWY
PD
U(R)
U(PCD)
R-E
U(PF)
C-V
R-D
R-U
U(L)
215
Providence Square
Figure 3: Proposed Zoning
Current Zoning
Proposed Zoning: PD
City of Las Vegas Limit
N
October 2007

### 2.4.1 Traffic Study

A traffic impact analysis for the Providence Square Planned Development has been submitted to the City of Las Vegas and must be approved prior to the issuance of any permits or recordation of any Final Maps anywhere within this site. This project will developed in accordance with the mitigation measure identified in the approved study

### 2.4.2 Drainage Study

A drainage study for the overall 23.6 acres covered by this plan shall be submitted to and approved by the Department of Public Works prior to the issuance of any permits or recordation of any Final Maps anywhere within this site. The drainage study shall identify necessary drainage infrastructure improvements within the proposed Planned Development area and shall propose an implementation program for the construction of such required improvements, including a phasing plan identifying appropriate milestones that will trigger the timely construction thereof.

### 2.4.3 Water Service

The Las Vegas Valley Water District (LVVWD) currently provides service to the 2975 pressure zone in which the project is located. There is an existing 42 inch main in Hualapai Way. See Figure 4 for the location of the line as well proposed water lines.

### 2.4.4 Sewer Service

Sewer service to the project will be from an existing 12 inch line in Deer Springs Way. See Figure 4 for a schematic. The Collection Systems Planning section of the Department of Public Works shall review and approve all public sewer design prior to the issuance of any permits

### 2.4.5 Access

Access to the planning area will be from Hualapai Way, Deer Springs Way, Conquistador Street and Echelon Point Drive. See Figure 5 for project area street network and Figure 6 for site specific street network and cross-sections.

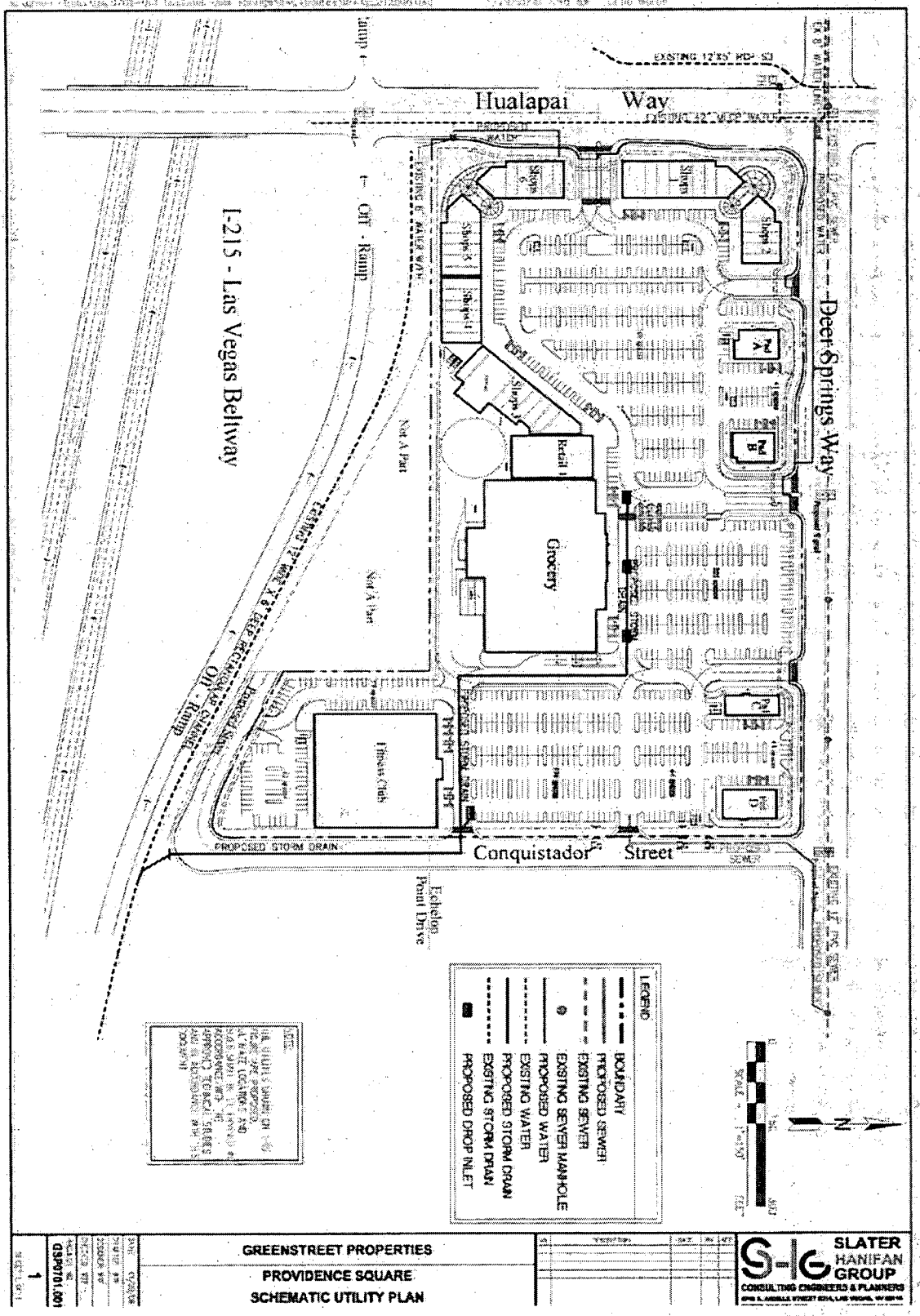
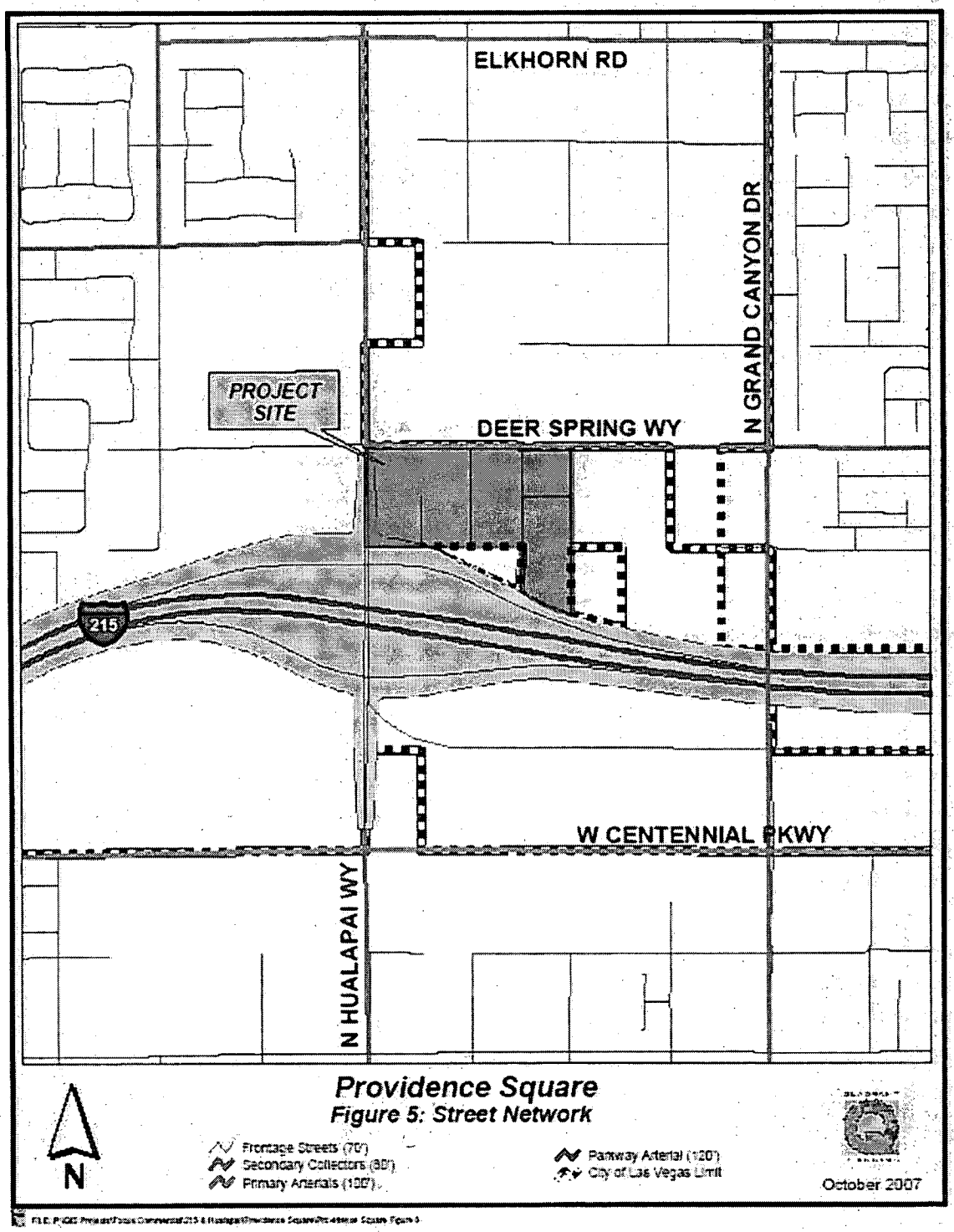
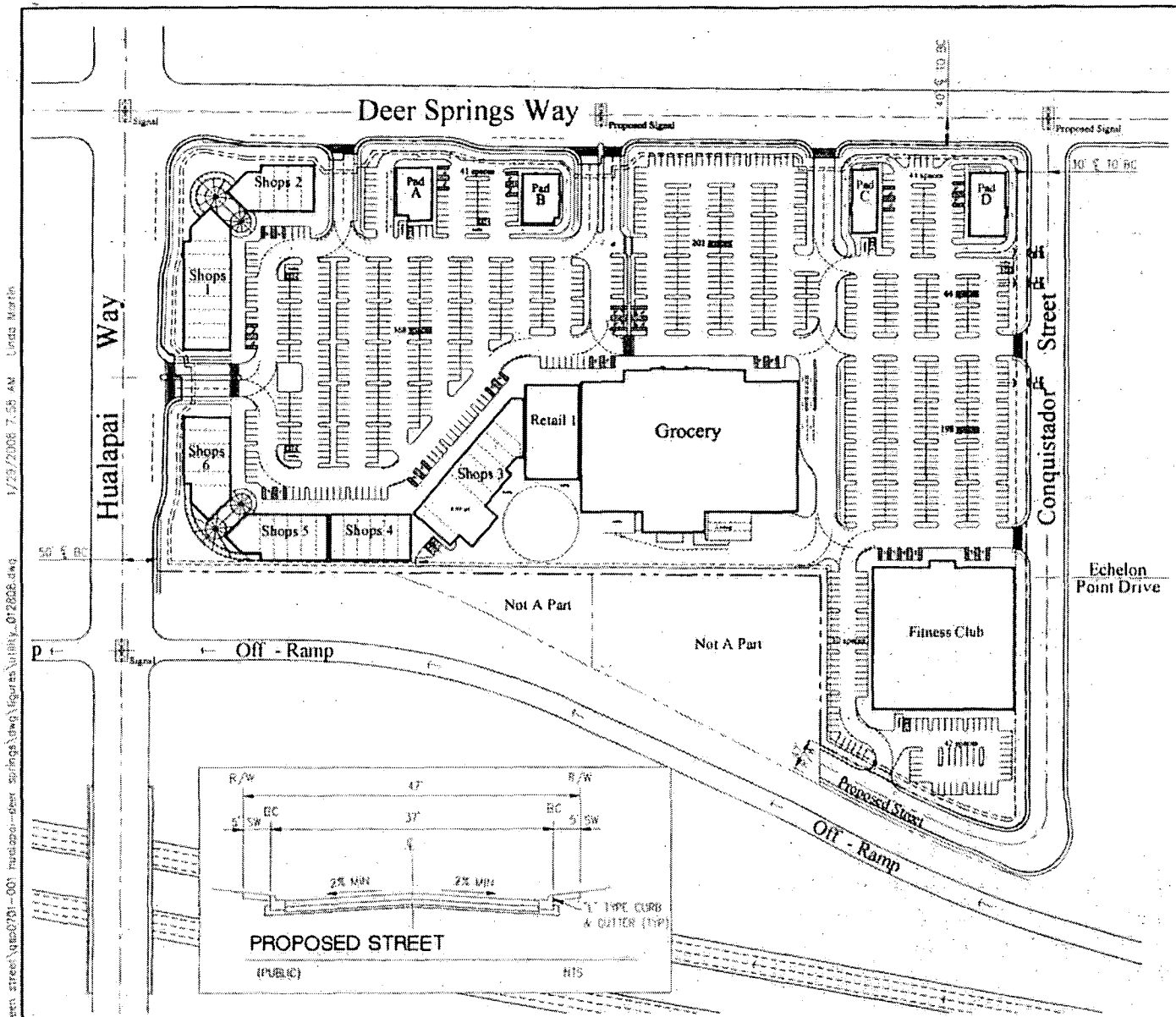

Hualapai Way
Deer Springs Way
I-215 - Las Vegas Beltway
Off - Ramp
Not A Part
Grocery
Retail
Fitness Club
Conquistador Street
Echelon Peak Drive
PROPOSED STORM DRAIN
LEGEND
BOUNDARY
PROPOSED SEWER
EXISTING SEWER
EXISTING SEWER MANHOLE
PROPOSED WATER
EXISTING WATER
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
PROPOSED DROP INLET
GREENSTREET PROPERTIES
PROVIDENCE SQUARE
SCHEMATIC UTILITY PLAN
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

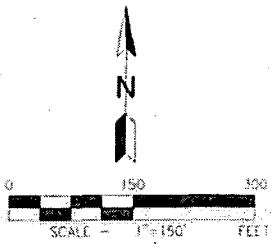
**Figure 4**

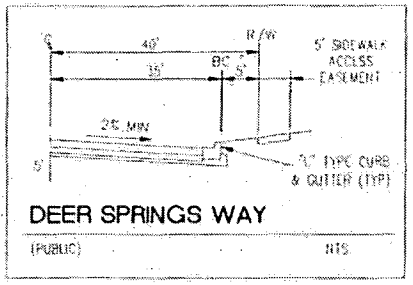



***Providence Square***

***Figure 5: Street Network***

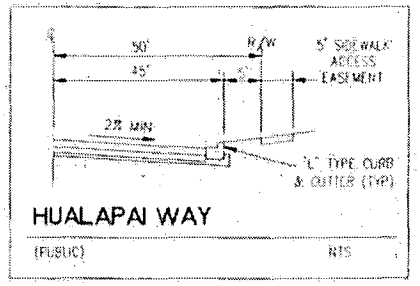


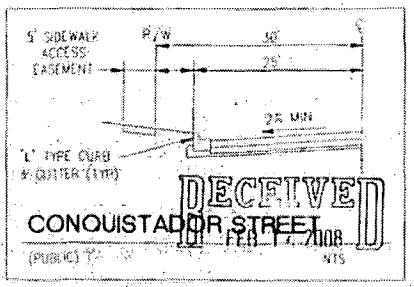

DEER SPRINGS WAY

(PUBLIC) NTS




HUALAPAI WAY

(PUBLIC) NTS




CONQUISTADOR STREET

(PUBLIC) NTS




PROPOSED STREET

(PUBLIC) NTS

RECEIVED
FEB 1 2008

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

GREENSTREET PROPERTIES

EVIDENCE SQUARE

RIGHT OF WAY EXHIBIT

DATE 01/29/08
DRAWN BY WP
DESIGNED WP
CHECKED WP
PROJECT NO
GSP0701.001

1
SHEET 1 OF 1

# 3. USES

## 3.1 Permissible Uses

Buildings, structures and land used for commercial purposes shall be developed and operated in accordance with the uses permitted in the following Permissible Use Schedule.

No use, type of development or development standard is presumptively permitted within the PD District unless it already has been included in the adopted plan for the District.

## PERMISSIBLE USE SCHEDULE

| Uses* | |
|---|---|
| Adult Day Care | P |
| Animal Hospital | SUP |
| Assisted Living Apartments | SUP |
| Auto Parts (New and Rebuilt – Accessory Sales and Service) | SUP |
| Auto Title Loan | X |
| Auto Repair Garage, Minor | SUP |
| Auto Smog Check | SUP |
| Automobile Rental | X |
| Banquet Facility | P |
| Bail Bond Service | X |
| Beer/Wine/Cooler Off-Sale Establishment** | SUP |
| Beer/Wine/Cooler On and Off Sale Establishment** | SUP |
| Beer/Wine/Cooler On-Sale Establishment* | SUP |
| Billiard Parlor or Pool Hall | P |
| Building & Landscape Material/Lumber Yard | SUP |
| Business School | P |
| Car Wash, Full Service or Auto Detailing | SUP |
| Catering Service | P |
| Check Cashing Service | X |
| Child Care Center | P |
| Church/House of Worship | P |
| Clinic | P |
| College/University/seminary | SUP |
| Commercial Recreation/Amusement (Indoor) | P |
| Convalescent Care/Nursing Home | SUP |
| Copy Center | P |
| Custom Craft Work | SUP |
| Desktop Publishing | P |
| Dry Cleaner | P |
| Electrical, Watch, Clock Jewelry & Similar Repair | P |
| Employment Agency | P |
| Escort Bureau | X |
| Financial Institution, General | P |
| Gaming Establishment, Restricted | SUP |
| Gaming Establishment, Unrestricted | X |
| General Personal Service | P |
| General Retail Store, Other Than Listed | P |
| Government Facilities | SUP |
| Health Club | P |
| Hospitals | SUP |
| Hotel, Motel, or Hotel Suites | SUP |
| Jewelry Store, New | P |
| Laboratory, Medical and Dental | P |
| Library | P |

See Section 19.04 of the Las Vegas Municipal Code for definition of Uses.
** Distance separations listed in the Las Vegas Municipal Code shall apply.
**P=Permitted X=Use Prohibited SUP=Special Use Permit TCP=Temporary Commercial Permit**
**C=Conditional Use (Permitted with Conditions; see Las Vegas Municipal Code for conditions)**

## PERMISSIBLE USE SCHEDULE (CON'T.)

| Uses* | |
|---|---|
| Motor Vehicle Sales New or Used | X |
| Mausoleum/Cemetery | X |
| Massage Establishment | SUP |
| Mini-Storage Facility | SUP |
| Mortuary or Funeral Home | X |
| Museum or Art Gallery | P |
| Night Club | SUP |
| Office, Other than Listed | P |
| Office, Medical or Dental | P |
| Package Liquor Off-Sale Establishment** | SUP |
| Pawn Shop | X |
| Pet Shop | C |
| Plant Nursery/Garden Supply | P |
| Playground/Public Park | P |
| Postal Services | P |
| Psychology Practice | P |
| Public Utility Buildings and Structure | SUP |
| Public/Quasi-Public/Institutional Building and Uses | SUP |
| Recreational Vehicle and Boat Storage | SUP |
| Recording Studio | SUP |
| Rental Store (without Outside Storage) | P |
| Restaurant with or without drive through | P |
| Restaurant with Service Bar* | SUP |
| Retail Establishment with Accessory package Liquor Off-Sale** | SUP |
| Seasonal Sales (Christmas Trees, pumpkins, etc.) | TCP |
| Secondhand Dealer | SUP |
| Service Station (without Automotive Repair) | C |
| Shopping Center | P |
| Single Family Residential up to 2 Dwelling Units per Acre | P |
| Social Event with Alcoholic Beverage Sales | SUP |
| Supper Club** | SUP |
| Swap Meet | SUP |
| Tattoo Parlor | X |
| Tavern** | X |
| Thrift Shop | SUP |
| Training Center | SUP |
| Time Share Development, Hotel, Residence | X |
| Wireless Communications Facilities; stealth | C |
| Wireless Communications Facilities; non-stealth design | SUP |

* See Section 19.04 of the Las Vegas Municipal Code for definition of Uses.
** Distance separations listed in the Las Vegas Municipal Code shall apply.
**P=Permitted X=Use Prohibited SUP=Special Use Permit TCP=Temporary Commercial Permit**
**C=Conditional Use (Permitted with Conditions; see Las Vegas Municipal Code for conditions)**

# Site Planning Guidelines

In addition to providing for the immediate retail needs of surrounding area residents and visitors to Providence Square, this commercial center should serve as a community "gathering place", through the use of pedestrian friendly features that encourage shoppers to stop and linger while enjoying a cup of coffee, reading the newspaper, or interacting with their neighbors in a pleasant environment.

Such spaces will be created through the use of shaded plazas and courtyards, trees, umbrellas, fountains, seating areas with tables, benches and chairs, interesting details and textures such as special paving, lighting fixtures, banners and flags, etc.

## 4.1 DEVELOPMENT STANDARDS

| SETBACK CRITERIA | |
|---|---|
| • From Primary Arterial to Building | 20' |
| • From Secondary Collector to Building | 15' |
| • From Adjacent Parcel Property Line to Building | 10' |
| • From Primary Arterial to Parking | 10' |
| • From SecondaryCollector to Parking | 6' |
| • From Adjacent Parcel Property Line to Parking | 6' |

| SITE COVERAGE | |
|---|---|
| Maximum building coverage | 50% |

| PARKING | |
|---|---|
| Number of parking spaces required | 1/250 square feet, except for those uses specifically in listed in the Las Vegas Municipal Code, Section 19.04.10. Handicapped parking shall be in accordance with Section 19.10 of the Las Vegas Municipal Code |

| MAXIMUM HEIGHT | |
|---|---|
| Buildings with Providence Square shall be subject to the residential adjacency standards set fourth in the Las Vegas Municipal Code Section 19.08.060 only where the project is adjacent to property developed for the sale of residential dwelling units. | 50' on a gabled, hipped or gambrel roof, measured to the average height level between the eaves and ridge line. |

| OPEN SPACE | |
|---|---|
| | 15% |

### 4.1.1 Drive-through

Each drive-through service window shall have a stacking lane that accommodates at least 6 cars per lane measure from pick up window.

## 4.2 Site Elements

### 4.2.1 Service Areas

Service and loading zones shall be located to the rear, side or in an internal location where visibility from public rights-of-way and views from neighboring buildings and properties will be minimized. Service and loading areas shall be screened by the uses of walls or dense landscaping, or both, that will serve as both a visual barrier and a noise barrier. Walls shall be architecturally integrated into the design of the development. All loading and servicing must occur entirely onsite; off-site service vehicle loading shall not be permitted.

Utility equipment and communication devices located on the ground must also be screened with landscape, decorative walls or other architectural elements in accordance with the materials listed in Section 4.3.3. Architectural screening devices shall use materials and finishes consistent with those of the adjacent buildings and storage areas.

All outdoor areas of refuse collection must be contained by a solid perimeter wall with an opaque metal gate and covered with a trellis structure in accordance figure 7. Refuse collection areas shall be designed to contain all refuse generated on-site and deposited between collections. Refuse receptacles may require compaction or self-sanitizing devices depending on the type and quantity of refuse generated by the occupants and use of the site. All refuse areas are to be kept clean, dry and free of odor. All "wet-type" refuse containers shall be designed to prevent leakage of liquids onto the property. The number and size for individual service areas shall be evaluated per building type and site at the time of Site Development Plan Review.

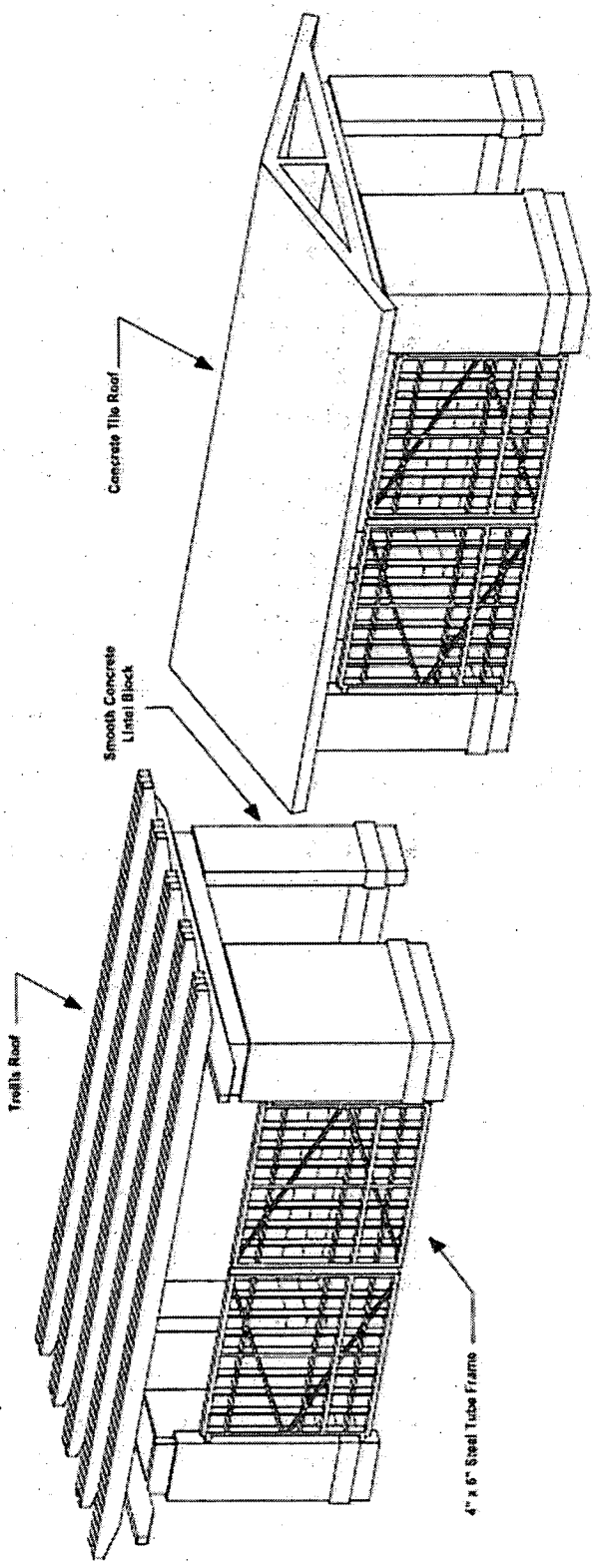
### 4.2.2 Site Utilities And Electrical Equipment

Along streets that border a residential subdivision, all utility boxes and above-ground utility installations, other than utility poles, that are in excess of twenty-seven cubic feet in size and that are to be placed back of the sidewalk shall be installed with landscaping on two side, with one side being available for access by utility companies. The landscaping must include tall grasses and shrubbery which, at maturity, will provide adequate screening of the utility structures.

Along streets that border nonresidential development, all utility boxes and aboveground utility installations, other than utility poles, that are in excess of twenty-seven cubic feet in size (excluding pad and concrete collars) shall be set back a sufficient distance so that a minimum of three feet of landscaping separates the utility structure from the public street right-of-way or sidewalk, whichever is nearer to the structure. The landscaping must include tall grasses and shrubbery which at maturity will provide adequate screening of the utility structures. In

addition, all utility boxes shall be placed so that the access doors open parallel to the street corridor and are accessible without the need to cut down or reduce the effectiveness of the landscaped screening.

All utility boxes and above ground utility installations shall be located outside of site visibility restriction zones at site driveways and abutting street intersections.




**Permissible Garbage Enclosure**

Figure 7

### 4.2.3 Site Mechanical Equipment

All exterior components of heating, cooling and ventilation systems shall be hidden from view within the lot or from adjoining streets, lots and buildings. In the case of roof mounted mechanical equipment, building parapets shall be of such a height that roof mounted screening devices are not required. If building parapets do not provide the required screening, mechanical equipment shall be screened by an unobtrusive screening device that will appear as an integral part of the overall architectural design, constructed of complementary and durable materials and finished in a texture and color scheme complementary to the overall architectural design, subject to the review at time of Site Development Plan Review.

### 4.2.4 Grading and Drainage

Site grading shall provide adequate storm water run-off capability. Drainage systems shall be designed in accordance with an approved engineering and hydrology study so as to maintain all-weather vehicular access on public streets, drives and in parking areas. Finish floor elevations shall be set according to applicable federal and local flood requirements. Site grading design should cause all water to drain away from buildings and shall complement and reinforce the architectural and landscape design character by helping to screen parking, loading and services areas while providing reasonable grade transitions contributing to the efficiency of on-site and off-site movement systems. Grade transition between lots shall be smooth. When grading is in public view, smooth slope transitions between grade changes shall be created. Retaining walls, garden walls and other such site features constructed immediately adjacent to or connecting with a building, must be constructed of a material that visually matches the exterior building or that is an integral material in the landscape. Individual retaining walls shall not exceed 6 feet in height. Grade changes that require retaining walls in excess of 8 feet must be terraced with a minimum three-foot separation between each wall. All retaining walls, however, must be shown on plans at time of Site Development Plan Review.

### 4.2.5 Perimeter Walls

Decorative perimeter walls shall be constructed of materials approved at time of Site Development Plan Review. In addition, freestanding walls shall be designed as an integral part of the architecture, complementing color, form and material of adjacent building and shall not abruptly encounter concrete curbs or sidewalk. No chain link or extensions or additions at the top of any perimeter walls shall be permitted. Walls shall not exceed 8 feet in height measured from side of greatest vertical exposure.

### 4.2.6 Sidewalks

Sidewalk size and location shall be installed in accordance with Section 19.12 and 18.12.390 of the City of Las Vegas Municipal Code with one exception. Perimeter sidewalks adjacent to right-of-way widths of 80 feet and greater shall be separated from the back of the street curb by a minimum of five feet of landscaped buffer area except adjacent to bus turn outs and right turn lanes.

## 4.3 BUILDING STANDARDS

### 4.3.1 BUILDING FORM AND MASS

Building forms shall be simple and well-proportioned resulting in a balanced composition of elements. A layering of planes and volumes shall provide a rhythm of dynamic building shadows. Free-standing structures should maintain these principles of form as well, in order to complement rather than unduly contrast with adjacent buildings. Proper attention should be given to the detail of building caps, providing shadow lines suggestive of a cornice element where appropriate to the architectural style of the building.

### 4.3.2 BUILDING HEIGHT

Building heights should be varied to provide visual interest to Providence Square .Tower elements or other prominent building features should be used to accentuate key elements such as building entries, pedestrian nodes, plazas or courtyards.

### 4.3.3 BUILDING MATERIALS

A unified appearance shall be accomplished through a consistent palette of materials used throughout a project. Painted stucco surfaces shall be of a light sand or smooth finish. All stucco surface finishes shall be subject to review and approval at time of Site Development Plan Review prior to construction. Accent materials should also be used to introduce a variety of textures and scales.

Acceptable building materials are as follows:

- Painted stucco walls
- Split face C.M.U.
- Honed C.M.U.
- Concrete Roof Tile
- Slate, Stone or Brick Accents
- Painted Metal (accent material)
- Glazing, Glass (see note)
- Metal Roof

- Metal Canopies/Trellis
- Pre-finished Siding Boards
- Tile Accents

Note: Lightly tinted or "Low-e" glass is acceptable and advisable. Mirrored and metallic tints are prohibited.

### 4.3.4 ROOF FORM

Roof form and materials must be integrated with the overall character of the development. Although most of the roof area of commercial buildings may be flat, visible elements should be treated with sloped roof elements, including hips or gable forms to provide articulation and visual interest to the roofscape when viewed from eye level.

Roof materials include concrete tile and metal. Flat roof must include parapets to screen mechanical equipment.

### 4.3.5 EXTERIOR SPACES

The local climate provides a comfortable outdoor environment for much of the year. Therefore, it is expected that usable exterior spaces will be part of the design of each building (patios, courtyards, terraces, etc.). Pedestrian walkways should be of a material and pattern that will enhance the building design, as well as prevent cracks and breakage. Covered areas should be provided as sun shading for both people and structures. These may be extensions of the building, free-standing elements or landscaping (awnings, trellises, canopies, trees etc.).

## 4.4 LIGHTING

The following lighting standards have been developed to ensure that lighting shall provide safety while appropriately illuminating any given space within the project, whether it be automobile parking, pedestrian walkway, outdoor activity, service area or otherwise. Lighting will be of a level adequate to provide ease of circulation throughout the site during the evening hours for both auto and pedestrian traffic. Architectural lighting of the landscape, walks, buildings, signage and other pedestrian oriented features is intended to be incandescent, warm tone color and of a low foot-candle level.

### 4.4.1 ILLUMINATION CRITERIA FOR PUBLIC PLACES

Foot candle levels shall conform to the City of Las Vegas lighting codes and shall be applied to all public streets, parking lots or walkways throughout the development to ensure a consistent pattern for safety and illumination.

## 4.4.2 LIGHTING STANDARDS

### Lighting Hierarchy

There is a basic hierarchy of lighting intended for this project. Higher lighting levels, taller light standards and the use of metal halide shall be permitted within parking lots (not to exceed 30'). Internal drives shall be lined by shorter light standards (not to exceed 20') and architectural, accent light standards shall be used around entry signage (not to exceed 16').

### Nuisance Lighting

Light sources in one place shall not become a nuisance for adjacent areas. All fixtures shall be glare shielded, low angle cut-off and shall contain the minimum foot-candle power or wattage that is needed to illuminate the target areas only. Lighting in any one place may not intrude into another in such fashion as to diminish the intent or mood of the lighting in that other place.

### Fixtures

All architectural light fixtures and standards (bollard, sconces or otherwise) shall be of a consistent character within the project. Furthermore, site lighting elements shall be used to provide visual accent and drama, reinforcing the architectural design concepts.

## 4.4.3 SECURITY LIGHTING FOR BUILDING EXTERIORS

Large area floodlights or standard dawn to dusk lights are not permitted. Spotlights highlighting areas may not be mounted above 15' from ground level (from the base of the fixture) and must be pointed towards the ground. Roof mounted spotlights are not permitted. Ground mounted spotlights or floodlights may be used providing they point toward the building and do not spill over into adjacent areas; cut-off shielding must be installed when necessary. All entrances and exits shall be illuminated to the required foot-candle requirement specified by current codes and requirements; entrances may be highlighted with architectural accent lighting.

## 4.4.4 PARKING LOT LIGHTING

The maximum height of parking lot light fixtures, measured from the base of the light standard to the top of the standard or fixture, shall not exceed 30' above ground level, measured from finished grade or finished pavement at the base of the light standard. Illumination shall be directed away from adjoining properties and shall be arranged and controlled so as not to cause a nuisance to Highway traffic or surrounding uses.

## 4.5 LANDSCAPE STANDARDS

The objective of the landscape architectural design criteria is to establish a pleasant and attractive landscape framework for the development, while reinforcing the overall project image. This framework will help provide design continuity and establish an identifiable visual character that enhances the development image and value of the project.

### 4.5.1 SAFETY

Locate plant material to ensure no visual encroachment into safe traffic sight lines while maintaining visibility of signage. Plant litter, overhanging branches, thorns, etc., must be held to a minimum and shall maintain a minimum vertical clearance of 15' between the street surface and overhanging trees. All landscapingshall comply with AASHTO site distances and safety guidelines.

### 4.5.2 GENERAL LANDSCAPE AREAS

General landscape areas are those outdoor spaces within the project that are not specifically related to parking lots. They include parcel entries, pedestrian plazas, landscaped areas around buildings, and perimeter buffer areas. Guidelines for each type of area are listed below.

Parcel landscape will be accentuated with dense, cohesive planting schemes that form an attractive landscape statement. The planting theme can be informal or formal, but emphasis should be on strong groupings of similar plants rather than on many different species used in small quantities. Use of colorful plantings or flowering groundcovers, shrubs and/or trees is strongly encouraged.

**Pedestrian Plazas**

Pedestrian plazas will be improved with plants that are colorful, fragrant and enhance user comfort, such as shade trees and evergreen buffers that block the wind or screen undesirable views. Plaza areas will be further defined with high quality site amenities, such as special paving, site furnishings, low water use fountains, seat walls, bollards, etc.

**Landscape Areas Around Buildings**

All land not covered by structures or developed as parking shall be landscape with a minimum of 12% total landscape coverage of the site. Hardscape may be included within this coverage provided that it reinforces the landscape theme. Of this 12% landscape coverage requirement, a maximum of 33% may be in the form of non-organic material and hardscape. All proposed plans must be submitted to, reviewed and approved at the time of Site Development Plan Review

**Perimeter Buffer Areas**

Perimeter landscape buffering shall conform to the commercial buffering requirements set forth in Section 19.12 of the Las Vegas Municipal Code with the exception of landscape strips adjacent to bus turn outs and right turn lanes or any other instance where additional right of way dedication is required by the City of Las Vegas. In these instances, the width of the landscaping strip may be reduced.

### 4.5.3 PARKING LOTS

Use of large conical shaped trees is required within parking lots and around its perimeter to maximize shading of automobiles without obstructing views to signage. Planting fingers and medians shall be planted in accordance with Figure 8.

### 4.5.4 LANDSCAPE GRADING AND DRAINAGE

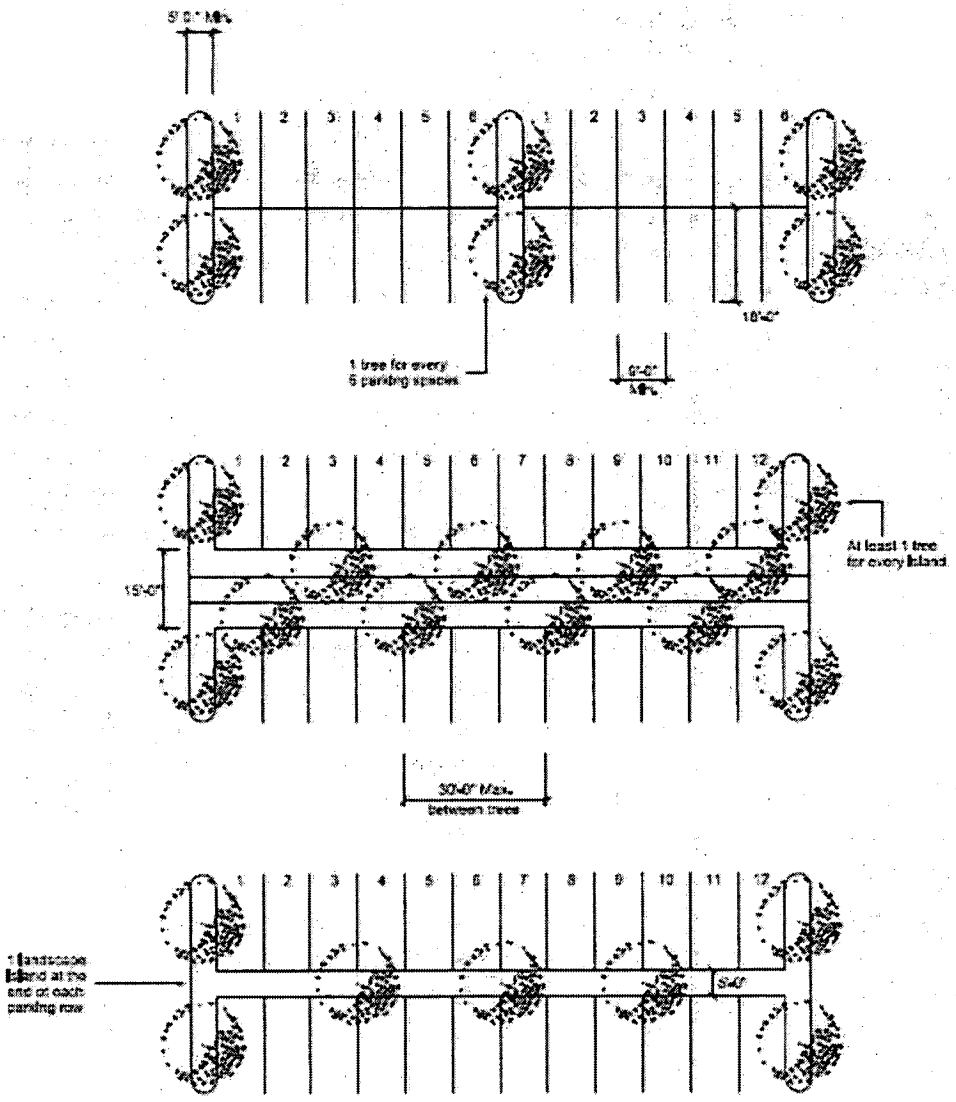
The following guidelines shall be employed in the preparation of grading and drainage plans:

- Minimize the visual impact of grading for drainage by keeping slopes to a minimum
- Maximize aesthetic berming in order to add depth to the landscape with relief of flatness
- Create smooth transitions between parcel development and the street and adjacent parcels.
- Use planting and retaining walls to minimize the visual impact of grading.

Maximum and minimum slopes in planting areas are as follows:

- Shrub and groundcover areas: Max 3:1 min 1.5% for positive drainage

All grading and drainage work must be done in accordance with the Storm Drainage Standards of the City of Las Vegas and with the approved hydrology and site engineering plans.




**Parking Lot Landscape Planting Alternatives**

Figure 8

## 4.5.5 LANDSCAPE AREA SPECIFICATIONS

Unless otherwise stated, the minimum plant sizes are as follows:

- Groundcover 1 Gallon
- Shrubs 5 Gallons
- Trees 24" Box

The relationship of plant height, width and caliper to the container size shall meet the latest edition of the American Standard for Nursery Stock, released by the American Association of Nurserymen.

Landscape areas shall be maintained in good condition at all times, including regular pruning of trees and shrubs, fertilizing, watering, removal of dead plants or part of plants, replacement of plants and regular removal of debris and trash.

Mineral build up in the soil may be a threat to vigorous growth in certain species of plants. Several samples should be taken from on-site soil locations where planting is proposed for lab analysis and amendment recommendations. Mitigation and amendment recommendations should be followed to ensure sustainable plant growth.

Parcel developers shall select plants from the approved plant palette. Use of plants that are not on the palette is prohibited.

## 4.5.6 IRRIGATION

All landscape and irrigation improvements are subject to the City of Las Vegas drought ordinance which supercedes any conflicting criteria contained herein.

**Design Intent**
Automatic irrigation systems are required for all planting areas.

**Water Demand**
Peak flow demands shall be based on applying peak weekly irrigation requirements in 6 hours (12:00am-6:00am). Design shall be based on available static pressure minus 10% for fluctuations.

**Water Application**
Areas requiring overhead spray shall be minimized and shall be restricted to turf, gazania, and flower beds. All other areas must use drip irrigation.

**Overhead Irrigation**
Spray heads next to roadways and walkways must have low angle (10%) nozzles. Large radius rotor heads (25-foot radius or greater) are not allowed abutting roadway or walkway edges.

All spray heads (15-foot radius or less) shall be spaced no further than 45% of the spray diameter to account for area wind conditions. Spacing for large radius rotors (25-foot radius or greater) shall not exceed 50% of the spray diameter

Spray irrigated areas shall be a minimum of 10 feet wide when adjacent to roadways or roadways, and 6 feet wide otherwise.

Overhead irrigation heads may not throw water directly onto any roadway, walkway, or paved surface.

**Drip Irrigation**
The minimum quantity of emitters per plant shall be in accordance with the following table.

| Plant Size | Emitter Volume | Quantity |
|---|---|---|
| 1 gallon material | 1 GPH | 1 each |
| 5 gallon material | ½-1 GPH | 2 each |
| 15 gallon material | 2 GPH | 3-4 each |
| 24" box material | 2 GPH | 4-5 each |
| 36" box material | 2 GPH | 6-7 each |
| 48" box material | 2 GPH | 7-8 each |
| 54" box material | 2 GPH | 9-12 each |
| 60" box material | 2 GPH | 12-16 each |

**Zoning**
Overhead and drip irrigation systems must be zoned for exposure (south and west exposures together, north and east exposures together), topography, and varying water requirements of plant material.

**Water Management**
All irrigation systems for project common areas shall use solid state electronic, micro-processor controllers capable of a minimum of three operating programs and four start times per program.

### 4.5.7 SITE AMENITIES

Site amenities include various elements used outdoors to create a unified look of quality and to provide a comfortable setting for outdoor activities. Site amenities used in individual parcels must be visually compatible with the overall project design scheme and with the site architecture. This will help maintain continuity and a high level of quality throughout the development's public and private outdoor settings.

Onsite amenities include, but are not restricted to paving, signs, public phones, trash receptacles, benches, light fixtures, bollards, tree grates, etc. All walks, curbs, handicap access ramps shall conform to all applicable laws, codes and ordinances. Design of walks shall include "highlight" paving textures and colors to match the base palette.

### 4.5.8 APPROVED PLANT PALETTE

**TREES**

| BOTANICAL NAME | COMMON NAME |
|---|---|
| Acacia aneura | Mulga Tree |
| Acacia jenerae | Coonivitta Wattle |
| Acacia pendula | Weeping Acacia |
| Acacia salicina | Willow Acacia |
| Acacia schaffneri | Twisted Acacia |
| Acacia smallii (farnesiana) | Sweet Acacia |
| Acacia stenophylla | Shoestring Acacia |
| Arbotos onedo | Strawberry Tree |
| Bauhinia congesta | Orchid Tree |
| Cercidium floridum | Blue Palo Verde |
| Cercidium hybrid | Palo Verde Hybrid |
| Cercidium microphyllum | Foothills Palo Verde |
| Cercidium parkinsonian | Desert Museum Polo Verde |
| Cercidium praecox | Palo Brea |
| Chilopsis linearis | Desert Willow |
| Chilopsis linearis | 'Lucretia Hamillon' |
| Chitalpa tashkentosis | Chitalpa |
| Cordia boisseri | Texas Olive |
| Cupressus glabra | Smooth Arizona Cypress |
| Elcocarpus decipens | Japanese Blueberry |
| Feijoa sellowiana | Pineapple Guava |
| **BOTANICAL NAME** | **COMMON NAME** |
| Fraxinus oxycarpa 'Raywood | Raywood Ash |
| Fraxinus valutina 'Rio Grande' | Fan-Tex Ash |
| Fraxinus valutina 'Fan West | Fan-West Ash |
| Olea 'Swan Hill' or 'Wilsonii' | Fruitless Olive |
| Pinus eldarica | Mondel Pine |
| Pinus halepensis | Aleppo Pine |

| | |
|---|---|
| Pinus pinea | Stone Pine |
| Pinus roxburghii | Chir Pine |
| Pistacia chinensis | Chinese Pistache |
| Pithecellobium flexicaule | Texas Ebony |
| Pitheceliobium mexicanum | Mexican Ebony |
| Platnus racemosa | California Sycamore |
| Prosopis alba | Argentine Mesquite |
| Prosopis alba | Colorado Mesquite |
| Prosopis chilensis | Thornless Chilean Mesquite |
| Prosopis glandulosa | Texas Honey Mesquite |
| Prosopis glandulosa | Western Honey Mesquite |
| Prosopis hybrid | Mesquite hybrids |
| Prosopis pubescens | Screwbean Mesquite |
| Prosopis velutina | Velvet Mesquite |
| Prunus caroliniana | Carolina Cherry Laurel |
| Prunus cerasifera | Cherry Plum |
| Prunus cerasifera 'Artopurpurea' | Purple Leaf Plum |
| Pyrus kawakamii 'Bradford' | Bradford Pear |
| Quercus ilex | Holly Oak |
| Quercus muhlenbergia | Chinquapin Oak |
| Quercus texana | Texas Red Oak |
| Quercus virginiana | Southern Live Oak |
| Rhus lancea | African Sumac |
| Sophora secundiflora | Texas Mountain Laurel |
| Ulmus parvifolia | Evergreen Elm |
| Vitex agnus-castus | Monks Pepper |

## SHRUBS

| BOTANICAL NAME | COMMON NAME |
|---|---|
| Acacia greggii | Cat-Claw Acacia |
| Alyogne huegelli | Blue Hibiscus |
| Ambrosia deltoidea | Triangle Leaf Bursage |
| Anisacanthus quadrifidus-wrightii | Mexican Flame |
| Aristida purpurea | Purple Three Awn |
| Atriplex canescens | Four Wing Saltbush |
| Buddleia marrubifolia | Wooly Butterfly Bush |
| Caesalpinia cacalaco | Cascalote |
| Caesalpinia gilliesii | Yellow Bird of Paradise |
| Caesalpinia mexicana | Mexican Bird of Paradise |
| **BOTANICAL NAME** | **COMMON NAME** |
| Caesalpinia pulcherrima | Red Bird of Paradise |
| Calliandra californica | Baja Fairy Duster |
| Calliandra eriophylla | Native Fairy Duster |
| Calylopus hartwegii | Sierra Sundrop |
| Cassia artemisiodes | Feathery Cassia |
| Cassia nemophila | Desert Cassia |
| Cassia phyllodenia | Silver Leaf Cassia |
| Celtis pallida | Desert Hackberry |

| | |
|---|---|
| Chrysothamnus nauseosus | Golden Rabbit Brush |
| Cordia boisseri | Texas Olive |
| Cordia parvifolia | Little Leaf Cordia |
| Cottoneaster lacteus | Red Clusterberry |
| Dalea bicolor | Silver Dalea |
| Dalea frutescens | Black Dalea |
| Dalea pulchra | Indigo Bush |
| Dodonea viscosa | Purple Hopseed Bush |
| Elaeagnus ebbingei | Ebbings's Silverberry |
| Encelia farinosa | Brittlebush |
| Ephedra nevadensis | Morman Tea |
| Eremophila species | Summertime Blue' |
| Eremophila species | Valentine |
| Ericamcria laricifolia | Turpentine Bush |
| Eupatorium greggii | Boothill' Eupatorium |
| Fraxinus greggii | Gregg Ash |
| Gaura lindheimeri | Gaura |
| Justicia californica | Chuparosa |
| Justicia spicigera | Mexican Honeysuckle |
| Larrea tridentata | Creosote |
| Leucophyllum candidum | Sierra Bouquet |
| Leucophyllum candidum | Silver Cloud |
| Leucophyllum frutescens 'Compacta' | Compact Texas Ranger |
| Leucophyllum frutescens 'Green Cloud' | Green Cloud Sage |
| Leucophyllum laevigatum | Chihuahuan Sage |
| Leucophyllum langamaniae 'Rio Bravo' | Rio Bravo Ranger |
| Leucophyllum pruniosum 'Sierra Bouquet' | Sierra Bouquet |
| Leucophyllum revolutum 'Sierra Magic' | Sierra Magic Mix |
| Leucophyllum x Heavenly Cloud | Heavenly Cloud Sage |
| Leucophyllum zygophyllum | Blue Ranger |
| Leucophyllum zygophyllum 'Cimarron' | Cimarron |
| Myrtus communis 'Boetica' | Twisted Myrtle |
| Myrtus communis 'Compacta' | Compact Myrtle |
| Nandina domestica | Heavenly Bamboo |
| Nandina domestica 'Nana' | Dwarf Heavenly Bamboo |
| Pittosporum tobira varieties | Mock Orange |
| Rhus microphylla | Little Leaf Sumac |
| **BOTANICAL NAME** | **COMMON NAME** |
| Rhus trilobata | Squaw Bush |
| Rosmarinus officinalis 'Tuscan Blue' | Tuscan Blue Rosemary |
| Ruellia brittonia | Ruellia |
| Salvia clevlandii | Chaparral Sage |
| Salvia coccinea | Scarlet Sage |
| Salvia greggii | Autumn Sage |
| Simmondsia chinensis | Jojoba |
| Sphaeralcea ambigua | Globe mallow |
| Tagetes lemmonii | Mountain Marigold |
| Tecoma Stans | Gold Star' Yellowbells |

| | |
|---|---|
| Tecoma x 'Sunrise' | Tecoma x Sunrise |
| Vauquelinia californica | Arizona Rosewood |
| Viquiera deltoidea | Goldeneye |
| Zauschneria californiea | Hummingbird Flower |
| Zinnia grandiflora | Prarie Zinnia |

## GROUNDCOVERS

| BOTANICAL NAME | COMMON NAME |
|---|---|
| Acacia redolens 'Desert Carpet' | Desert Carpet Acacia |
| Baccharis 'Centennial' | Centennial Coyote Bush |
| Baileya multiradiata | Desert Marigold |
| Chrysactinia mexicana | Damianita |
| Convolvulus encorum | Bush Morning Glory |
| Dalea capitata 'Sierra Gold' | Siena Gold Dalea |
| Dalea greggii | Prostrate Indigo Dalea |
| Dyssodia pentachaeta | Golden Dyssodia |
| Hymenoxys aenulis | Angelita Daisy |
| Lantana montevidensis | Trailing Lantana |
| Lantana sp 'New Gold' | New Gold Lantana |
| Liriope muscari | Liriope |
| Lonicera japonea 'Halliana' | Hall's Honeysuckle |
| Melampodium leucanthum | Blackfoot Daisy |
| Oenthera berlandieri | Mexican Evening Primrose |
| Ocnthera caespitosa | While Evening Primrose |
| Penstemon baccharifolius | Del Rio Penstemon (Red) |
| Penstemon cobaea | Foxglove (While) |
| Penstemon eatonii | Firecracker (Red) |
| Penstemon palmeri | Scented (Light Pink) |
| Penstemon parryi | Parry Penstemon (Pink) |
| Penstemon pseudospectabilis | Canyon (Rose) |
| Penstemon strictus | Rocky Mountain (Blue) |
| Psilostrophe cooperi | Paper Flower |
| Pyracantha koidsumii 'Santa Cruz' | Santa Cruz Pyracantha |
| Rosa banksiae | Lady Bank's Rose |
| Rosmarinus officinalis 'Prostratus' | Trailing Rosemary |
| **BOTANICAL NAME** | **COMMON NAME** |
| Ruellia brittonia 'Katie' | Dwarf Ruellia |
| Teucrium chamaedrys | Germander |
| Verbena gooddingii | Gooddingii Verbena |
| Verbena rigida | Sandpaper Verbena |

## ACCENTS

| BOTANICAL NAME | COMMON NAME |
|---|---|
| Agave Americana | Century Plant |
| Agave colorata | Mexcal Ceniza |
| Agave geminiflora | Twin Flowered Agave |
| Agave murpheyi | Murphy's Agave |
| Agave parryi-huachucensis | Parry's Agave |

| | |
|---|---|
| Agave vilmoriniana | Octopus Agave |
| Agave weberi | Weber's Agave |
| Dasyliron acrotriche | Green Desert Spoon |
| Dasyliron longissimum | Mexican Grass Tree |
| Dasyliron wheeleri | Desert Spoon |
| Euphorbia rigida (biglandulosa) | Gopher Plant |
| Ferocactus acanthodes | Compass Barrell |
| Ferocactus wislizenii | Fishhook Barrell |
| Fouqueria splendens | Ocotillo |
| Hesperaloe parviflora | Red Yucca |
| Hesperaloe parviflora | Yellow Yucca |
| Muhlenbergia capillaris | Regal Mist Deer Grass |
| Muhlenbergia lindheimeri | Autumn Glow Deer Grass |
| Muhlenbergia rigens | Deer Gross |
| Nolina microcarpa | Bear Grass |
| Opuntia basilaris | Beavertail Prickly Pear |
| Opuntia microdasys | Bunny Ears Prickly Pear |
| Opuntia violacea 'santa rita' | Purple Pancake |
| Pedilanthus macrocarpus | Slipper Plant |
| Yucca baccatta | Banana Yucca |
| Yucca brevifolia | Joshua Tree |
| Yucca elata | Soaptree Yucca |
| Yucca rigida | Blue Yucca |
| Yucca schidigera | Mojave Yucca |
| Yucca sehottii | Yucca |
| Yucca rostrata | Beaked Yucca |

## VINES

| BOTANICAL NAME | COMMON NAME |
|---|---|
| Antigonon leptopus | Queen's Wreath |
| Campsis radicans | Common Trumpet Creeper |
| Feijoa sellowiana | Pineapple Guava |
| Gelsemium sempervirens | Carolina Jasmine |
| **BOTANICAL NAME** | **COMMON NAME** |
| Hardenbergia violacea | Lilac Vine |
| Jasminium mesnyi | Primrose Jasmine |
| Lonicera japonica 'Halliana' | Hall's Honeysuckle |
| Macfadyena unguis-cati | Cat's Claw |
| Pyracantha coccinea | Firethorn |
| Pyracantha graberii | Pyracantha |
| Rosa banksiae | Lady Bank's Rose |
| Solanum jasminoides | Potato Vine |
| Trachelosperum jasminoides | Star Jasmine |

### 4.5.9 PROHIBITED PLANT LIST

The following lists of plants are prohibited within the development:

- Baccharis sarothroides/Desert Broom
- Olea europea/Olive (fruit producing)
- Pennisetum setaceum/Fountain Grass (green variety)
- Morus alba/Fruting Mulberry
- Tamrix spp./Tamarisk

## 4.6 ARCHITECTURAL STYLE

All buildings within the project will conform to the standards set forth in this Section.

### 4.6.1 AMERICAN TRADITIONAL

The following are identifying characteristics of American Traditional.

- Four sided architecture will be provided for all retail buildings
- Flat concrete roof tiles or metal roof
- Cupolas
- Use of brick or stone accents
- Tile accents
- Trellis with traditional columns or posts

### 4.6.2 BUILDING FORM

Formal box-like massing

### 4.6.3 ROOFS

Roof Form: predominately gable roof but flat roof with parapet to screen mechanical units is also permitted.

### 4.6.4 WALLS

The predominate material will be stucco with brick and stone accents. Articulation of flat building walls is required for a blank walls that exceed 100 feet in length.

### 4.6.5 WINDOWS

Window accents will be provided on all retail buildings, some elevations may provide shudders as accents on the windows.

### 4.6.6 DOORS

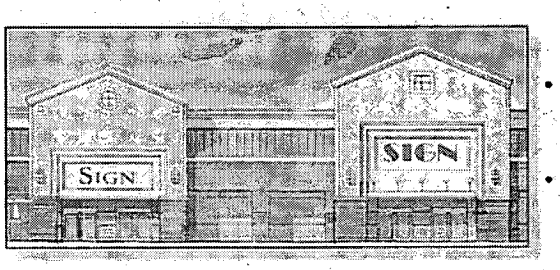
Rear entry doors will be painted to match the building.

### 4.6.7 DETAIL ELEMENTS

The retail buildings will provide various design elements characteristic of American Traditional architecture. Each retail building will provide some of the the following design elements:

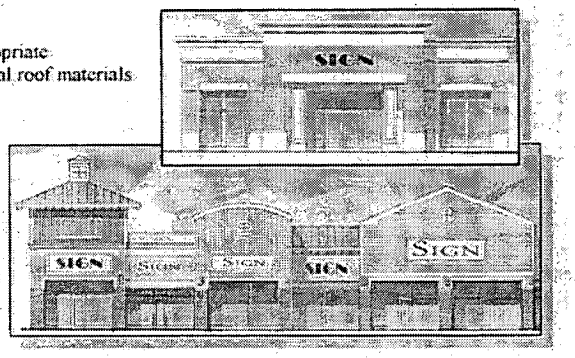
- Cupola
- Exposed rafter tails
- Brick accents
- Traditional trim details
- Trellis with columns and posts
- Gabled ends

## ARCHITECTURAL STYLE GUIDELINES - AMERICAN TRADITIONAL

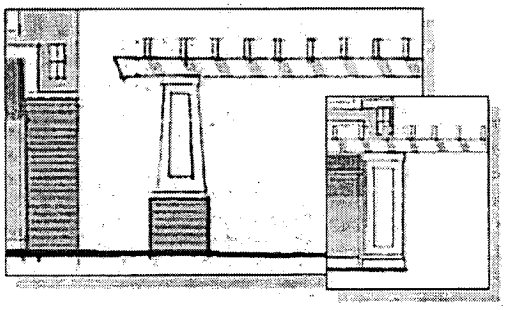



- Simple, well-proportioned horizontal box massing with a layering of horizontal and vertical plains and volumes
- Four-sided architecture

- Roof Form: Low-pitched gable, curved or flat roof with parapets extended to shield roof-mounted equipment
- Roof Slope: 4:12 Preferred
  5:12 Maximum
- Exposed rafter overhangs, where appropriate
- Flat concrete tile or standing seam metal roof materials




- Traditional trim details
- Stucco walls combined with other accent materials, such as simulated siding or shingles, brick or stone
- Stucco, when used, shall be as follows:
  - Primary Walls: Light lace or smoother
  - Trim, Stucco Eaves, Etc.: Sand or smoother
- Heavy square or tapered columns resting on brick or stone piers

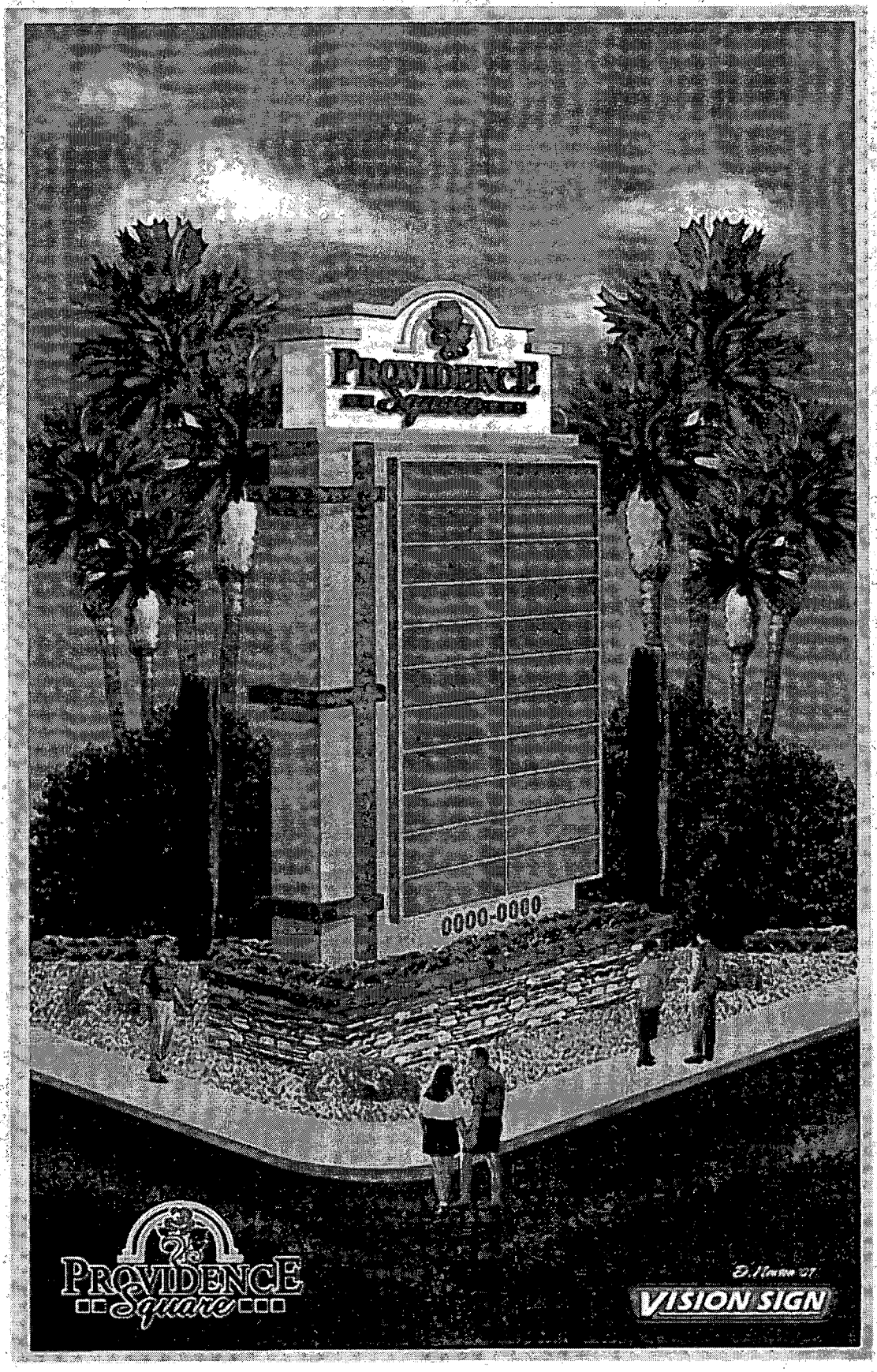


- Trellis with squared or tapered columns
- Brick or stone accents encouraged

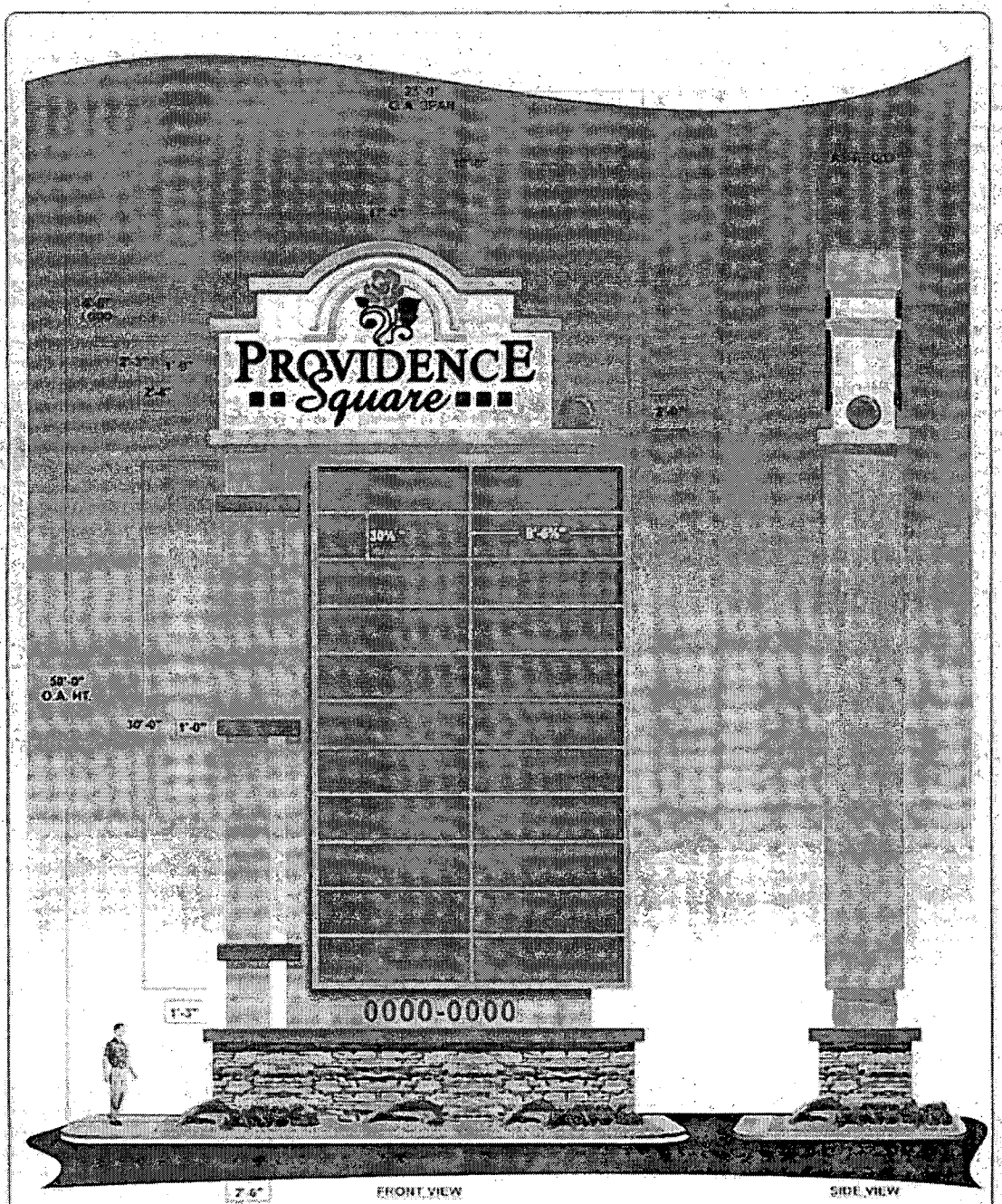
## 4.7 SIGNAGE

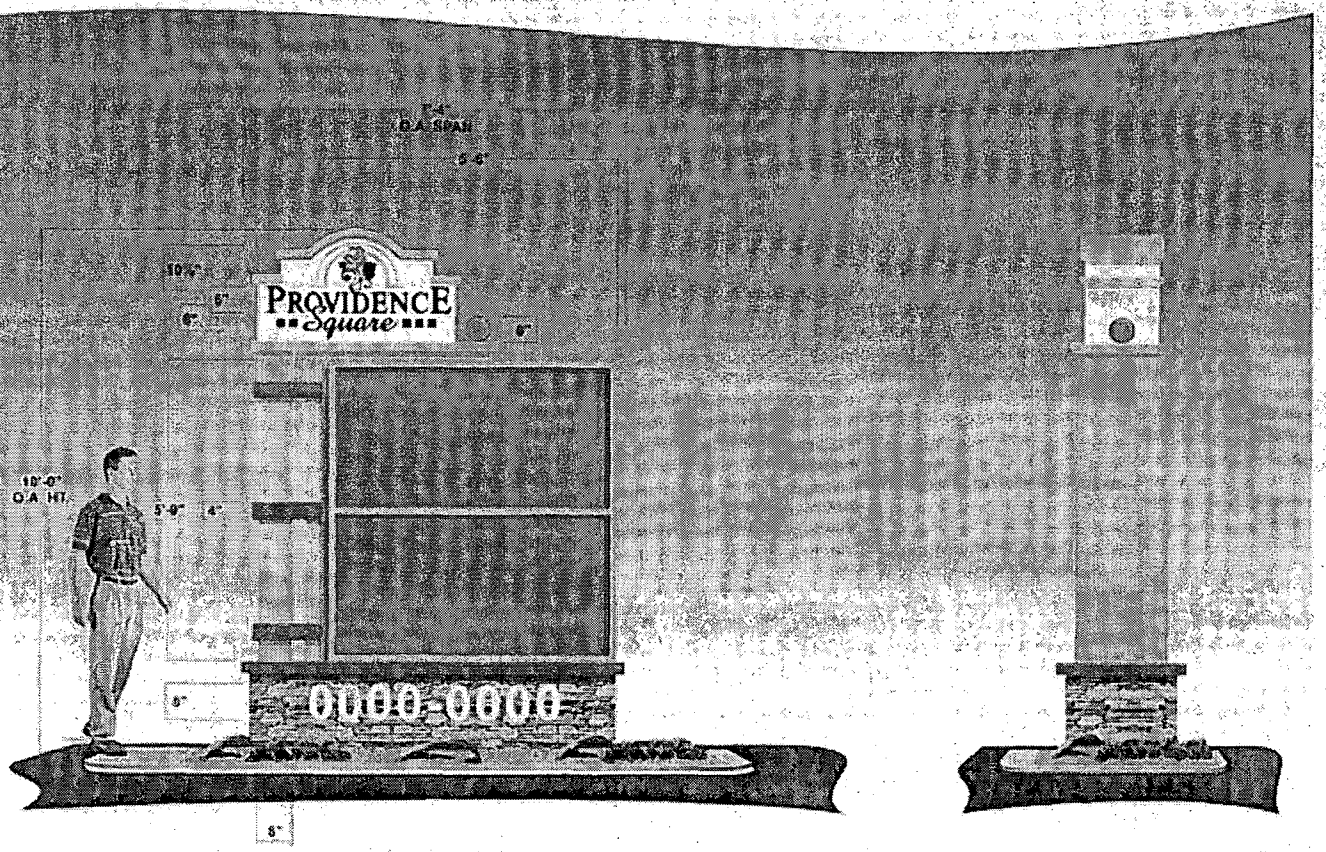
The sign program for free standing signs for Providence Square will conform to the exhibits on the following pages. All non free standing signs shall be permitted in accordance with the standards of Title 19.14 of the Las Vegas Municipal Code and follow the standards for the C-1 Limited Commercial District with the following exceptions:

- No exposed neon;
- No animated signs
- No roof-mounted signs
- Wall and window signs shall be limited to 15% per building elevation. The area of the building elevation shall be the surface area of the elevation, measured from normal grade to the top of the wall, including windows, doors and other voids but not including the area of intervening portions of the elevation that face in another direction and that create offsets, articulations, entries or other architectural features.
- Internal illumination shall be the only method of illumination permitted




**Providence Square**


PROVIDENCE
Square
0000-0000
FRONT VIEW
SIDE VIEW
D/F ILLUMINATED PYLON SIGN 3/16"=1'-0"
(1) 50' PYLON REQ'D.
PROVIDENCE
Square
50' D/F ILLUM PYLON
DISPLAY
VISION SIGN
SHEET
001




**C** **D/F ILLUMINATED MONUMENT SIGN** 1/2"=1'-0"
(7) 10' MONUMENTS REQ'D.

PROVIDENCE
Square
215 & HUALAPAI

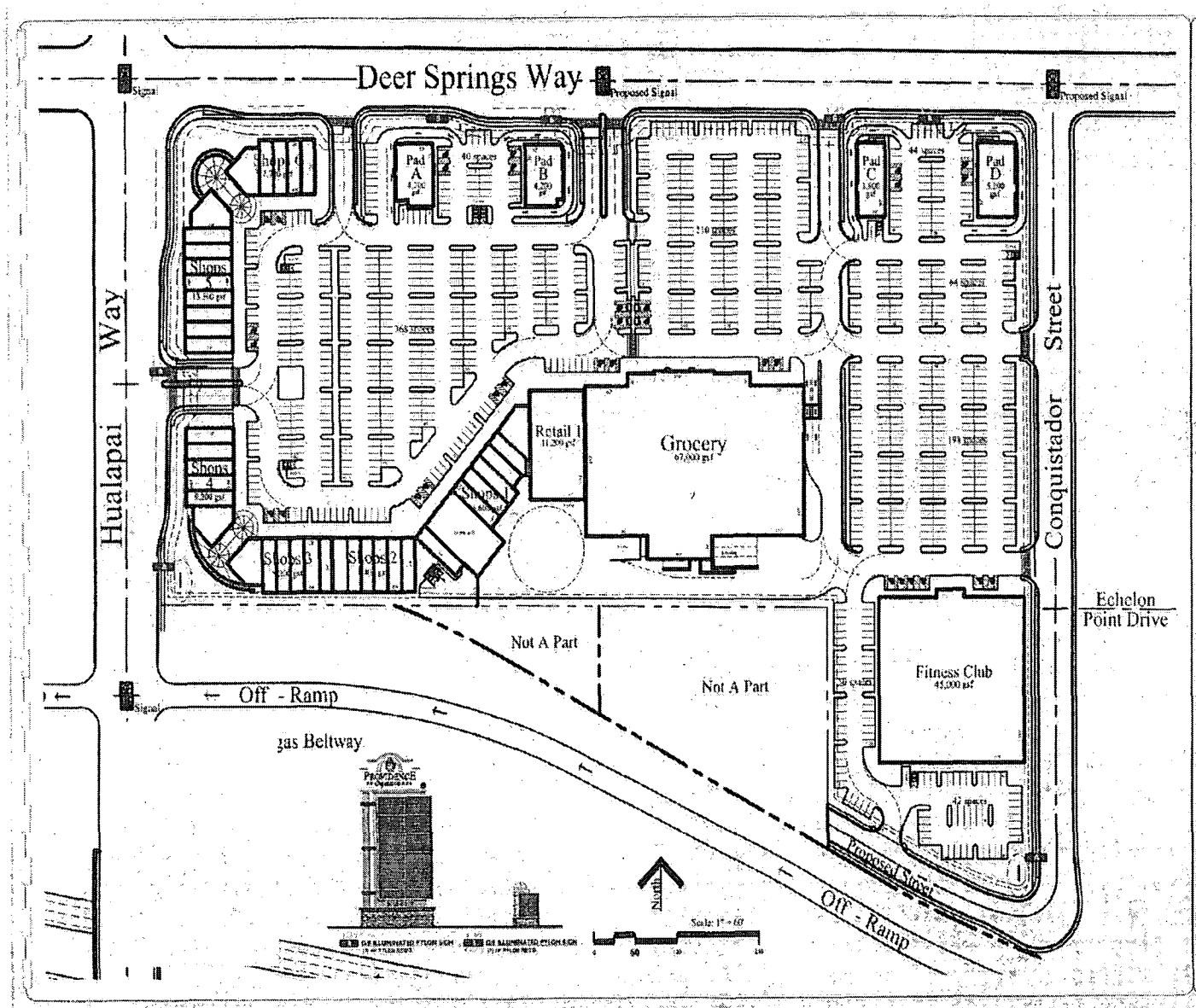
10' D/F ILLUM PYLON DISPLAY

VISION SIGN

11848

FINAL SIGN-OFF

SHEET
003




PROVIDENCE Square

215 & HUALAPAI

SIGNAGE SITE PLAN LOCATION

CONCEPTUAL SITE PLAN - G-1

VISION SIGN

| | |
|---|---|
| | 11640 |
| | 04-21-2007 |
| | DERRICK |
| | SHOCK |
| | PROVIDENCE SQ 11640.CDR |

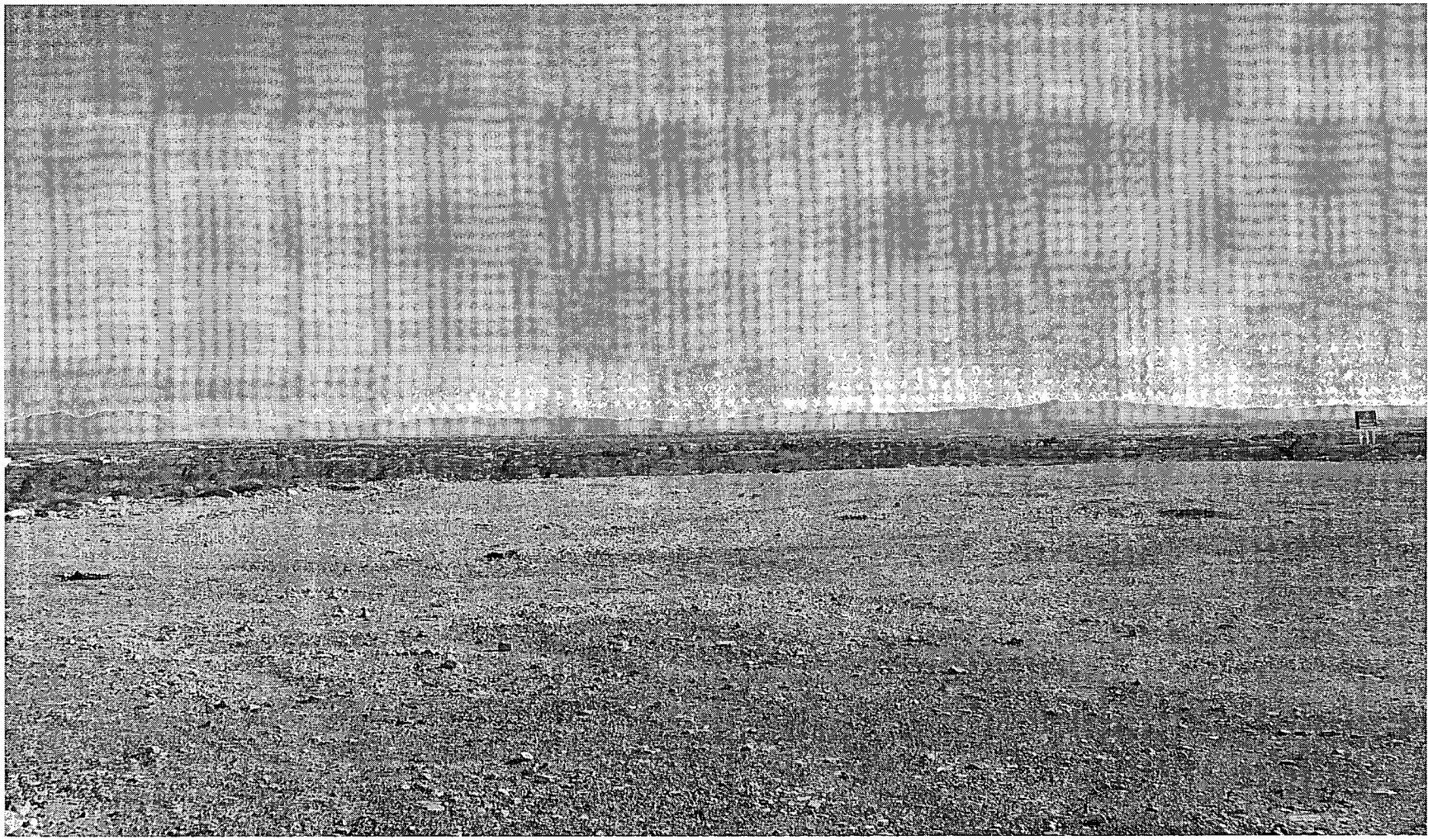
| REVISION'S MADE | |
|---|---|
| 01-28-08 DH | REMOVE 96" SIGN / MAKE (E) 40' PYLON |

FINAL SIGN-OFF

DATE SOLD
SALES PERSON
DESIGNER
CUSTOMER

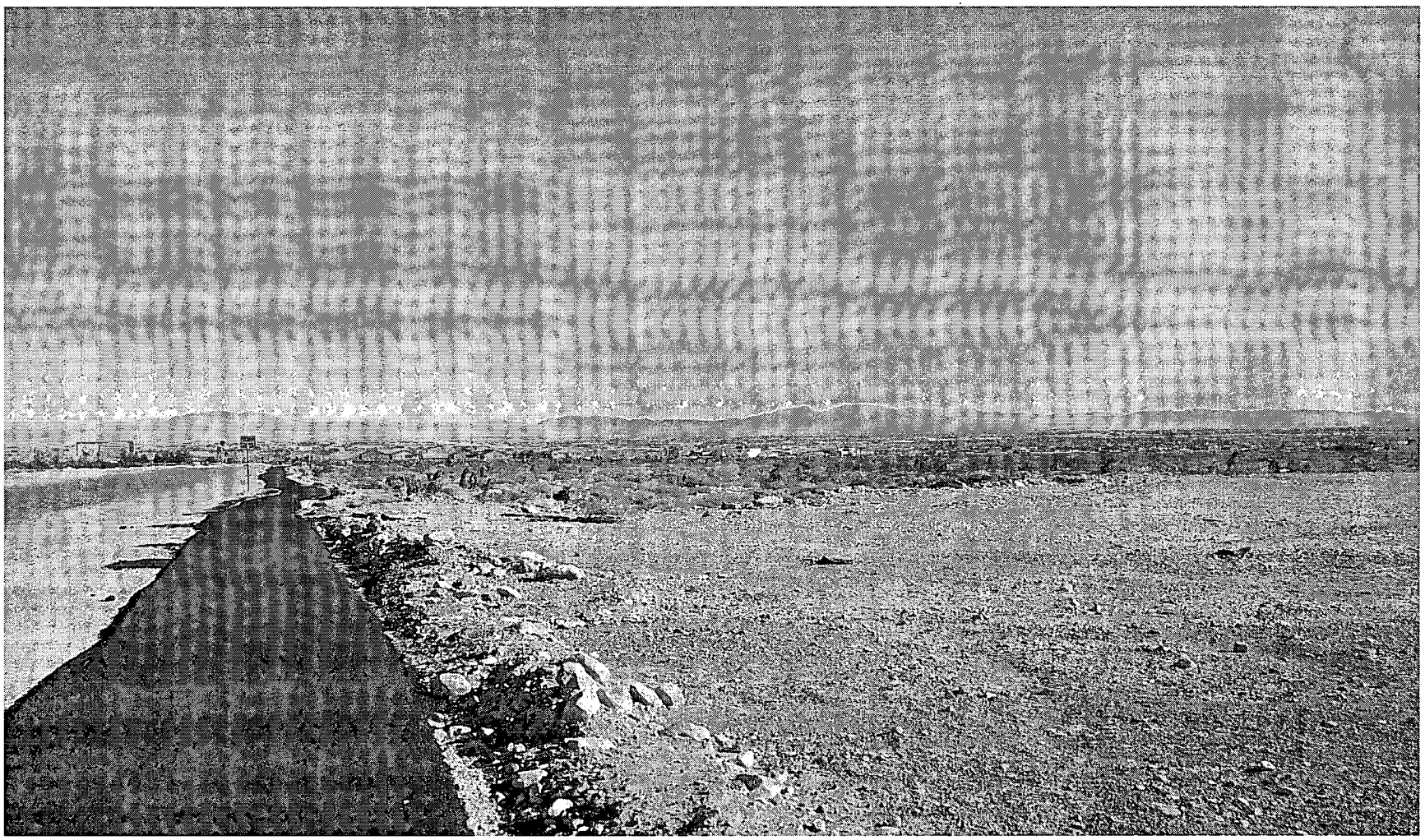
SHEET

SITE



ZON-25758, SDR-25760 AND VAC-25759 - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.
SOUTHEAST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY
JANUARY 10, 2008 PLANNING COMMISSION

12/21/07



ZON-25758, SDR-25760 AND VAC-25759 - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.
SOUTHEAST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY
JANUARY 10, 2008 PLANNING COMMISSION

12/21/07

# PROVIDENCE SQUARE

## MASTER DEVELOPMENT PLAN AND DESIGN STANDARDS

FEBRUARY 11, 2008

RECEIVED
FEB 13 2008

ZON-25758 SDR-25760
REVISED 03/13/08 PC

# PROVIDENCE SQUARE

## TABLE OF CONTENTS

## DEVELOPMENT PLAN CONCEPT


**1. INTRODUCTION ..... 3**
- 1.1 Concept ..... 3
- 1.2 Purpose ..... 3
- 1.3 Project Location ..... 3
- 1.4 Relationship to Other Documents ..... 3
- 1.5 Project Compliance ..... 4
- 1.6 Modifications ..... 4

**2. LAND USE ..... 6**
- 2.1 Purpose ..... 6
- 2.2 Development Parcel ..... 6
- 2.3 Land Use Designation ..... 6
- 2.4 Providence Square Master Development Plan ..... 6

**3. USES ..... 13**
- 3.1 Permissible Uses ..... 13

**4. SITE PLAN GUIDELINES ..... 16**
- 4.1 Development Standards ..... 16
- 4.2 Site Elements ..... 17
- 4.3 Building Standards ..... 21
- 4.4 Lighting ..... 22
- 4.5 Landscape Standards ..... 24
- 4.6 Architectural Style ..... 34
- 4.7 Signage ..... 37


**LIST OF FIGURES**


Figure 1: Vicinity Map ..... 5
Figure 2: Proposed Land Use ..... 7
Figure 3 Proposed Zoning ..... 8
Figure 4 Utility Plan ..... 10
Figure 5 Street Network ..... 11
Figure 6 Right-of-Way ..... 12
Figure 7 Garbage Enclosure ..... 19
Figure 8 Parking Lot Landscaping ..... 26

# 1. INTRODUCTION

## 1.1 Concept

The Providence Square Master Development Plan and Design Standards (Development Plan) shall reflect the objectives set forth in the Planned Development (PD) District as required by Las Vegas Municipal Code §19.06.050.

1.1.1 The intent of the PD District is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single-purpose or multi-use planned development. The reclassification of property to the PD District may be deemed appropriate if the development proposed for the District can accomplish the goals as stated in the Ordinance mentioned above. The Providence Development Plan meets all the goals and objects of Section 19.06.050 of the Las Vegas Municipal Code.

## 1.2 Purpose

1.2.1 The Development Plan will direct the actions of all entities, developers and individual business owners. The criteria contained in this document are binding on any person, or entity, which intends to construct, reconstruct or modify any permanent or temporary improvement within the Providence Square Master Development Plan area. The enforcement of the Standards will ensure quality, visual continuity and consistency in design, as well as protection of property values.

## 1.3 Project Location

The Development Plan encompasses six parcels totaling approximately 23.6 acres bounded by Deer Springs Way to the north, the Bruce Woodbury Beltway to the south, Hualapai Way to the west and Conquistador Street to the east, as depicted in Figure 1.

## 1.4 Relationship to Other Documents

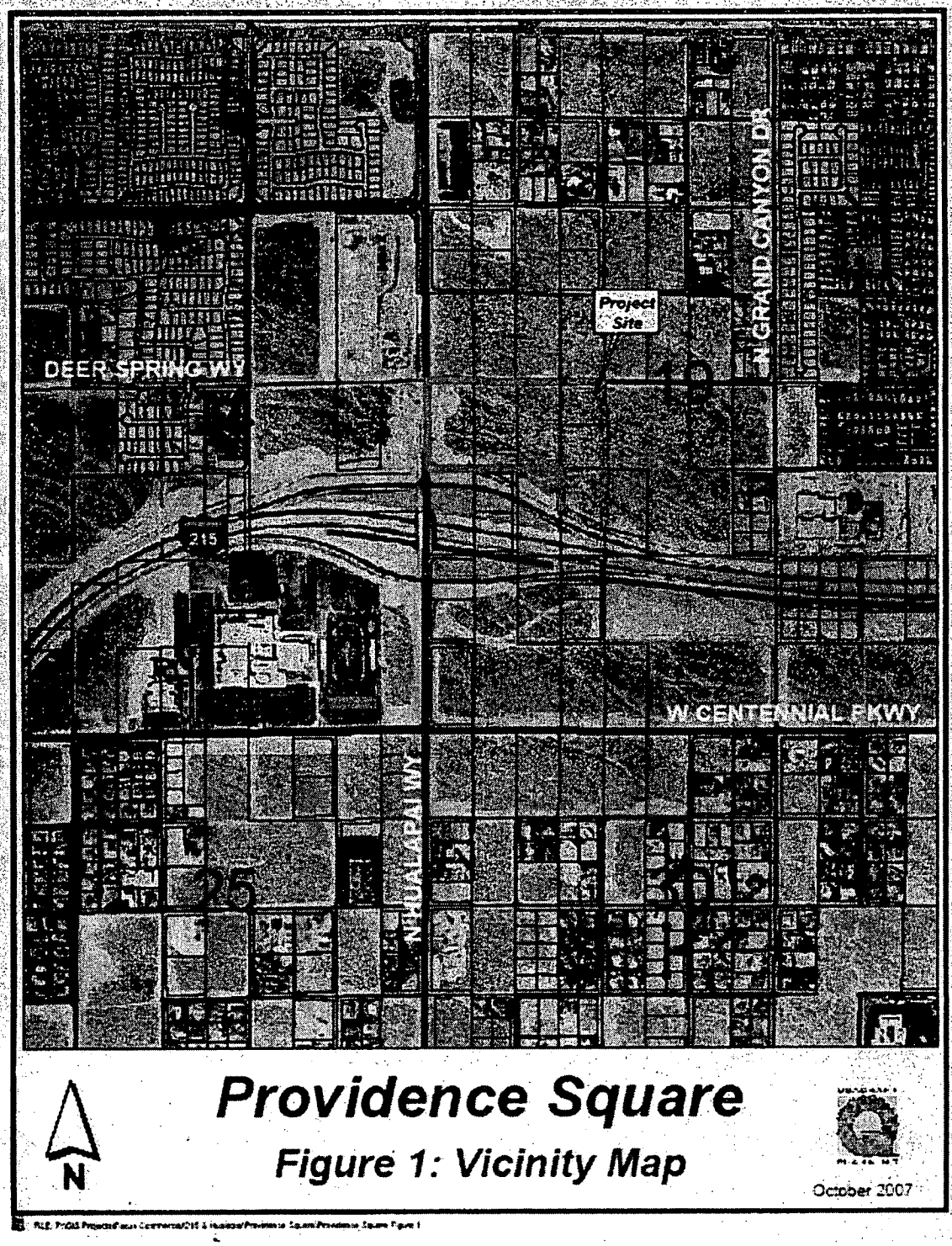
**1.4.1** The Development Plan is the primary document for use by all entities undertaking any improvements. Las Vegas Municipal Code Title is to be used whenever this document is silent on an issue.

## 1.5 Project Compliance

1.5.1 All development shall comply with the adopted Development Plan as well as all other applicable regulations in the city, county, state, and federal jurisdictions.

## 1.6 Modifications

1.6.1 The property owner or designated representative shall meet the Director of Planning and Development to discuss the scope of any proposed modification to the Plan. The Director shall determine if the modification is a minor or major modification and what course of action the property owner shall follow.


Project Site
DEER SPRING WY
N GRANDCANYON DR
W CENTENNIAL PKWY
215
N
Providence Square
Figure 1: Vicinity Map
October 2007

# 2. LAND USE

## 2.1 Purpose

The purpose of this section is to identify the land uses permitted within Providence Square.

## 2.2 Development Parcel

**DEVELOPMENT PARCEL**

| Phase | Development Parcel | Land Use | Total Acres |
|---|---|---|---|
| 1 | A | Neighborhood Commercial | 23.6 |
| **Totals:** | | | 23.6 |

## 2.3 Land Use Designation

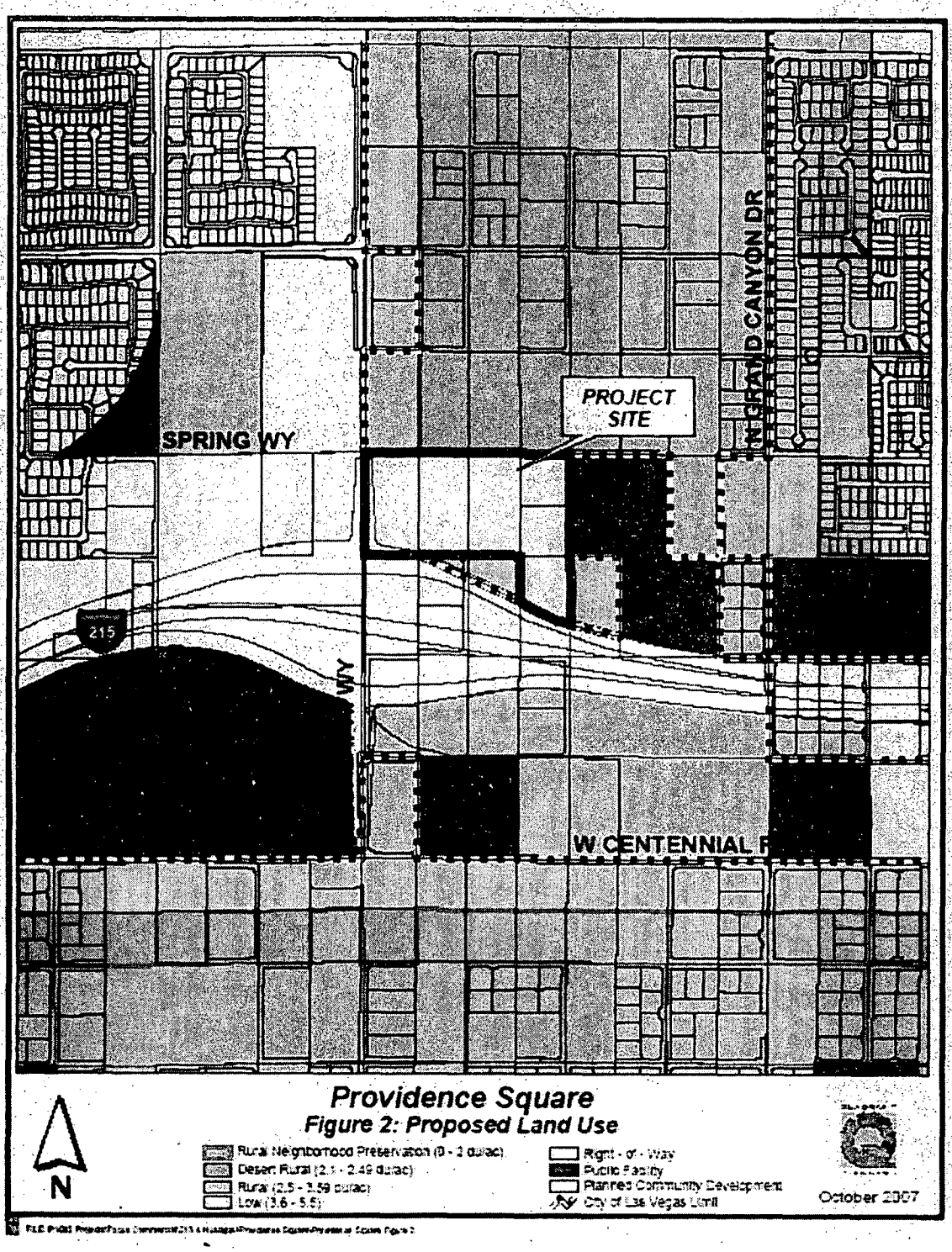
The Development Plan area shall be comprised of a mixture of commercial uses permitted within the Neighborhood Commercial land use category.

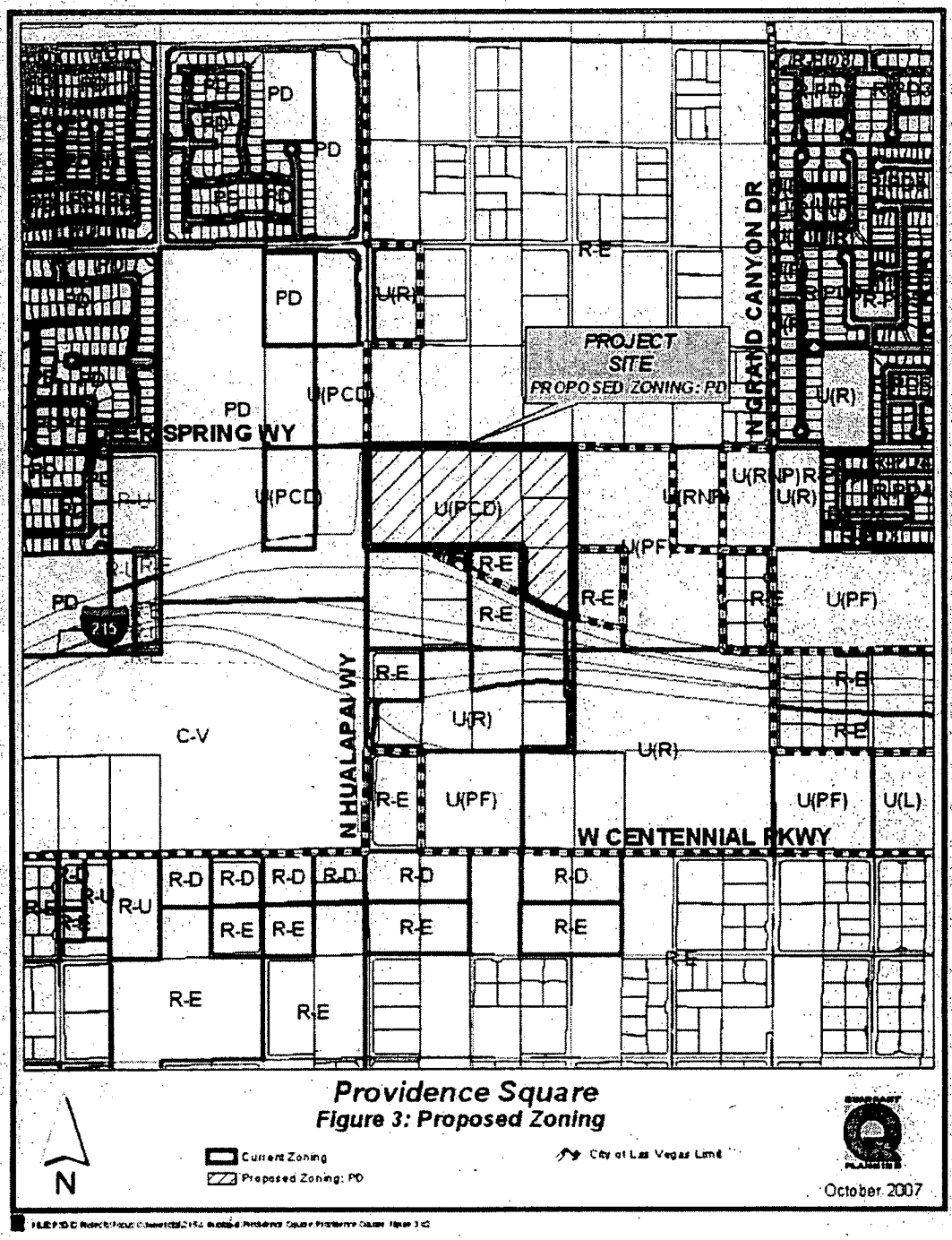
### 2.3.1 Zoning

Providence Square will be zoned PD (Planned Development) in accordance with Chapters 19.06 and 19.18 of the City of Las Vegas Municipal Code (see Figure 3 for existing and proposed zoning in the project area)

## 2.4 Providence Square Master Development Plan

The acreage included in the Development Plan was designated Planned Community Development (PCD) by the Las Vegas City Council on June 6, 2007, as shown in Figure 2.


PROJECT SITE
SPRING WY
N GRAND CANYON DR
215
W CENTENNIAL P
N
Providence Square
Figure 2: Proposed Land Use
Rural Neighborhood Preservation (0 - 2 du/ac)
Desert Rural (2.1 - 2.49 du/ac)
Rural (2.5 - 3.59 du/ac)
Low (3.6 - 5.5)
Right - of - Way
Public Facility
Planned Community Development
City of Las Vegas Limit
October 2007




**Providence Square**
**Figure 3: Proposed Zoning**

### 2.4.1 Traffic Study

A traffic impact analysis for the Providence Square Planned Development has been submitted to the City of Las Vegas and must be approved prior to the issuance of any permits or recordation of any Final Maps anywhere within this site. This project will developed in accordance with the mitigation measure identified in the approved study

### 2.4.2 Drainage Study

A drainage study for the overall 23.6 acres covered by this plan shall be submitted to and approved by the Department of Public Works prior to the issuance of any permits or recordation of any Final Maps anywhere within this site. The drainage study shall identify necessary drainage infrastructure improvements within the proposed Planned Development area and shall propose an implementation program for the construction of such required improvements, including a phasing plan identifying appropriate milestones that will trigger the timely construction thereof.

### 2.4.3 Water Service

The Las Vegas Valley Water District (LVVWD) currently provides service to the 2975 pressure zone in which the project is located. There is an existing 42 inch main in Hualapai Way. See Figure 4 for the location of the line as well proposed water lines.

### 2.4.4 Sewer Service

Sewer service to the project will be from an existing 12 inch line in Deer Springs Way. See Figure 4 for a schematic. The Collection Systems Planning section of the Department of Public Works shall review and approve all public sewer design prior to the issuance of any permits

### 2.4.5 Access

Access to the planning area will be from Hualapai Way, Deer Springs Way, Conquistador Street and Echelon Point Drive. See Figure 5 for project area street network and Figure 6 for site specific street network and cross-sections.

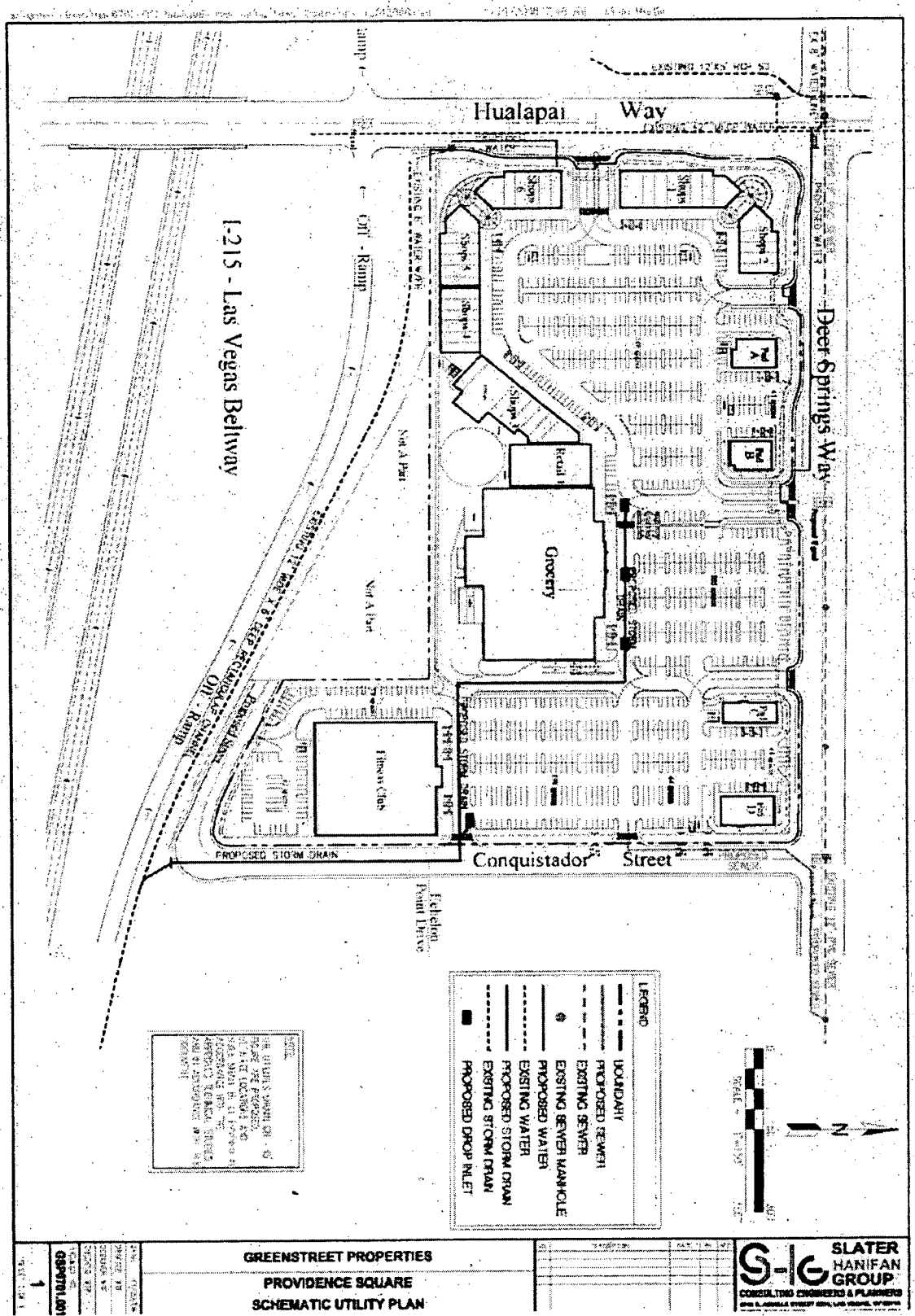
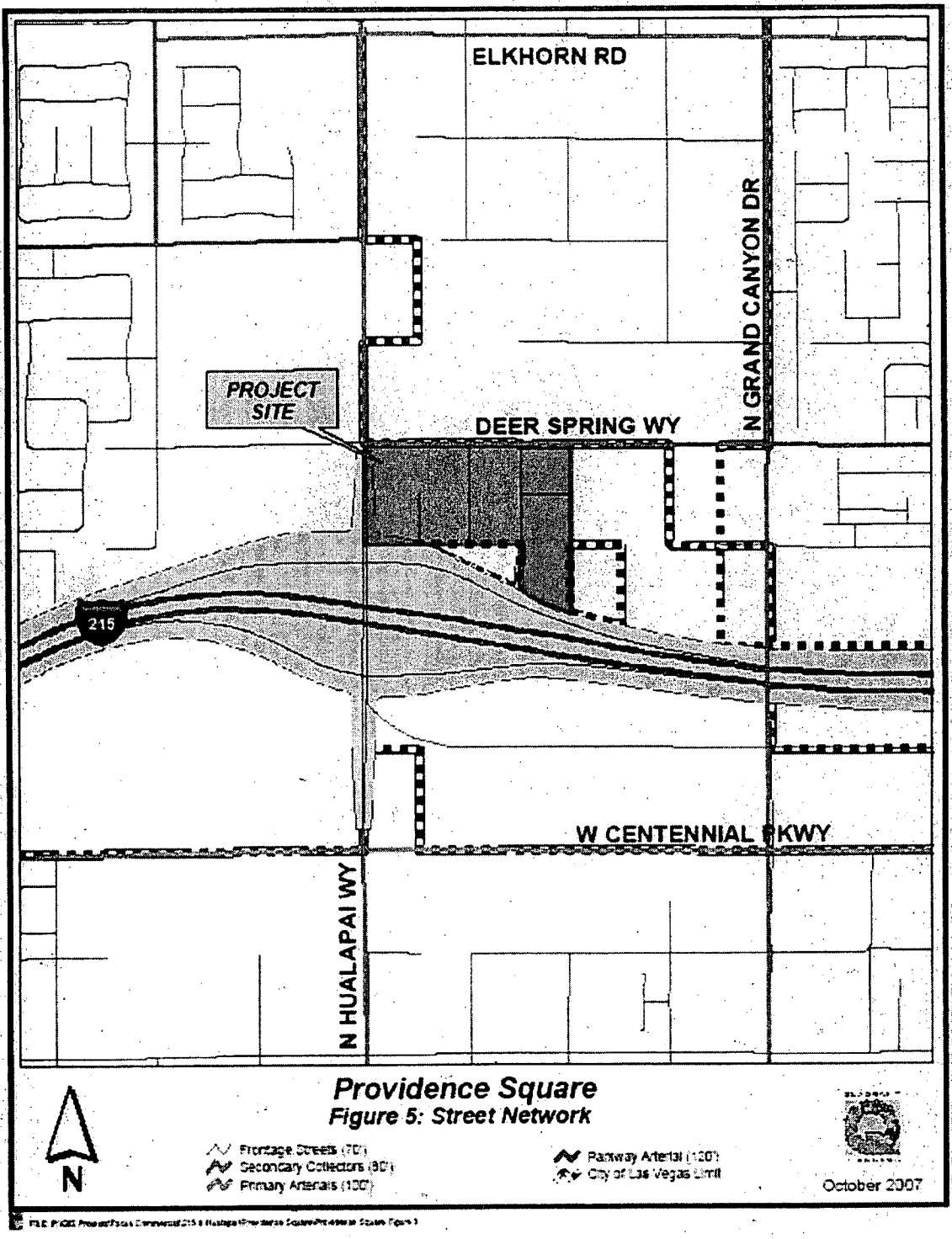
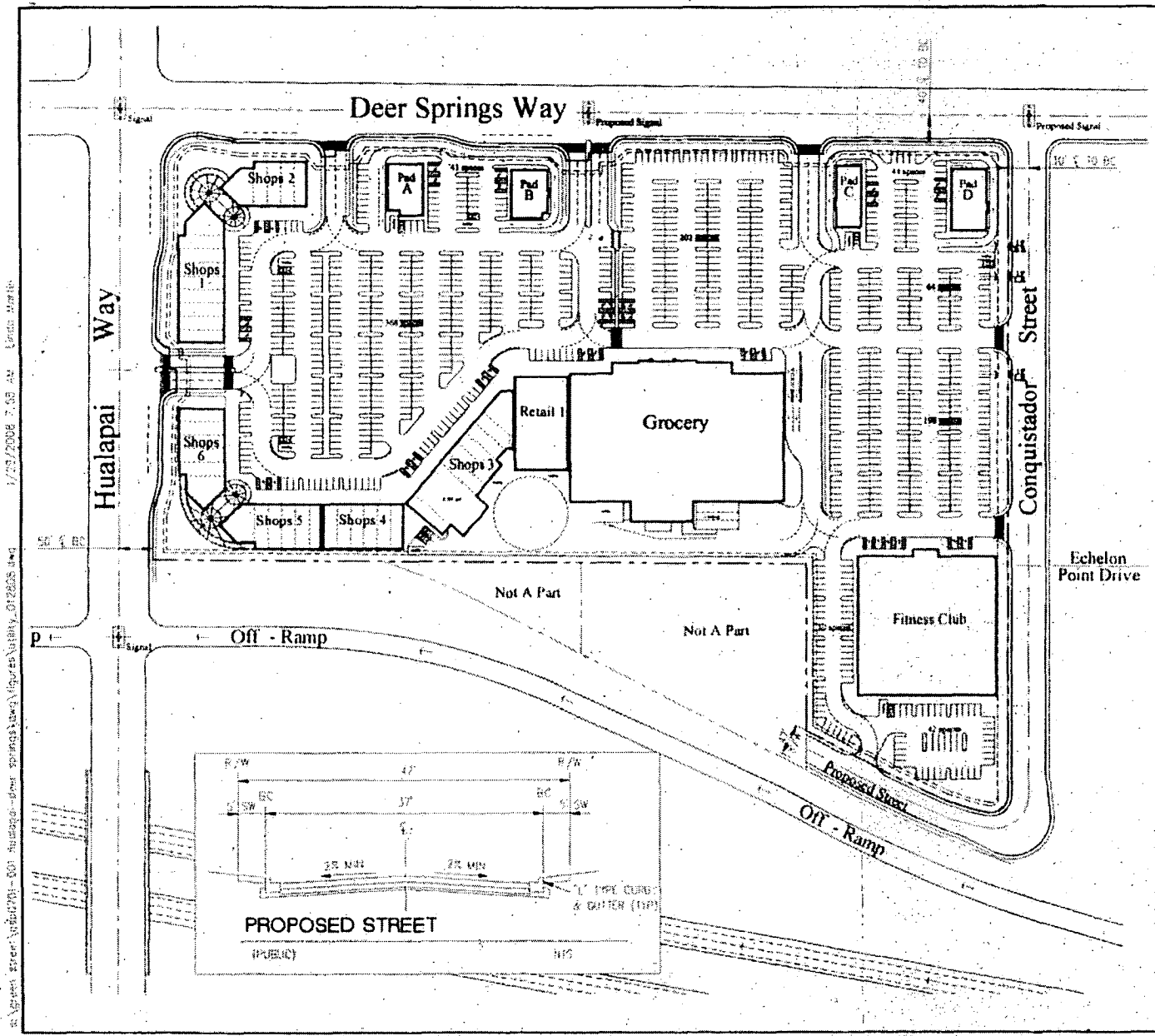
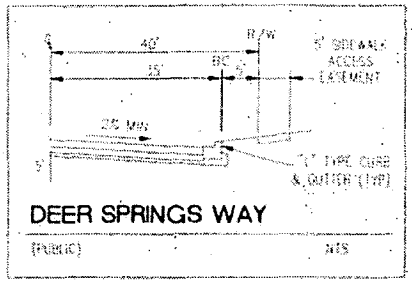
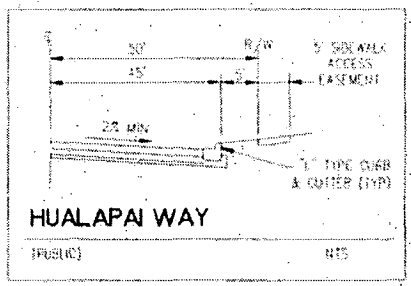

Hualapai Way
I-215 - Las Vegas Beltway
Deer Springs Way
Off - Ramp
Grocery
Fitness Club
Conquistador Street
PROPOSED STORM DRAIN
Echelon Point Drive
LEGEND
BOUNDARY
PROPOSED SEWER
EXISTING SEWER
EXISTING SEWER MANHOLE
PROPOSED WATER
EXISTING WATER
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
PROPOSED DROP INLET
N
GREENSTREET PROPERTIES
PROVIDENCE SQUARE
SCHEMATIC UTILITY PLAN
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

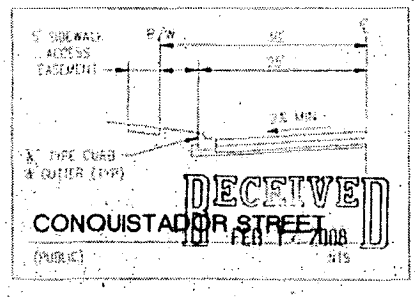
**Figure 4**


ELKHORN RD
N GRAND CANYON DR
PROJECT SITE
DEER SPRING WY
215
W CENTENNIAL PKWY
N HUALAPAI WY
Providence Square
Figure 5: Street Network
N
Frontage Streets (70')
Secondary Collectors (80')
Primary Arterials (100')
Parkway Arterial (120')
City of Las Vegas Limit
October 2007




RECEIVED
FEB 12 2008

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

GREENSTREET PROPERTIES

VIDENCE SQUARE

RIGHT OF WAY EXHIBIT

DATE 01/23/08
DRAWN BY
DESIGNED BY
CHECKED BY
PROJECT NO
GSP0701.001

1

# 3. USES

## 3.1 Permissible Uses

Buildings, structures and land used for commercial purposes shall be developed and operated in accordance with the uses permitted in the following Permissible Use Schedule.

No use, type of development or development standard is presumptively permitted within the PD District unless it already has been included in the adopted plan for the District.

## PERMISSIBLE USE SCHEDULE

| Uses* | |
|---|---|
| Adult Day Care | P |
| Animal Hospital | SUP |
| Assisted Living Apartments | SUP |
| Auto Parts (New and Rebuilt – Accessory Sales and Service) | SUP |
| Auto Title Loan | X |
| Auto Repair Garage, Minor | SUP |
| Auto Smog Check | SUP |
| Automobile Rental | X |
| Banquet Facility | P |
| Bail Bond Service | X |
| Beer/Wine/Cooler Off-Sale Establishment** | SUP |
| Beer/Wine/Cooler On and Off Sale Establishment** | SUP |
| Beer/Wine/Cooler On-Sale Establishment* | SUP |
| Billiard Parlor or Pool Hall | P |
| Building & Landscape Material/Lumber Yard | SUP |
| Business School | P |
| Car Wash, Full Service or Auto Detailing | SUP |
| Catering Service | P |
| Check Cashing Service | X |
| Child Care Center | P |
| Church/House of Worship | P |
| Clinic | P |
| College/University/seminary | SUP |
| Commercial Recreation/Amusement (Indoor) | P |
| Convalescent Care/Nursing Home | SUP |
| Copy Center | P |
| Custom Craft Work | SUP |
| Desktop Publishing | P |
| Dry Cleaner | P |
| Electrical, Watch, Clock Jewelry & Similar Repair | P |
| Employment Agency | P |
| Escort Bureau | X |
| Financial Institution, General | P |
| Gaming Establishment, Restricted | SUP |
| Gaming Establishment, Unrestricted | X |
| General Personal Service | P |
| General Retail Store, Other Than Listed | P |
| Government Facilities | SUP |
| Health Club | P |
| Hospitals | SUP |
| Hotel, Motel, or Hotel Suites | SUP |
| Jewelry Store, New | P |
| Laboratory, Medical and Dental | P |
| Library | P |

See Section 19.04 of the Las Vegas Municipal Code for definition of Uses.
** Distance separations listed in the Las Vegas Municipal Code shall apply.
**P=Permitted X=Use Prohibited SUP=Special Use Permit TCP=Temporary Commercial Permit**
**C=Conditional Use (Permitted with Conditions; see Las Vegas Municipal Code for conditions)**

## PERMISSIBLE USE SCHEDULE (CON'T.)

| Uses* | |
|---|---|
| Motor Vehicle Sales New or Used | X |
| Mausoleum/Cemetery | X |
| Massage Establishment | SUP |
| Mini-Storage Facility | SUP |
| Mortuary or Funeral Home | X |
| Museum or Art Gallery | P |
| Night Club | SUP |
| Office, Other than Listed | P |
| Office, Medical or Dental | P |
| Package Liquor Off-Sale Establishment** | SUP |
| Pawn Shop | X |
| Pet Shop | C |
| Plant Nursery/Garden Supply | P |
| Playground/Public Park | P |
| Postal Services | P |
| Psychology Practice | P |
| Public Utility Buildings and Structure | SUP |
| Public/Quasi-Public/Institutional Building and Uses | SUP |
| Recreational Vehicle and Boat Storage | SUP |
| Recording Studio | SUP |
| Rental Store (without Outside Storage) | P |
| Restaurant with or without drive through | P |
| Restaurant with Service Bar* | SUP |
| Retail Establishment with Accessory package Liquor Off-Sale** | SUP |
| Seasonal Sales (Christmas Trees, pumpkins, etc.) | TCP |
| Secondhand Dealer | SUP |
| Service Station (without Automotive Repair) | C |
| Shopping Center | P |
| Single Family Residential up to 2 Dwelling Units per Acre | P |
| Social Event with Alcoholic Beverage Sales | SUP |
| Supper Club** | SUP |
| Swap Meet | SUP |
| Tattoo Parlor | X |
| Tavern** | X |
| Thrift Shop | SUP |
| Training Center | SUP |
| Time Share Development, Hotel, Residence | X |
| Wireless Communications Facilities; stealth | C |
| Wireless Communications Facilities; non-stealth design | SUP |

* See Section 19.04 of the Las Vegas Municipal Code for definition of Uses.
** Distance separations listed in the Las Vegas Municipal Code shall apply.
**P=Permitted X=Use Prohibited SUP=Special Use Permit TCP=Temporary Commercial Permit**
**C=Conditional Use (Permitted with Conditions; see Las Vegas Municipal Code for conditions)**

# Site Planning Guidelines

In addition to providing for the immediate retail needs of surrounding area residents and visitors to Providence Square, this commercial center should serve as a community "gathering place", through the use of pedestrian friendly features that encourage shoppers to stop and linger while enjoying a cup of coffee, reading the newspaper, or interacting with their neighbors in a pleasant environment.

Such spaces will be created through the use of shaded plazas and courtyards, trees, umbrellas, fountains, seating areas with tables, benches and chairs, interesting details and textures such as special paving, lighting fixtures, banners and flags, etc.

## 4.1 DEVELOPMENT STANDARDS

| SETBACK CRITERIA | |
|---|---|
| • From Primary Arterial to Building | 20' |
| • From Secondary Collector to Building | 15' |
| • From Adjacent Parcel Property Line to Building | 10' |
| • From Primary Arterial to Parking | 10' |
| • From SecondaryCollector to Parking | 6' |
| • From Adjacent Parcel Property Line to Parking | 6' |

| SITE COVERAGE | |
|---|---|
| Maximum building coverage | 50% |

| PARKING | |
|---|---|
| Number of parking spaces required | 1/250 square feet, except for those uses specifically in listed in the Las Vegas Municipal Code, Section 19.04.10. Handicapped parking shall be in accordance with Section 19.10 of the Las Vegas Municipal Code |

| MAXIMUM HEIGHT | |
|---|---|
| Buildings with Providence Square shall be subject to the residential adjacency standards set fourth in the Las Vegas Municipal Code Section 19.08.060 only where the project is adjacent to property developed for the sale of residential dwelling units. | 50' on a gabled, hipped or gambrel roof, measured to the average height level between the eaves and ridge line |

| OPEN SPACE | |
|---|---|
| | 15% |

### 4.1.1 Drive-through

Each drive-through service window shall have a stacking lane that accommodates at least 6 cars per lane measure from pick up window.

## 4.2 Site Elements

### 4.2.1 Service Areas

Service and loading zones shall be located to the rear, side or in an internal location where visibility from public rights-of-way and views from neighboring buildings and properties will be minimized. Service and loading areas shall be screened by the uses of walls or dense landscaping, or both, that will serve as both a visual barrier and a noise barrier. Walls shall be architecturally integrated into the design of the development. All loading and servicing must occur entirely onsite; off-site service vehicle loading shall not be permitted.

Utility equipment and communication devices located on the ground must also be screened with landscape, decorative walls or other architectural elements in accordance with the materials listed in Section 4.3.3. Architectural screening devices shall use materials and finishes consistent with those of the adjacent buildings and storage areas.

All outdoor areas of refuse collection must be contained by a solid perimeter wall with an opaque metal gate and covered with a trellis structure in accordance figure 7. Refuse collection areas shall be designed to contain all refuse generated on-site and deposited between collections. Refuse receptacles may require compaction or self-sanitizing devices depending on the type and quantity of refuse generated by the occupants and use of the site. All refuse areas are to be kept clean, dry and free of odor. All "wet-type" refuse containers shall be designed to prevent leakage of liquids onto the property. The number and size for individual service areas shall be evaluated per building type and site at the time of Site Development Plan Review.

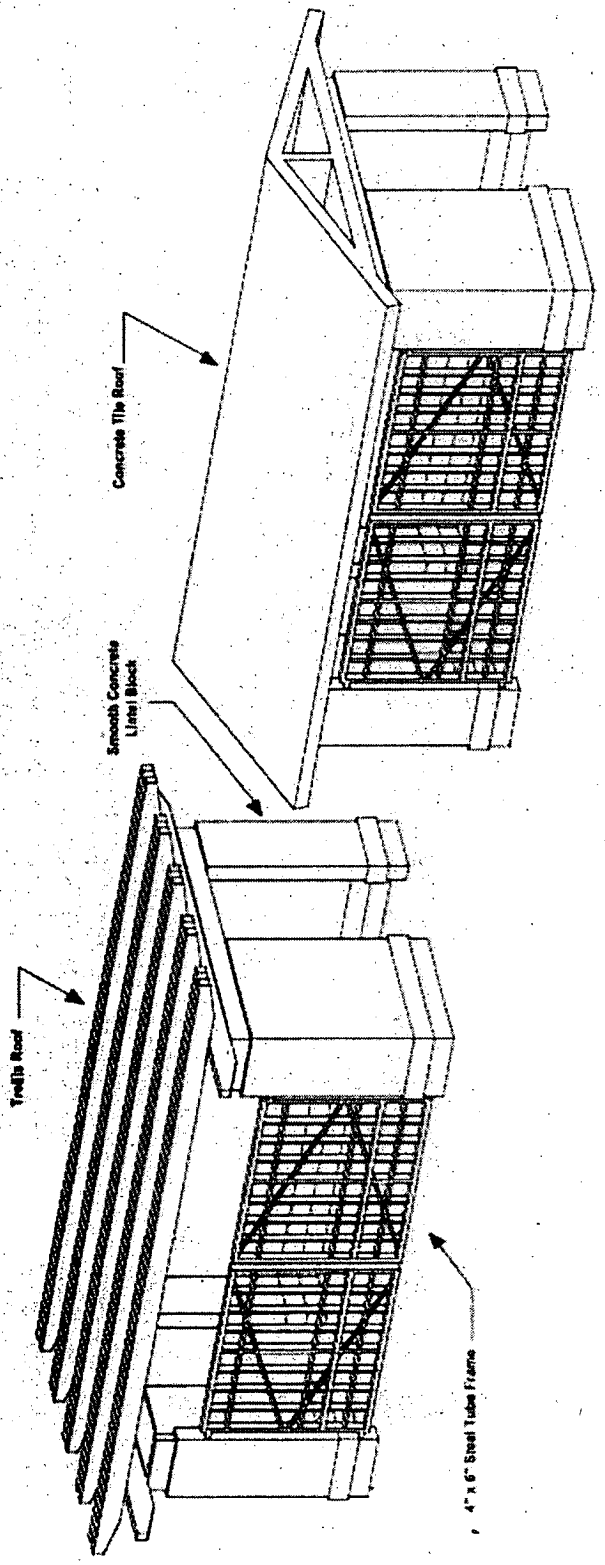
### 4.2.2 Site Utilities And Electrical Equipment

Along streets that border a residential subdivision, all utility boxes and above-ground utility installations, other than utility poles, that are in excess of twenty-seven cubic feet in size and that are to be placed back of the sidewalk shall be installed with landscaping on two side, with one side being available for access by utility companies. The landscaping must include tall grasses and shrubbery which, at maturity, will provide adequate screening of the utility structures.

Along streets that border nonresidential development, all utility boxes and aboveground utility installations, other than utility poles, that are in excess of twenty-seven cubic feet in size (excluding pad and concrete collars) shall be set back a sufficient distance so that a minimum of three feet of landscaping separates the utility structure from the public street right-of-way or sidewalk, whichever is nearer to the structure. The landscaping must include tall grasses and shrubbery which at maturity will provide adequate screening of the utility structures. In

addition, all utility boxes shall be placed so that the access doors open parallel to the street corridor and are accessible without the need to cut down or reduce the effectiveness of the landscaped screening.

All utility boxes and above ground utility installations shall be located outside of site visibility restriction zones at site driveways and abutting street intersections.




**Permissible Garbage Enclosure**

Figure 7

### 4.2.3 Site Mechanical Equipment

All exterior components of heating, cooling and ventilation systems shall be hidden from view within the lot or from adjoining streets, lots and buildings. In the case of roof mounted mechanical equipment, building parapets shall be of such a height that roof mounted screening devices are not required. If building parapets do not provide the required screening, mechanical equipment shall be screened by an unobtrusive screening device that will appear as an integral part of the overall architectural design, constructed of complementary and durable materials and finished in a texture and color scheme complementary to the overall architectural design, subject to the review at time of Site Development Plan Review.

### 4.2.4 Grading and Drainage

Site grading shall provide adequate storm water run-off capability. Drainage systems shall be designed in accordance with an approved engineering and hydrology study so as to maintain all-weather vehicular access on public streets, drives and in parking areas. Finish floor elevations shall be set according to applicable federal and local flood requirements. Site grading design should cause all water to drain away from buildings and shall complement and reinforce the architectural and landscape design character by helping to screen parking, loading and services areas while providing reasonable grade transitions contributing to the efficiency of on-site and off-site movement systems. Grade transition between lots shall be smooth. When grading is in public view, smooth slope transitions between grade changes shall be created. Retaining walls, garden walls and other such site features constructed immediately adjacent to or connecting with a building, must be constructed of a material that visually matches the exterior building or that is an integral material in the landscape. Individual retaining walls shall not exceed 6 feet in height. Grade changes that require retaining walls in excess of 8 feet must be terraced with a minimum three-foot separation between each wall. All retaining walls, however, must be shown on plans at time of Site Development Plan Review.

### 4.2.5 Perimeter Walls

Decorative perimeter walls shall be constructed of materials approved at time of Site Development Plan Review. In addition, freestanding walls shall be designed as an integral part of the architecture, complementing color, form and material of adjacent building and shall not abruptly encounter concrete curbs or sidewalk. No chain link or extensions or additions at the top of any perimeter walls shall be permitted. Walls shall not exceed 8 feet in height measured from side of greatest vertical exposure.

### 4.2.6 Sidewalks

Sidewalk size and location shall be installed in accordance with Section 19.12 and 18.12.390 of the City of Las Vegas Municipal Code with one exception. Perimeter sidewalks adjacent to right-of-way widths of 80 feet and greater shall be separated from the back of the street curb by a minimum of five feet of landscaped buffer area except adjacent to bus turn outs and right turn lanes.

## 4.3 BUILDING STANDARDS

### 4.3.1 BUILDING FORM AND MASS

Building forms shall be simple and well-proportioned resulting in a balanced composition of elements. A layering of planes and volumes shall provide a rhythm of dynamic building shadows. Free-standing structures should maintain these principles of form as well, in order to complement rather than unduly contrast with adjacent buildings. Proper attention should be given to the detail of building caps, providing shadow lines suggestive of a cornice element where appropriate to the architectural style of the building.

### 4.3.2 BUILDING HEIGHT

Building heights should be varied to provide visual interest to Providence Square. Tower elements or other prominent building features should be used to accentuate key elements such as building entries, pedestrian nodes, plazas or courtyards.

### 4.3.3 BUILDING MATERIALS

A unified appearance shall be accomplished through a consistent palette of materials used throughout a project. Painted stucco surfaces shall be of a light sand or smooth finish. All stucco surface finishes shall be subject to review and approval at time of Site Development Plan Review prior to construction. Accent materials should also be used to introduce a variety of textures and scales.

Acceptable building materials are as follows:

- Painted stucco walls
- Split face C.M.U.
- Honed C.M.U.
- Concrete Roof Tile
- Slate, Stone or Brick Accents
- Painted Metal (accent material)
- Glazing, Glass (see note)
- Metal Roof

- Metal Canopies/Trellis
- Pre-finished Siding Boards
- Tile Accents

Note: Lightly tinted or "Low-e" glass is acceptable and advisable. Mirrored and metallic tints are prohibited.

### 4.3.4 ROOF FORM

Roof form and materials must be integrated with the overall character of the development. Although most of the roof area of commercial buildings may be flat, visible elements should be treated with sloped roof elements, including hips or gable forms to provide articulation and visual interest to the roofscape when viewed from eye level.

Roof materials include concrete tile and metal. Flat roof must include parapets to screen mechanical equipment.

### 4.3.5 EXTERIOR SPACES

The local climate provides a comfortable outdoor environment for much of the year. Therefore, it is expected that usable exterior spaces will be part of the design of each building (patios, courtyards, terraces, etc.). Pedestrian walkways should be of a material and pattern that will enhance the building design, as well as prevent cracks and breakage. Covered areas should be provided as sun shading for both people and structures. These may be extensions of the building, free-standing elements or landscaping (awnings, trellises, canopies, trees etc.).

## 4.4 LIGHTING

The following lighting standards have been developed to ensure that lighting shall provide safety while appropriately illuminating any given space within the project, whether it be automobile parking, pedestrian walkway, outdoor activity, service area or otherwise. Lighting will be of a level adequate to provide ease of circulation throughout the site during the evening hours for both auto and pedestrian traffic. Architectural lighting of the landscape, walks, buildings, signage and other pedestrian oriented features is intended to be incandescent, warm tone color and of a low foot-candle level.

### 4.4.1 ILLUMINATION CRITERIA FOR PUBLIC PLACES

Foot candle levels shall conform to the City of Las Vegas lighting codes and shall be applied to all public streets, parking lots or walkways throughout the development to ensure a consistent pattern for safety and illumination.

## 4.4.2 LIGHTING STANDARDS

### Lighting Hierarchy

There is a basic hierarchy of lighting intended for this project. Higher lighting levels, taller light standards and the use of metal halide shall be permitted within parking lots (not to exceed 30'). Internal drives shall be lined by shorter light standards (not to exceed 20') and architectural, accent light standards shall be used around entry signage (not to exceed 16').

### Nuisance Lighting

Light sources in one place shall not become a nuisance for adjacent areas. All fixtures shall be glare shielded, low angle cut-off and shall contain the minimum foot-candle power or wattage that is needed to illuminate the target areas only. Lighting in any one place may not intrude into another in such fashion as to diminish the intent or mood of the lighting in that other place.

### Fixtures

All architectural light fixtures and standards (bollard, sconces or otherwise) shall be of a consistent character within the project. Furthermore, site lighting elements shall be used to provide visual accent and drama, reinforcing the architectural design concepts.

## 4.4.3 SECURITY LIGHTING FOR BUILDING EXTERIORS

Large area floodlights or standard dawn to dusk lights are not permitted. Spotlights highlighting areas may not be mounted above 15' from ground level (from the base of the fixture) and must be pointed towards the ground. Roof mounted spotlights are not permitted. Ground mounted spotlights or floodlights may be used providing they point toward the building and do not spill over into adjacent areas; cut-off shielding must be installed when necessary. All entrances and exits shall be illuminated to the required foot-candle requirement specified by current codes and requirements; entrances may be highlighted with architectural accent lighting.

## 4.4.4 PARKING LOT LIGHTING

The maximum height of parking lot light fixtures, measured from the base of the light standard to the top of the standard or fixture, shall not exceed 30' above ground level, measured from finished grade or finished pavement at the base of the light standard. Illumination shall be directed away from adjoining properties and shall be arranged and controlled so as not to cause a nuisance to Highway traffic or surrounding uses.

## 4.5 LANDSCAPE STANDARDS

The objective of the landscape architectural design criteria is to establish a pleasant and attractive landscape framework for the development, while reinforcing the overall project image. This framework will help provide design continuity and establish an identifiable visual character that enhances the development image and value of the project.

### 4.5.1 SAFETY

Locate plant material to ensure no visual encroachment into safe traffic sight lines while maintaining visibility of signage. Plant litter, overhanging branches, thorns, etc., must be held to a minimum and shall maintain a minimum vertical clearance of 15' between the street surface and overhanging trees. All landscapingshall comply with AASHTO site distances and safety guidelines.

### 4.5.2 GENERAL LANDSCAPE AREAS

General landscape areas are those outdoor spaces within the project that are not specifically related to parking lots. They include parcel entries, pedestrian plazas, landscaped areas around buildings, and perimeter buffer areas. Guidelines for each type of area are listed below.

Parcel landscape will be accentuated with dense, cohesive planting schemes that form an attractive landscape statement. The planting theme can be informal or formal, but emphasis should be on strong groupings of similar plants rather than on many different species used in small quantities. Use of colorful plantings or flowering groundcovers, shrubs and/or trees is strongly encouraged.

**Pedestrian Plazas**

Pedestrian plazas will be improved with plants that are colorful, fragrant and enhance user comfort, such as shade trees and evergreen buffers that block the wind or screen undesirable views. Plaza areas will be further defined with high quality site amenities, such as special paving, site furnishings, low water use fountains, seat walls, bollards, etc.

**Landscape Areas Around Buildings**

All land not covered by structures or developed as parking shall be landscape with a minimum of 12% total landscape coverage of the site. Hardscape may be included within this coverage provided that it reinforces the landscape theme. Of this 12% landscape coverage requirement, a maximum of 33% may be in the form of non-organic material and hardscape. All proposed plans must be submitted to, reviewed and approved at the time of Site Development Plan Review

**Perimeter Buffer Areas**

Perimeter landscape buffering shall conform to the commercial buffering requirements set forth in Section 19.12 of the Las Vegas Municipal Code with the exception of landscape strips adjacent to bus turn outs and right turn lanes or any other instance where additional right of way dedication is required by the City of Las Vegas. In these instances, the width of the landscaping strip may be reduced.

### 4.5.3 PARKING LOTS

Use of large conical shaped trees is required within parking lots and around its perimeter to maximize shading of automobiles without obstructing views to signage. Planting fingers and medians shall be planted in accordance with Figure 8.

### 4.5.4 LANDSCAPE GRADING AND DRAINAGE

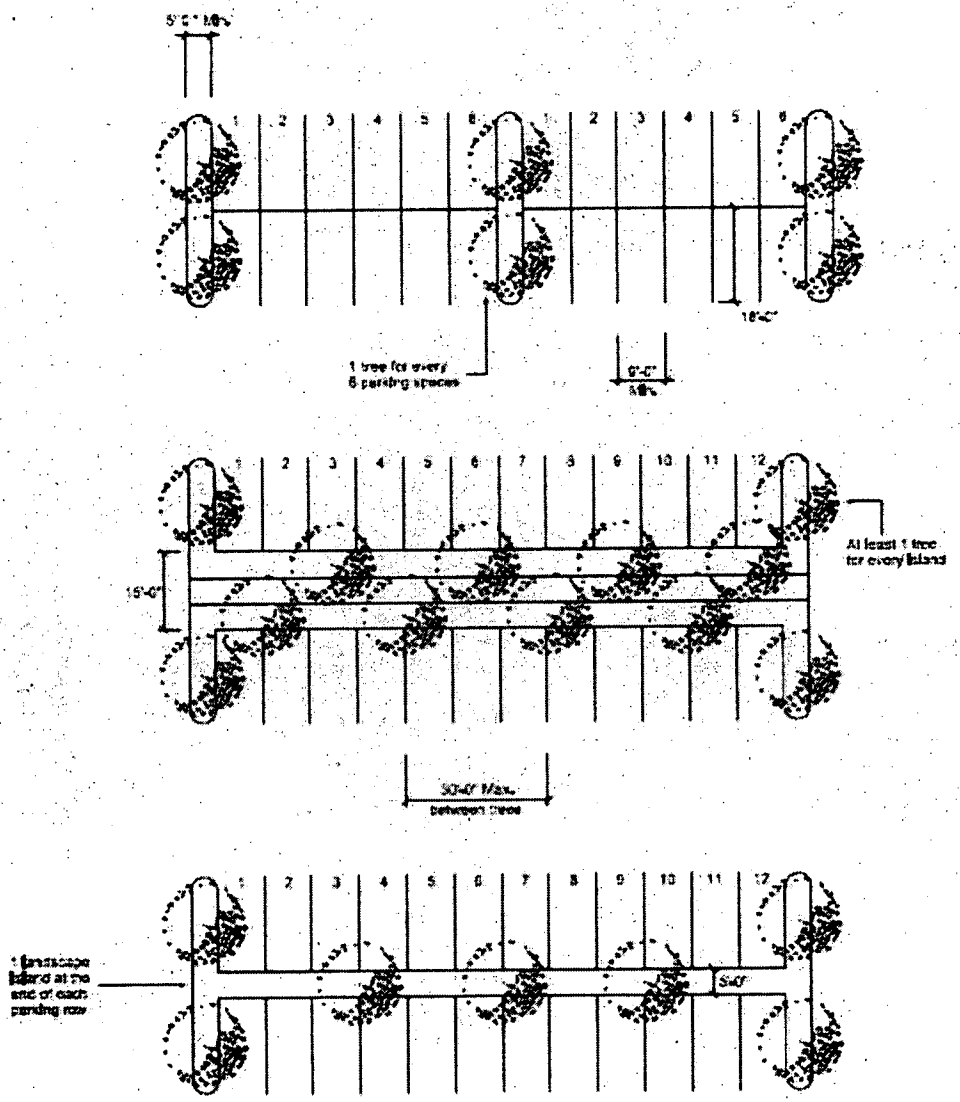
The following guidelines shall be employed in the preparation of grading and drainage plans:

- Minimize the visual impact of grading for drainage by keeping slopes to a minimum
- Maximize aesthetic berming in order to add depth to the landscape with relief of flatness
- Create smooth transitions between parcel development and the street and adjacent parcels.
- Use planting and retaining walls to minimize the visual impact of grading.

Maximum and minimum slopes in planting areas are as follows:

- Shrub and groundcover areas: Max 3:1 min 1.5% for positive drainage

All grading and drainage work must be done in accordance with the Storm Drainage Standards of the City of Las Vegas and with the approved hydrology and site engineering plans.




**Parking Lot Landscape Planting Alternatives**

Figure 8

### 4.5.5 LANDSCAPE AREA SPECIFICATIONS

Unless otherwise stated, the minimum plant sizes are as follows:

- Groundcover 1 Gallon
- Shrubs 5 Gallons
- Trees 24" Box

The relationship of plant height, width and caliper to the container size shall meet the latest edition of the American Standard for Nursery Stock, released by the American Association of Nurserymen.

Landscape areas shall be maintained in good condition at all times, including regular pruning of trees and shrubs, fertilizing, watering, removal of dead plants or part of plants, replacement of plants and regular removal of debris and trash.

Mineral build up in the soil may be a threat to vigorous growth in certain species of plants. Several samples should be taken from on-site soil locations where planting is proposed for lab analysis and amendment recommendations. Mitigation and amendment recommendations should be followed to ensure sustainable plant growth.

Parcel developers shall select plants from the approved plant palette. Use of plants that are not on the palette is prohibited.

### 4.5.6 IRRIGATION

All landscape and irrigation improvements are subject to the City of Las Vegas drought ordinance which supercedes any conflicting criteria contained herein.

**Design Intent**
Automatic irrigation systems are required for all planting areas.

**Water Demand**
Peak flow demands shall be based on applying peak weekly irrigation requirements in 6 hours (12:00am-6:00am). Design shall be based on available static pressure minus 10% for fluctuations.

**Water Application**
Areas requiring overhead spray shall be minimized and shall be restricted to turf, gazania, and flower beds. All other areas must use drip irrigation.

**Overhead Irrigation**
Spray heads next to roadways and walkways must have low angle (10%) nozzles. Large radius rotor heads (25-foot radius or greater) are not allowed abutting roadway or walkway edges.

All spray heads (15-foot radius or less) shall be spaced no further than 45% of the spray diameter to account for area wind conditions. Spacing for large radius rotors (25-foot radius or greater) shall not exceed 50% of the spray diameter

Spray irrigated areas shall be a minimum of 10 feet wide when adjacent to roadways or roadways, and 6 feet wide otherwise.

Overhead irrigation heads may not throw water directly onto any roadway, walkway, or paved surface.

**Drip Irrigation**
The minimum quantity of emitters per plant shall be in accordance with the following table.

| Plant Size | Emitter Volume | Quantity |
|---|---|---|
| 1 gallon material | 1 GPH | 1 each |
| 5 gallon material | ½-1 GPH | 2 each |
| 15 gallon material | 2 GPH | 3-4 each |
| 24" box material | 2 GPH | 4-5 each |
| 36" box material | 2 GPH | 6-7 each |
| 48" box material | 2 GPH | 7-8 each |
| 54" box material | 2 GPH | 9-12 each |
| 60" box material | 2 GPH | 12-16 each |

**Zoning**
Overhead and drip irrigation systems must be zoned for exposure (south and west exposures together, north and east exposures together), topography, and varying water requirements of plant material.

**Water Management**
All irrigation systems for project common areas shall use solid state electronic, micro-processor controllers capable of a minimum of three operating programs and four start times per program.

### 4.5.7 SITE AMENITIES

Site amenities include various elements used outdoors to create a unified look of quality and to provide a comfortable setting for outdoor activities. Site amenities used in individual parcels must be visually compatible with the overall project design scheme and with the site architecture. This will help maintain continuity and a high level of quality throughout the development's public and private outdoor settings.

Onsite amenities include, but are not restricted to paving, signs, public phones, trash receptacles, benches, light fixtures, bollards, tree grates, etc. All walks, curbs, handicap access ramps shall conform to all applicable laws, codes and ordinances. Design of walks shall include "highlight" paving textures and colors to match the base palette.

### 4.5.8 APPROVED PLANT PALETTE

**TREES**

| BOTANICAL NAME | COMMON NAME |
|---|---|
| Acacia aneura | Mulga Tree |
| Acacia jenerae | Coonivitta Wattle |
| Acacia pendula | Weeping Acacia |
| Acacia salicina | Willow Acacia |
| Acacia schaffneri | Twisted Acacia |
| Acacia smallii (farnesiana) | Sweet Acacia |
| Acacia stenophylla | Shoestring Acacia |
| Arbotos onedo | Strawberry Tree |
| Bauhinia congesta | Orchid Tree |
| Cercidium floridum | Blue Palo Verde |
| Cercidium hybrid | Palo Verde Hybrid |
| Cercidium microphyllum | Foothills Palo Verde |
| Cercidium parkinsonian | Desert Museum Polo Verde |
| Cercidium praecox | Palo Brea |
| Chilopsis linearis | Desert Willow |
| Chilopsis linearis | 'Lucretia Hamillon' |
| Chitalpa tashkentosis | Chitalpa |
| Cordia boisseri | Texas Olive |
| Cupressus glabra | Smooth Arizona Cypress |
| Elcocarpus decipens | Japanese Blueberry |
| Feijoa sellowiana | Pineapple Guava |
| **BOTANICAL NAME** | **COMMON NAME** |
| Fraxinus oxycarpa 'Raywood | Raywood Ash |
| Fraxinus valutina 'Rio Grande' | Fan-Tex Ash |
| Fraxinus valutina 'Fan West | Fan-West Ash |
| Olea 'Swan Hill' or 'Wilsonii' | Fruitless Olive |
| Pinus eldarica | Mondel Pine |
| Pinus halepensis | Aleppo Pine |

| | |
|---|---|
| Pinus pinea | Stone Pine |
| Pinus roxburghii | Chir Pine |
| Pistacia chinensis | Chinese Pistache |
| Pithecellobium flexicaule | Texas Ebony |
| Pitheceliobium mexicanum | Mexican Ebony |
| Platnus racemosa | California Sycamore |
| Prosopis alba | Argentine Mesquite |
| Prosopis alba | Colorado Mesquite |
| Prosopis chilensis | Thornless Chilean Mesquite |
| Prosopis glandulosa | Texas Honey Mesquite |
| Prosopis glandulosa | Western Honey Mesquite |
| Prosopis hybrid | Mesquite hybrids |
| Prosopis pubescens | Screwbean Mesquite |
| Prosopis velutina | Velvet Mesquite |
| Prunus caroliniana | Carolina Cherry Laurel |
| Prunus cerasifera | Cherry Plum |
| Prunus cerasifera 'Artopurpurea' | Purple Leaf Plum |
| Pyrus kawakamii 'Bradford' | Bradford Pear |
| Quercus ilex | Holly Oak |
| Quercus muhlenbergia | Chinquapin Oak |
| Quercus texana | Texas Red Oak |
| Quercus virginiana | Southern Live Oak |
| Rhus lancea | African Sumac |
| Sophora secundiflora | Texas Mountain Laurel |
| Ulmus parvifolia | Evergreen Elm |
| Vitex agnus-castus | Monks Pepper |

## SHRUBS

| BOTANICAL NAME | COMMON NAME |
|---|---|
| Acacia greggii | Cat-Claw Acacia |
| Alyogne huegelli | Blue Hibiscus |
| Ambrosia deltoidea | Triangle Leaf Bursage |
| Anisacanthus quadrifidus-wrightii | Mexican Flame |
| Aristida purpurea | Purple Three Awn |
| Atriplex canescens | Four Wing Saltbush |
| Buddleia marrubifolia | Wooly Butterfly Bush |
| Caesalpinia cacalaco | Cascalote |
| Caesalpinia gilliesii | Yellow Bird of Paradise |
| Caesalpinia mexicana | Mexican Bird of Paradise |
| **BOTANICAL NAME** | **COMMON NAME** |
| Caesalpinia pulcherrima | Red Bird of Paradise |
| Calliandra californica | Baja Fairy Duster |
| Calliandra eriophylla | Native Fairy Duster |
| Calylopus hartwegii | Sierra Sundrop |
| Cassia artemisiodes | Feathery Cassia |
| Cassia nemophila | Desert Cassia |
| Cassia phyllodenia | Silver Leaf Cassia |
| Celtis pallida | Desert Hackberry |

| | |
|---|---|
| Chrysothamnus nauseosus | Golden Rabbit Brush |
| Cordia boisseri | Texas Olive |
| Cordia parvifolia | Little Leaf Cordia |
| Cottoneaster lacteus | Red Clusterberry |
| Dalea bicolor | Silver Dalea |
| Dalea frutescens | Black Dalea |
| Dalea pulchra | Indigo Bush |
| Dodonea viscosa | Purple Hopseed Bush |
| Elaeagnus ebbingei | Ebbings's Silverberry |
| Encelia farinosa | Brittlebush |
| Ephedra nevadensis | Morman Tea |
| Eremophila species | Summertime Blue' |
| Eremophila species | Valentine |
| Ericamcria laricifolia | Turpentine Bush |
| Eupatorium greggii | Boothill' Eupatorium |
| Fraxinus greggii | Gregg Ash |
| Gaura lindheimeri | Gaura |
| Justicia californica | Chuparosa |
| Justicia spicigera | Mexican Honeysuckle |
| Larrea tridentata | Creosote |
| Leucophyllum candidum | Sierra Bouquet |
| Leucophyllum candidum | Silver Cloud |
| Leucophyllum frutescens 'Compacta' | Compact Texas Ranger |
| Leucophyllum frutescens 'Green Cloud' | Green Cloud Sage |
| Leucophyllum laevigatum | Chihuahuan Sage |
| Leucophyllum langamaniae 'Rio Bravo' | Rio Bravo Ranger |
| Leucophyllum pruniosum 'Sierra Bouquet' | Sierra Bouquet |
| Leucophyllum revolutum 'Sierra Magic' | Sierra Magic Mix |
| Leucophyllum x Heavenly Cloud | Heavenly Cloud Sage |
| Leucophyllum zygophyllum | Blue Ranger |
| Leucophyllum zygophyllum 'Cimarron' | Cimarron |
| Myrtus communis 'Boetica' | Twisted Myrtle |
| Myrtus communis 'Compacta' | Compact Myrtle |
| Nandina domestica | Heavenly Bamboo |
| Nandina domestica 'Nana' | Dwarf Heavenly Bamboo |
| Pittosporum tobira varieties | Mock Orange |
| Rhus microphylla | Little Leaf Sumac |
| **BOTANICAL NAME** | **COMMON NAME** |
| Rhus trilobata | Squaw Bush |
| Rosmarinus officinalis 'Tuscan Blue' | Tuscan Blue Rosemary |
| Ruellia brittonia | Ruellia |
| Salvia clevlandii | Chaparral Sage |
| Salvia coccinea | Scarlet Sage |
| Salvia greggii | Autumn Sage |
| Simmondsia chinensis | Jojoba |
| Sphaeralcea ambigua | Globe mallow |
| Tagetes lemmonii | Mountain Marigold |
| Tecoma Stans | Gold Star' Yellowbells |

| | |
|---|---|
| Tecoma x 'Sunrise' | Tecoma x Sunrise |
| Vauquelinia californica | Arizona Rosewood |
| Viquiera deltoidea | Goldeneye |
| Zauschneria californiea | Hummingbird Flower |
| Zinnia grandiflora | Prarie Zinnia |

## GROUNDCOVERS

| BOTANICAL NAME | COMMON NAME |
|---|---|
| Acacia redolens 'Desert Carpet' | Desert Carpet Acacia |
| Baccharis 'Centennial' | Centennial Coyote Bush |
| Baileya multiradiata | Desert Marigold |
| Chrysactinia mexicana | Damianita |
| Convolvulus encorum | Bush Morning Glory |
| Dalea capitata 'Sierra Gold' | Siena Gold Dalea |
| Dalea greggii | Prostrate Indigo Dalea |
| Dyssodia pentachaeta | Golden Dyssodia |
| Hymenoxys aenulis | Angelita Daisy |
| Lantana montevidensis | Trailing Lantana |
| Lantana sp 'New Gold' | New Gold Lantana |
| Liriope muscari | Liriope |
| Lonicera japonea 'Halliana' | Hall's Honeysuckle |
| Melampodium leucanthum | Blackfoot Daisy |
| Oenthera berlandieri | Mexican Evening Primrose |
| Ocnthera caespitosa | While Evening Primrose |
| Penstemon baccharifolius | Del Rio Penstemon (Red) |
| Penstemon cobaea | Foxglove (While) |
| Penstemon eatonii | Firecracker (Red) |
| Penstemon palmeri | Scented (Light Pink) |
| Penstemon parryi | Parry Penstemon (Pink) |
| Penstemon pseudospectabilis | Canyon (Rose) |
| Penstemon strictus | Rocky Mountain (Blue) |
| Psilostrophe cooperi | Paper Flower |
| Pyracantha koidsumii 'Santa Cruz' | Santa Cruz Pyracantha |
| Rosa banksiae | Lady Bank's Rose |
| Rosmarinus officinalis 'Prostratus' | Trailing Rosemary |
| **BOTANICAL NAME** | **COMMON NAME** |
| Ruellia brittonia 'Katie' | Dwarf Ruellia |
| Teucrium chamaedrys | Germander |
| Verbena gooddingii | Gooddingii Verbena |
| Verbena rigida | Sandpaper Verbena |

## ACCENTS

| BOTANICAL NAME | COMMON NAME |
|---|---|
| Agave Americana | Century Plant |
| Agave colorata | Mexcal Ceniza |
| Agave geminiflora | Twin Flowered Agave |
| Agave murpheyi | Murphy's Agave |
| Agave parryi-huachucensis | Parry's Agave |

| | |
|---|---|
| Agave vilmoriniana | Octopus Agave |
| Agave weberi | Weber's Agave |
| Dasyliron acrotriche | Green Desert Spoon |
| Dasyliron longissimum | Mexican Grass Tree |
| Dasyliron wheeleri | Desert Spoon |
| Euphorbia rigida (biglandulosa) | Gopher Plant |
| Ferocactus acanthodes | Compass Barrell |
| Ferocactus wislizenii | Fishhook Barrell |
| Fouqueria splendens | Ocotillo |
| Hesperaloe parviflora | Red Yucca |
| Hesperaloe parviflora | Yellow Yucca |
| Muhlenbergia capillaris | Regal Mist Deer Grass |
| Muhlenbergia lindheimeri | Autumn Glow Deer Grass |
| Muhlenbergia rigens | Deer Gross |
| Nolina microcarpa | Bear Grass |
| Opuntia basilaris | Beavertail Prickly Pear |
| Opuntia microdasys | Bunny Ears Prickly Pear |
| Opuntia violacea 'santa rita' | Purple Pancake |
| Pedilanthus macrocarpus | Slipper Plant |
| Yucca baccatta | Banana Yucca |
| Yucca brevifolia | Joshua Tree |
| Yucca elata | Soaptree Yucca |
| Yucca rigida | Blue Yucca |
| Yucca schidigera | Mojave Yucca |
| Yucca sehottii | Yucca |
| Yucca rostrata | Beaked Yucca |

## VINES

| BOTANICAL NAME | COMMON NAME |
|---|---|
| Antigonon leptopus | Queen's Wreath |
| Campsis radicans | Common Trumpet Creeper |
| Feijoa sellowiana | Pineapple Guava |
| Gelsemium sempervirens | Carolina Jasmine |
| **BOTANICAL NAME** | **COMMON NAME** |
| Hardenbergia violacea | Lilac Vine |
| Jasminium mesnyi | Primrose Jasmine |
| Lonicera japonica 'Halliana' | Hall's Honeysuckle |
| Macfadyena unguis-cati | Cat's Claw |
| Pyracantha coccinea | Firethorn |
| Pyracantha graberii | Pyracantha |
| Rosa banksiae | Lady Bank's Rose |
| Solanum jasminoides | Potato Vine |
| Trachelosperum jasminoides | Star Jasmine |

### 4.5.9 PROHIBITED PLANT LIST

The following lists of plants are prohibited within the development:

- Baccharis sarothroides/Desert Broom
- Olea europea/Olive (fruit producing)
- Pennisetum setaceum/Fountain Grass (green variety)
- Morus alba/Fruting Mulberry
- Tamrix spp./Tamarisk

## 4.6 ARCHITECTURAL STYLE

All buildings within the project will conform to the standards set forth in this Section.

### 4.6.1 AMERICAN TRADITIONAL

The following are identifying characteristics of American Traditional.

- Four sided architecture will be provided for all retail buildings
- Flat concrete roof tiles or metal roof
- Cupolas
- Use of brick or stone accents
- Tile accents
- Trellis with traditional columns or posts

### 4.6.2 BUILDING FORM

Formal box-like massing

### 4.6.3 ROOFS

Roof Form: predominately gable roof but flat roof with parapet to screen mechanical units is also permitted.

### 4.6.4 WALLS

The predominate material will be stucco with brick and stone accents. Articulation of flat building walls is required for a blank walls that exceed 100 feet in length.

### 4.6.5 WINDOWS

Window accents will be provided on all retail buildings, some elevations may provide shudders as accents on the windows.

### 4.6.6 DOORS

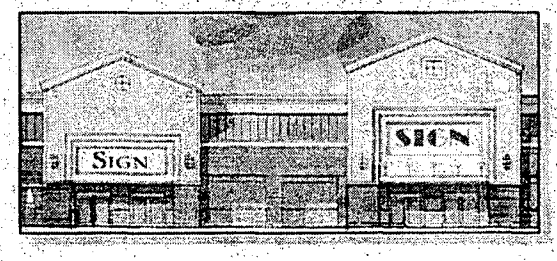
Rear entry doors will be painted to match the building.

### 4.6.7 DETAIL ELEMENTS

The retail buildings will provide various design elements characteristic of American Traditional architecture. Each retail building will provide some of the the following design elements:

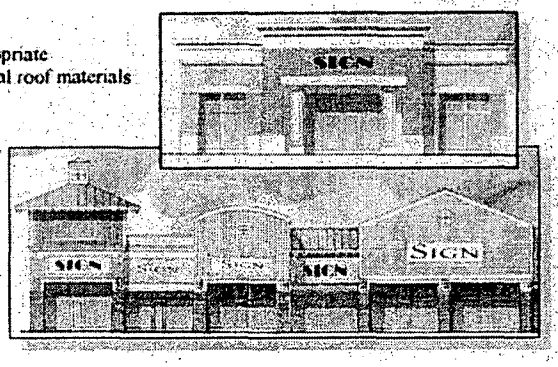
- Cupola
- Exposed rafter tails
- Brick accents
- Traditional trim details
- Trellis with columns and posts
- Gabled ends

## ARCHITECTURAL STYLE GUIDELINES - AMERICAN TRADITIONAL

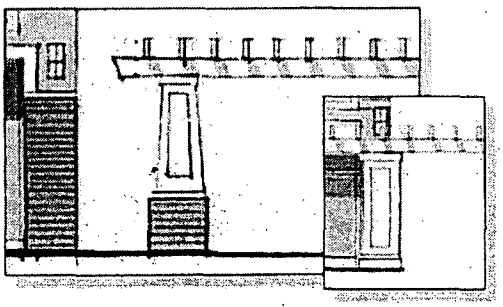



- Simple, well-proportioned horizontal box massing with a layering of horizontal and vertical plains and volumes
- Four-sided architecture

- Roof Form: Low-pitched gable, curved or flat roof with parapets extended to shield roof-mounted equipment
- Roof Slope: 4:12 Preferred
  5:12 Maximum
- Exposed rafter overhangs, where appropriate
- Flat concrete tile or standing seam metal roof materials




- Traditional trim details
- Stucco walls combined with other accent materials, such as simulated siding or shingles, brick or stone
- Stucco, when used, shall be as follows:
  - Primary Walls: Light lace or smoother
  - Trim, Stucco Eaves, Etc.: Sand or smoother
- Heavy square or tapered columns resting on brick or stone piers

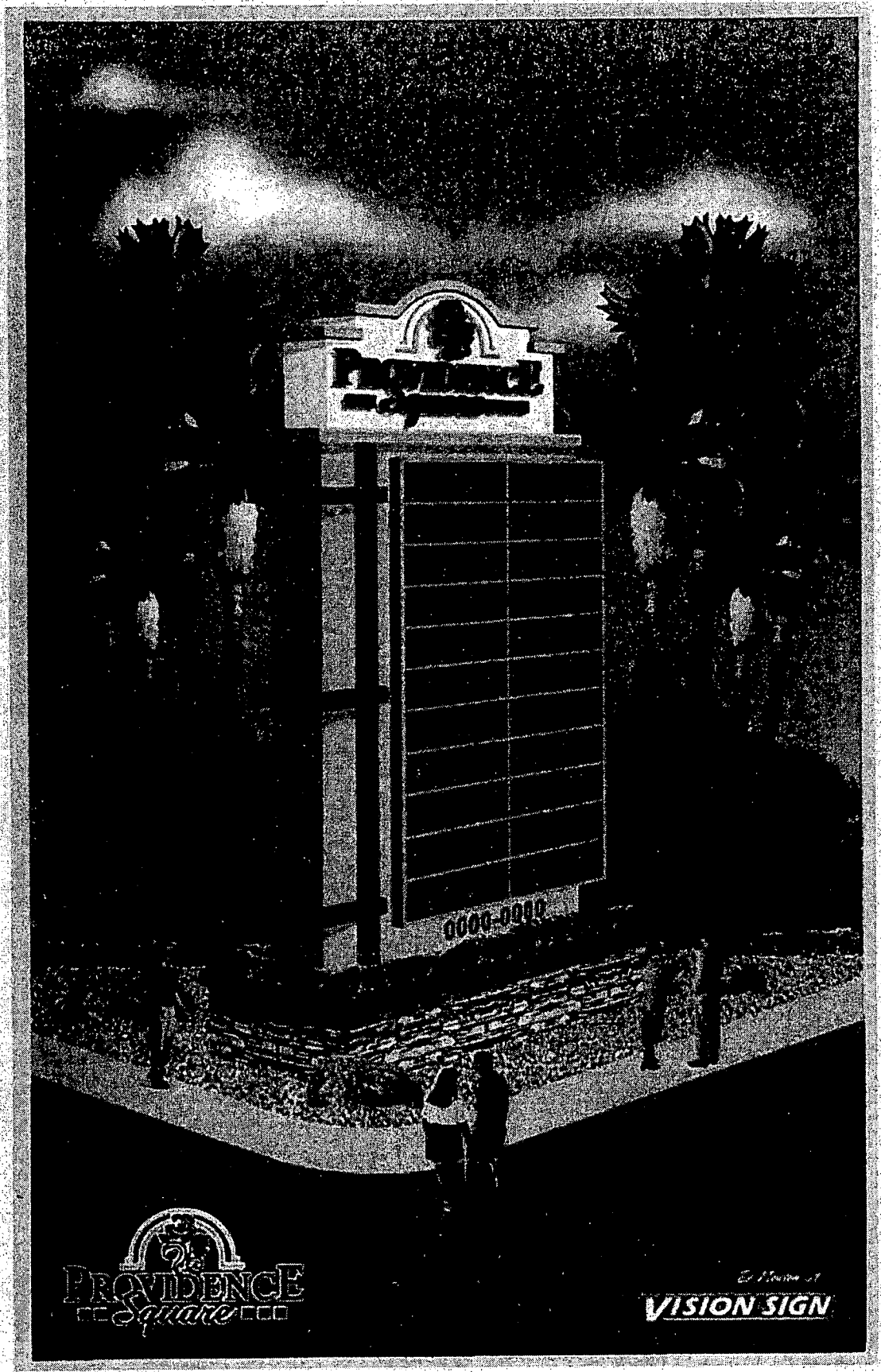


- Trellis with squared or tapered columns
- Brick or stone accents encouraged

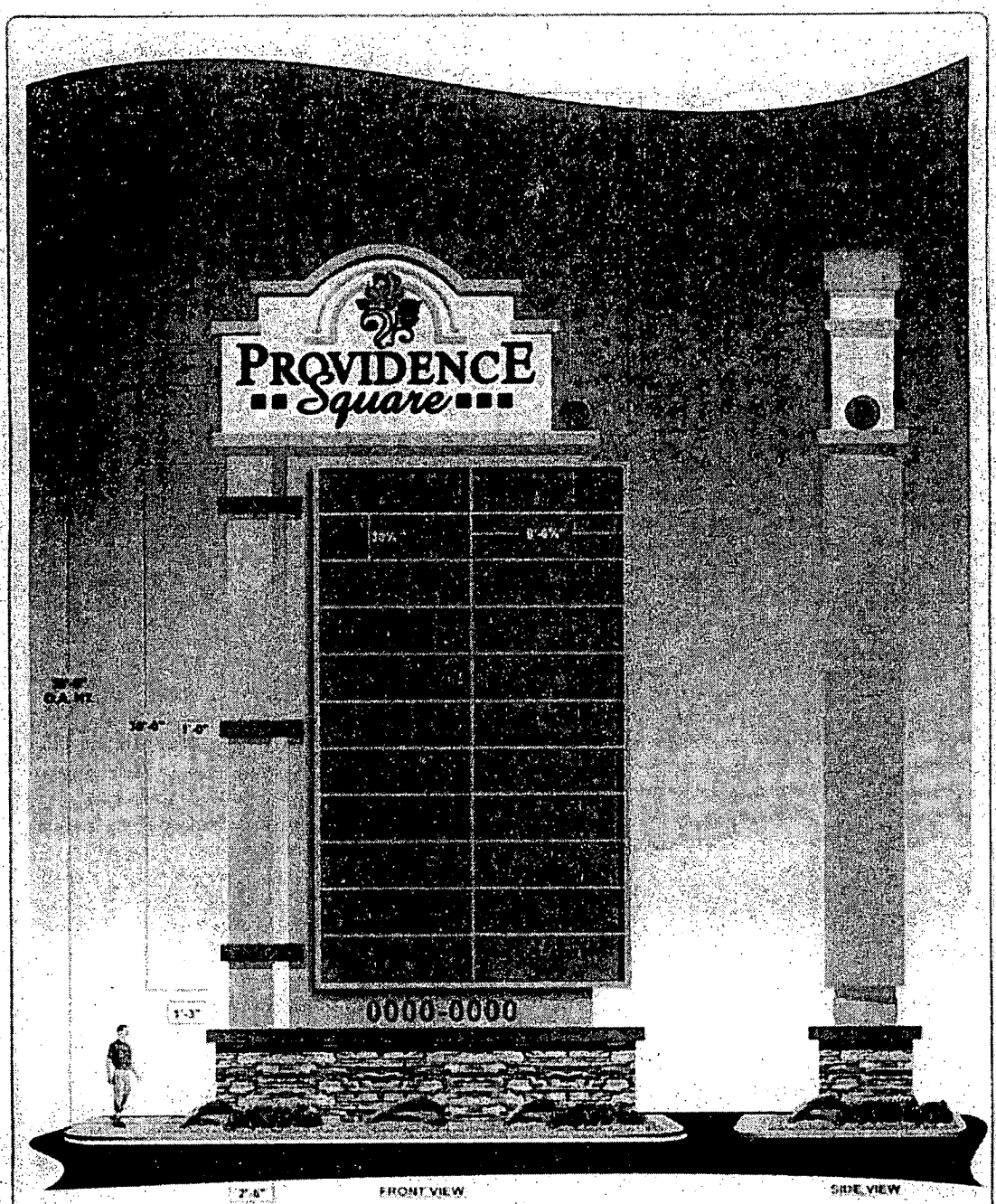
## 4.7 SIGNAGE

The sign program for free standing signs for Providence Square will conform to the exhibits on the following pages. All non free standing signs shall be permitted in accordance with the standards of Title 19.14 of the Las Vegas Municipal Code and follow the standards for the C-1 Limited Commercial District with the following exceptions:

- No exposed neon;
- No animated signs
- No roof-mounted signs
- Wall and window signs shall be limited to 15% per building elevation. The area of the building elevation shall be the surface area of the elevation, measured from normal grade to the top of the wall, including windows, doors and other voids but not including the area of intervening portions of the elevation that face in another direction and that create offsets, articulations, entries or other architectural features.
- Internal illumination shall be the only method of illumination permitted

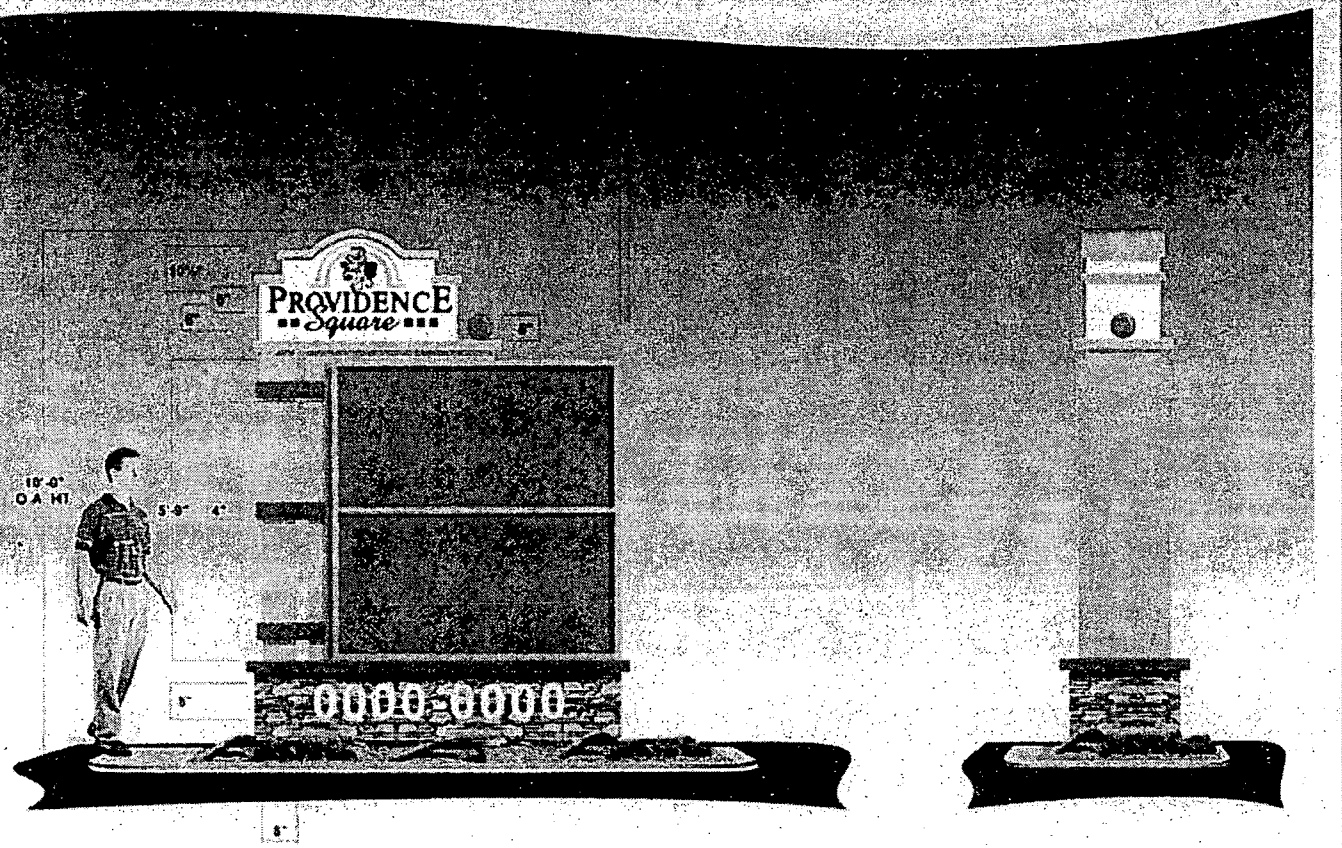



**Providence Square**




A D/F ILLUMINATED PYLON SIGN 3/16" = 1'-0"
(1) 50' PYLON RECYD.

PROVIDENCE Square
715 S. HUALAPAI
50' D/F ILLUM PYLON DISPLAY
VISION SIGN
11848
SHEET 001




C D/F ILLUMINATED MONUMENT SIGN 1/2" = 1'-0"
(7) 10' MONUMENTS REQ'D.

PROVIDENCE
Square
215 & HUALAPAI

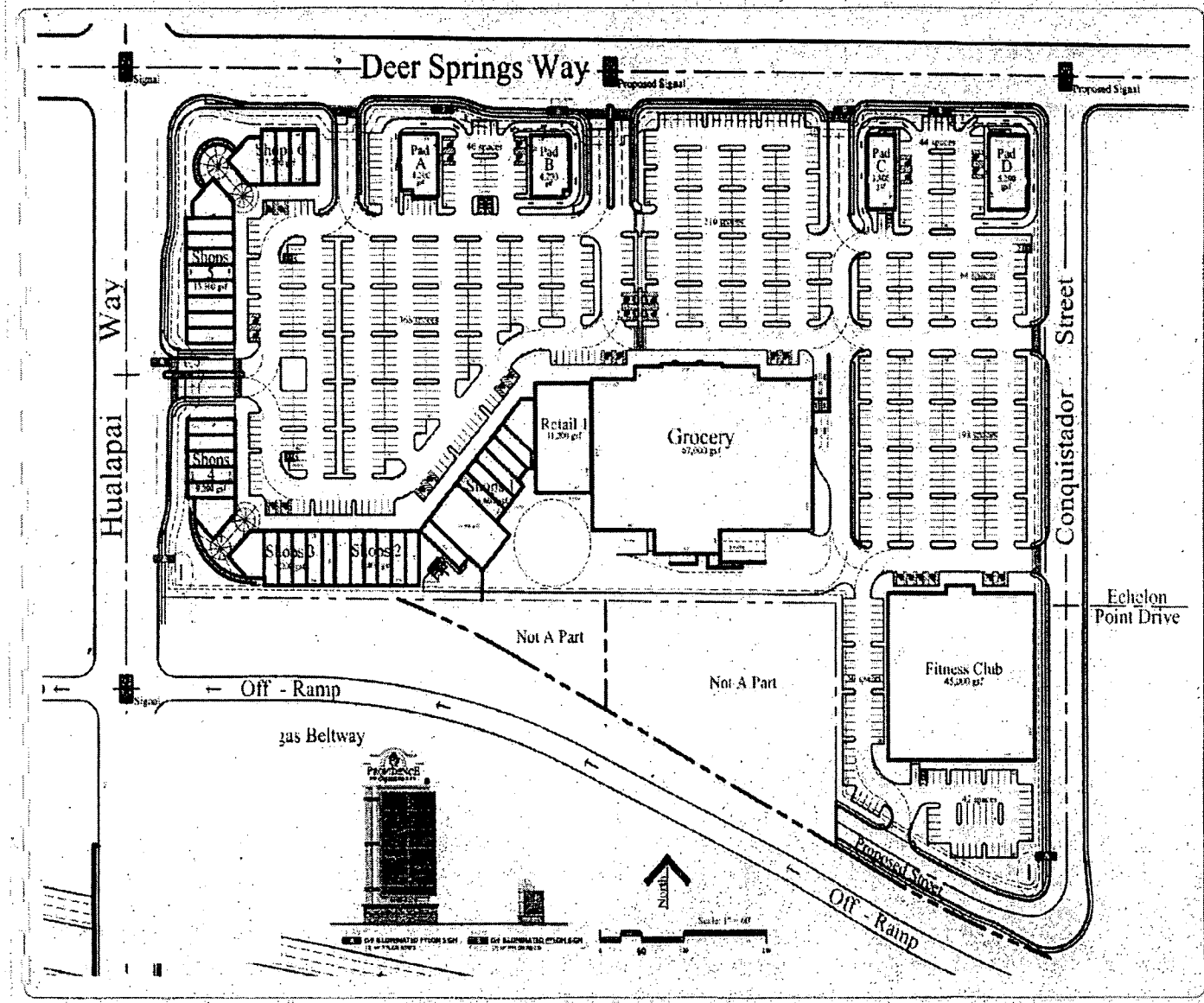
10' D/F ILLUM PYLON DISPLAY

VISION SIGN

11848

FINAL SIGN-OFF

SHEET
003


Deer Springs Way
Signal
Proposed Signal
Proposed Signal
Hualapai Way
Conquistador Street
Echelon Point Drive
Shops C
Pad A
Pad B
Pad C
Pad D
Shops
Shops
Shops 3
Shops 2
Retail 1
Grocery
Not A Part
Not A Part
Fitness Club
Off - Ramp
Off - Ramp
Proposed Signal
Signal
North
PROVIDENCE Square
215 & HUALAPAI
SIGNAGE SITE PLAN LOCATION
CONCEPTUAL SITE PLAN - G-1
VISION SIGN
11840
09.21.2007
DERRICK
BROCK
PROVIDENCE.VC
REMOVES 96" SIGN (MAKE (1) 60' PYLON
FINAL SIGN OFF
DATE SOLD
SALES PERSON
DESIGNER
CUSTOMER
SHEET
SITE

# PROVIDENCE SQUARE

## MASTER DEVELOPMENT PLAN AND DESIGN STANDARDS

JANUARY 29, 2008

RECEIVED
JAN 29 2008

ZON-25758 SDR-25760
REVISED 02/14/08 PC

# PROVIDENCE SQUARE

## TABLE OF CONTENTS

## DEVELOPMENT PLAN CONCEPT


**1. INTRODUCTION ..... 3**
- 1.1 Concept ..... 3
- 1.2 Purpose ..... 3
- 1.3 Project Location ..... 3
- 1.4 Relationship to Other Documents ..... 3
- 1.5 Project Compliance ..... 4
- 1.6 Modifications ..... 4

**2. LAND USE ..... 6**
- 2.1 Purpose ..... 6
- 2.2 Development Parcel ..... 6
- 2.3 Land Use Designation ..... 6
- 2.4 Providence Square Master Development Plan ..... 6

**3. USES ..... 13**
- 3.1 Permissible Uses ..... 13

**4. SITE PLAN GUIDELINES ..... 16**
- 4.1 Development Standards ..... 16
- 4.2 Site Elements ..... 17
- 4.3 Building Standards ..... 21
- 4.4 Lighting ..... 22
- 4.5 Landscape Standards ..... 24
- 4.6 Architectural Style ..... 34
- 4.7 Signage ..... 37


**LIST OF FIGURES**


Figure 1: Vicinity Map ..... 5
Figure 2: Proposed Land Use ..... 7
Figure 3 Proposed Zoning ..... 8
Figure 4 Utility Plan ..... 10
Figure 5 Street Network ..... 11
Figure 6 Right-of-Way ..... 12
Figure 7 Garbage Enclosure ..... 19
Figure 8 Parking Lot Landscaping ..... 26

# 1. INTRODUCTION

## 1.1 Concept

The Providence Square Master Development Plan and Design Standards (Development Plan) shall reflect the objectives set forth in the Planned Development (PD) District as required by Las Vegas Municipal Code §19.06.050.

1.1.1 The intent of the PD District is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single-purpose or multi-use planned development. The reclassification of property to the PD District may be deemed appropriate if the development proposed for the District can accomplish the goals as stated in the Ordinance mentioned above. The Providence Development Plan meets all the goals and objects of Section 19.06.050 of the Las Vegas Municipal Code.

## 1.2 Purpose

1.2.1 The Development Plan will direct the actions of all entities, developers and individual business owners. The criteria contained in this document are binding on any person, or entity, which intends to construct, reconstruct or modify any permanent or temporary improvement within the Providence Square Master Development Plan area. The enforcement of the Standards will ensure quality, visual continuity and consistency in design, as well as protection of property values.

## 1.3 Project Location

The Development Plan encompasses six parcels totaling approximately 23.6 acres bounded by Deer Springs Way to the north, the Bruce Woodbury Beltway to the south, Hualapai Way to the west and Conquistador Street to the east, as depicted in Figure 1.

## 1.4 Relationship to Other Documents

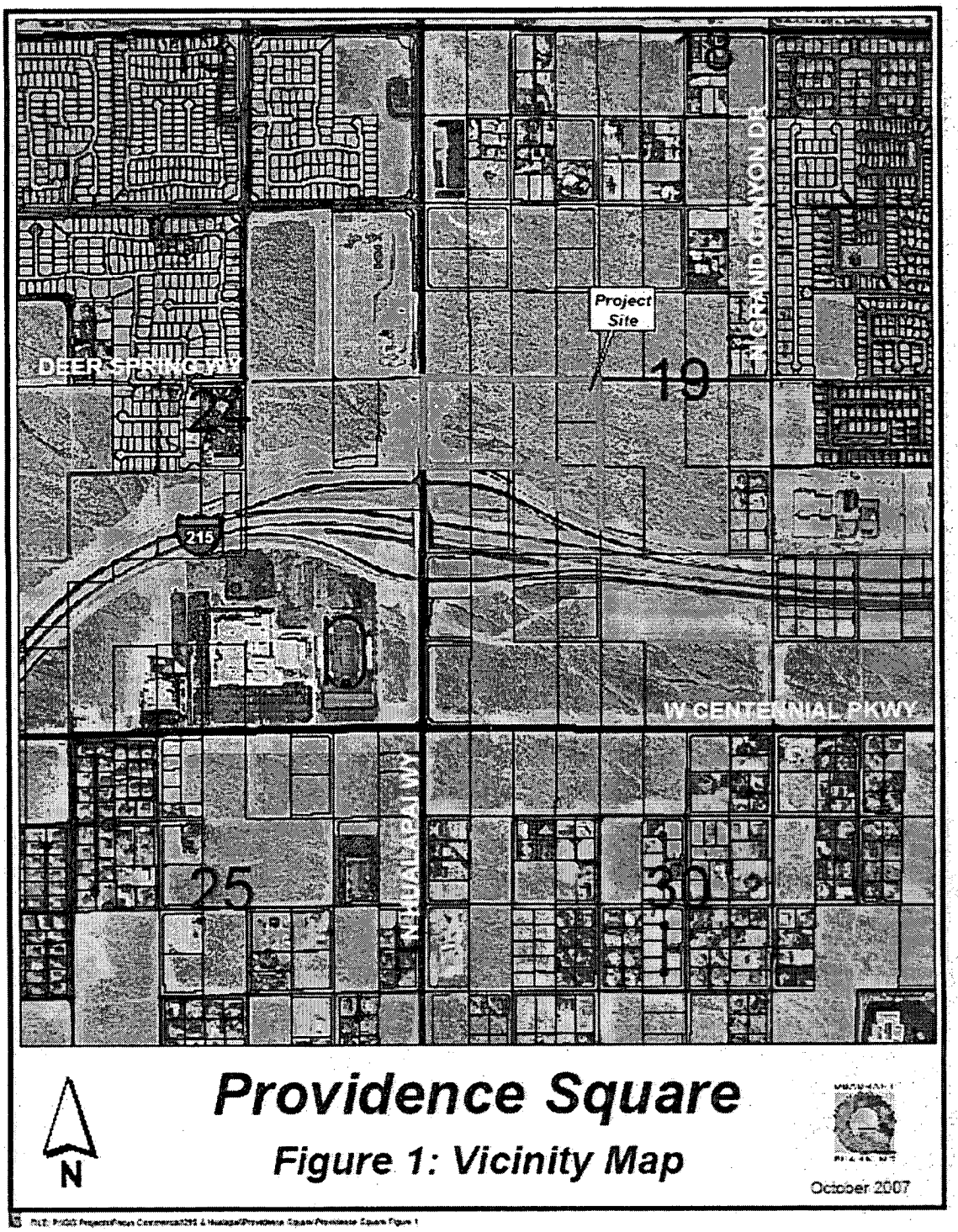
**1.4.1** The Development Plan is the primary document for use by all entities undertaking any improvements. Las Vegas Municipal Code Title is to be used whenever this document is silent on an issue.

## 1.5 Project Compliance

1.5.1 All development shall comply with the adopted Development Plan as well as all other applicable regulations in the city, county, state, and federal jurisdictions.

## 1.6 Modifications

1.6.1 The property owner or designated representative shall meet the Director of Planning and Development to discuss the scope of any proposed modification to the Plan. The Director shall determine if the modification is a minor or major modification and what course of action the property owner shall follow.




**Providence Square**

*Figure 1: Vicinity Map*

October 2007

# 2. LAND USE

## 2.1 Purpose

The purpose of this section is to identify the land uses permitted within Providence Square.

## 2.2 Development Parcel

**DEVELOPMENT PARCEL**

| Phase | Development Parcel | Land Use | Total Acres |
|---|---|---|---|
| 1 | A | Neighborhood Commercial | 23.6 |
| **Totals:** | | | 23.6 |

## 2.3 Land Use Designation

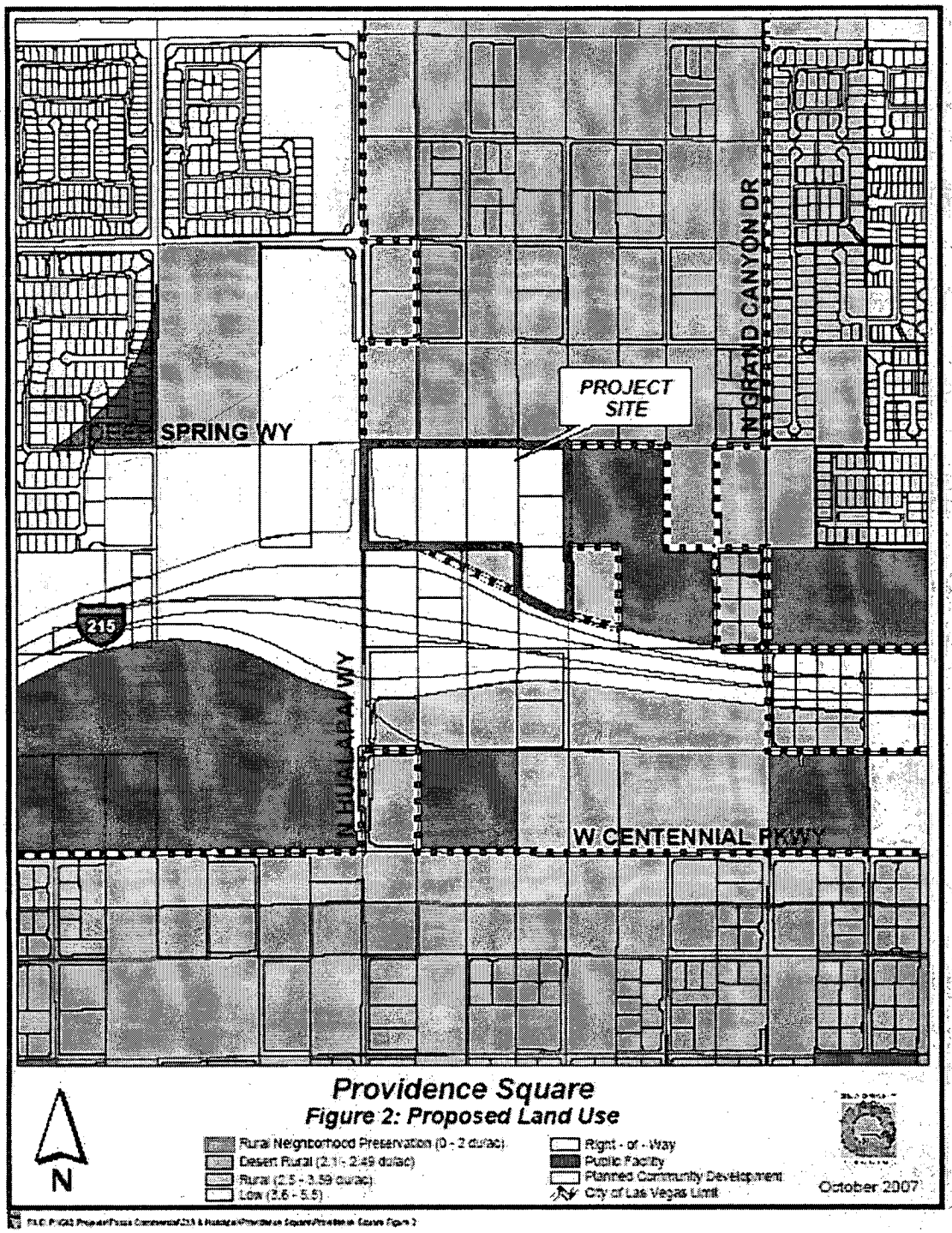
The Development Plan area shall be comprised of a mixture of commercial uses permitted within the Neighborhood Commercial land use category.

### 2.3.1 Zoning

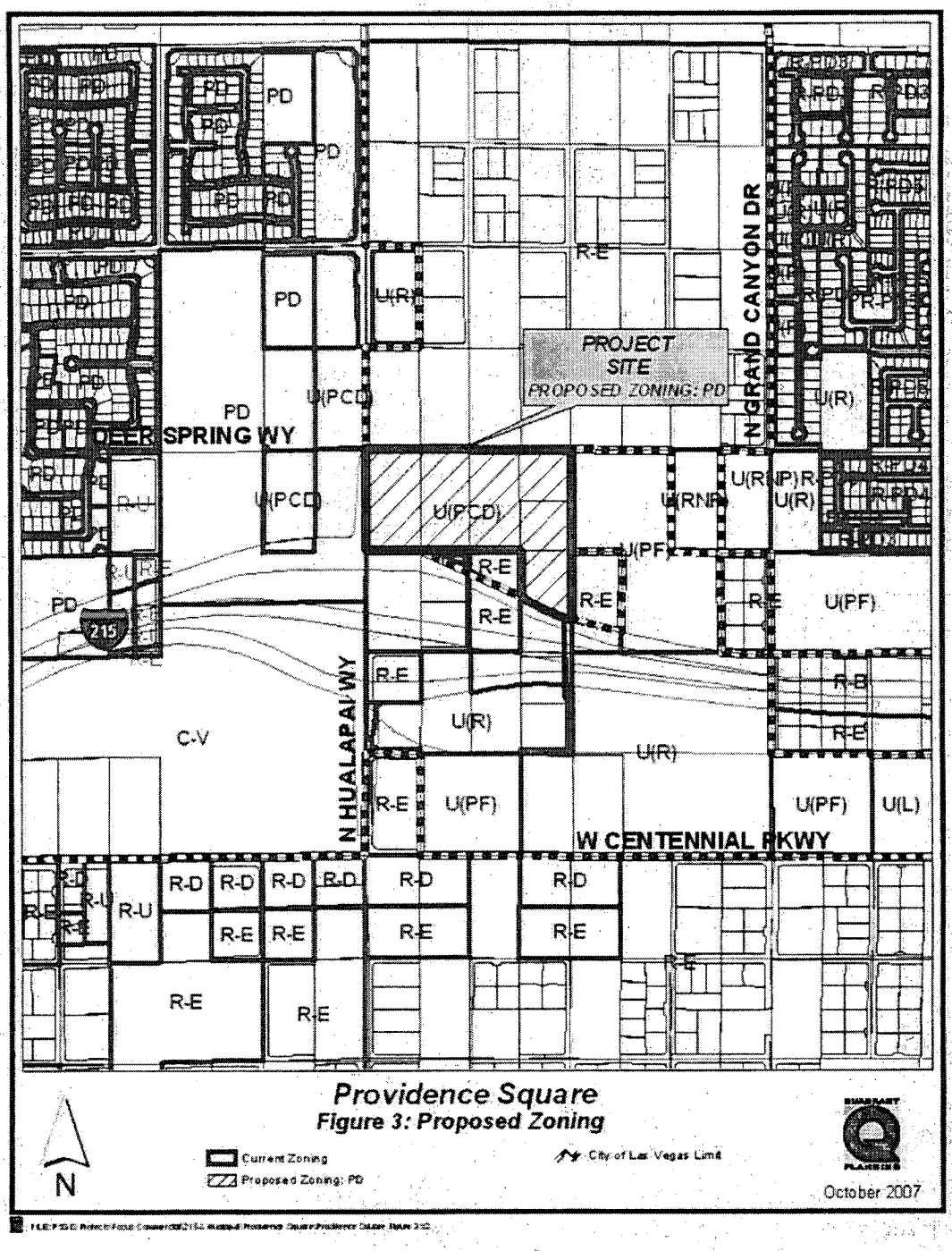
Providence Square will be zoned PD (Planned Development) in accordance with Chapters 19.06 and 19.18 of the City of Las Vegas Municipal Code (see Figure 3 for existing and proposed zoning in the project area)

## 2.4 Providence Square Master Development Plan

The acreage included in the Development Plan was designated Planned Community Development (PCD) by the Las Vegas City Council on June 6, 2007, as shown in Figure 2.




**Providence Square**
***Figure 2: Proposed Land Use***


PROJECT SITE
PROPOSED ZONING: PD
DEER SPRING WY
N GRAND CANYON DR
N HUALAPAI WY
W CENTENNIAL PKWY
PD
U(PCD)
U(R)
U(PF)
U(L)
R-E
R-D
R-U
C-V
215
Providence Square
Figure 3: Proposed Zoning
Current Zoning
Proposed Zoning: PD
City of Las Vegas Limit
N
October 2007

### 2.4.1 Traffic Study

A traffic impact analysis for the Providence Square Planned Development has been submitted to the City of Las Vegas and must be approved prior to the issuance of any permits or recordation of any Final Maps anywhere within this site. This project will developed in accordance with the mitigation measure identified in the approved study

### 2.4.2 Drainage Study

A drainage study for the overall 23.6 acres covered by this plan shall be submitted to and approved by the Department of Public Works prior to the issuance of any permits or recordation of any Final Maps anywhere within this site. The drainage study shall identify necessary drainage infrastructure improvements within the proposed Planned Development area and shall propose an implementation program for the construction of such required improvements, including a phasing plan identifying appropriate milestones that will trigger the timely construction thereof.

### 2.4.3 Water Service

The Las Vegas Valley Water District (LVVWD) currently provides service to the 2975 pressure zone in which the project is located. There is an existing 42 inch main in Hualapai Way. See Figure 4 for the location of the line as well proposed water lines.

### 2.4.4 Sewer Service

Sewer service to the project will be from an existing 12 inch line in Deer Springs Way. See Figure 4 for a schematic. The Collection Systems Planning section of the Department of Public Works shall review and approve all public sewer design prior to the issuance of any permits

### 2.4.5 Access

Access to the planning area will be from Hualapai Way, Deer Springs Way, Conquistador Street and Echelon Point Drive. See Figure 5 for project area street network and Figure 6 for site specific street network and cross-sections.

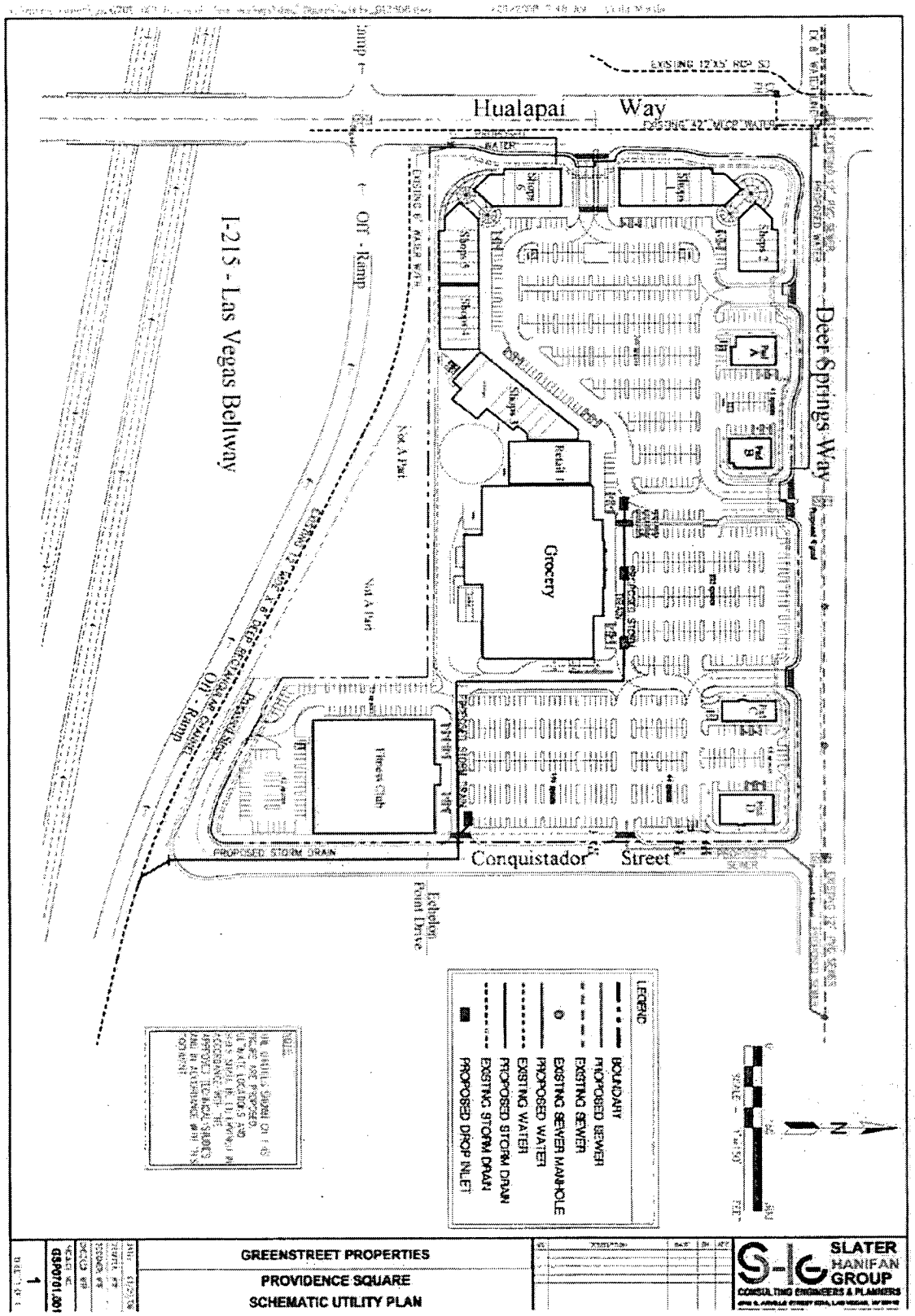
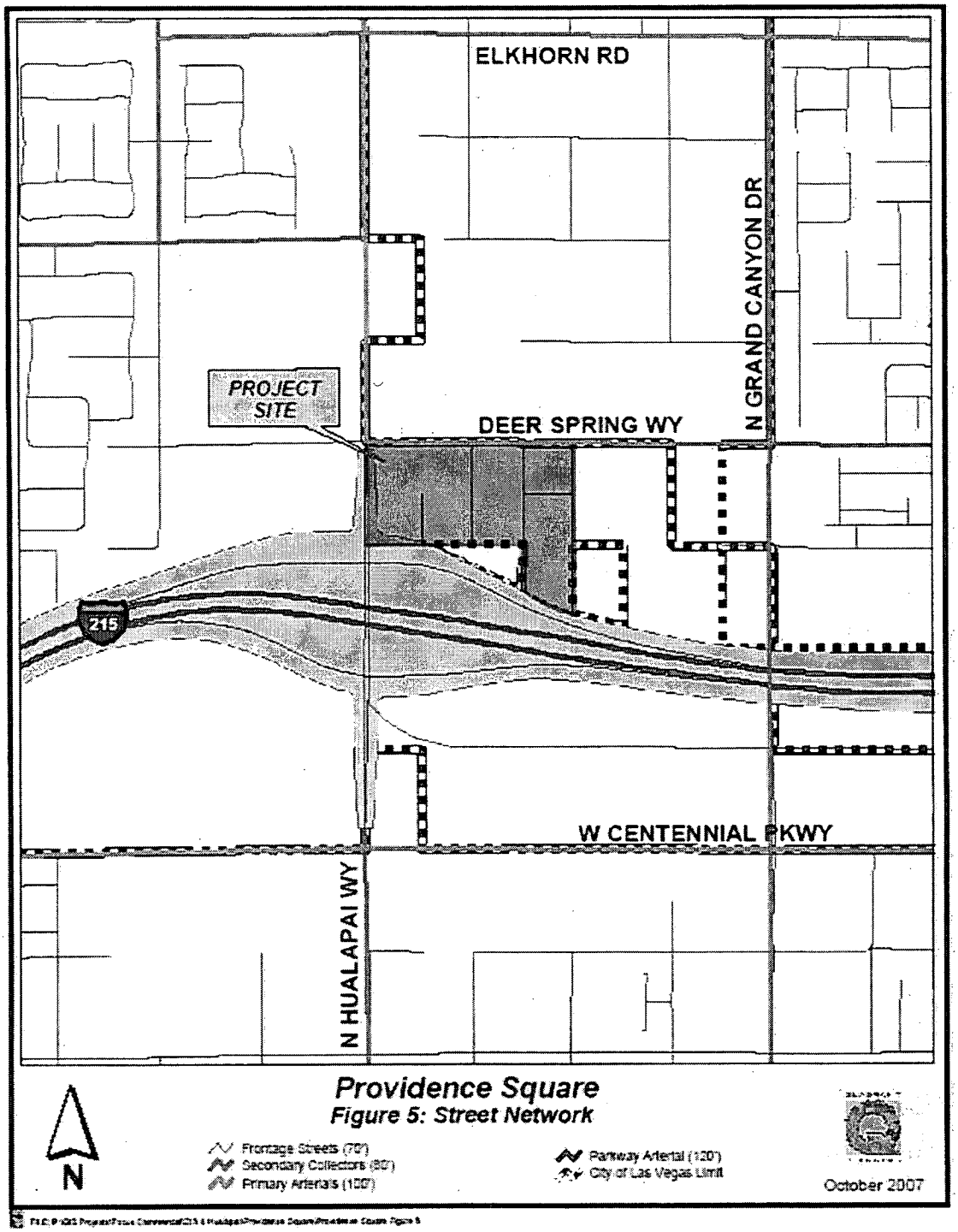

Hualapai Way
Deer Springs Way
I-215 - Las Vegas Beltway
Off - Ramp
Grocery
Fitness Club
Conquistador Street
Eclipse Point Drive
PROPOSED STORM DRAIN
LEGEND
BOUNDARY
PROPOSED SEWER
EXISTING SEWER
EXISTING SEWER MANHOLE
PROPOSED WATER
EXISTING WATER
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
PROPOSED DROP INLET
GREENSTREET PROPERTIES
PROVIDENCE SQUARE
SCHEMATIC UTILITY PLAN
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

**Figure 4**




***Providence Square***

***Figure 5: Street Network***

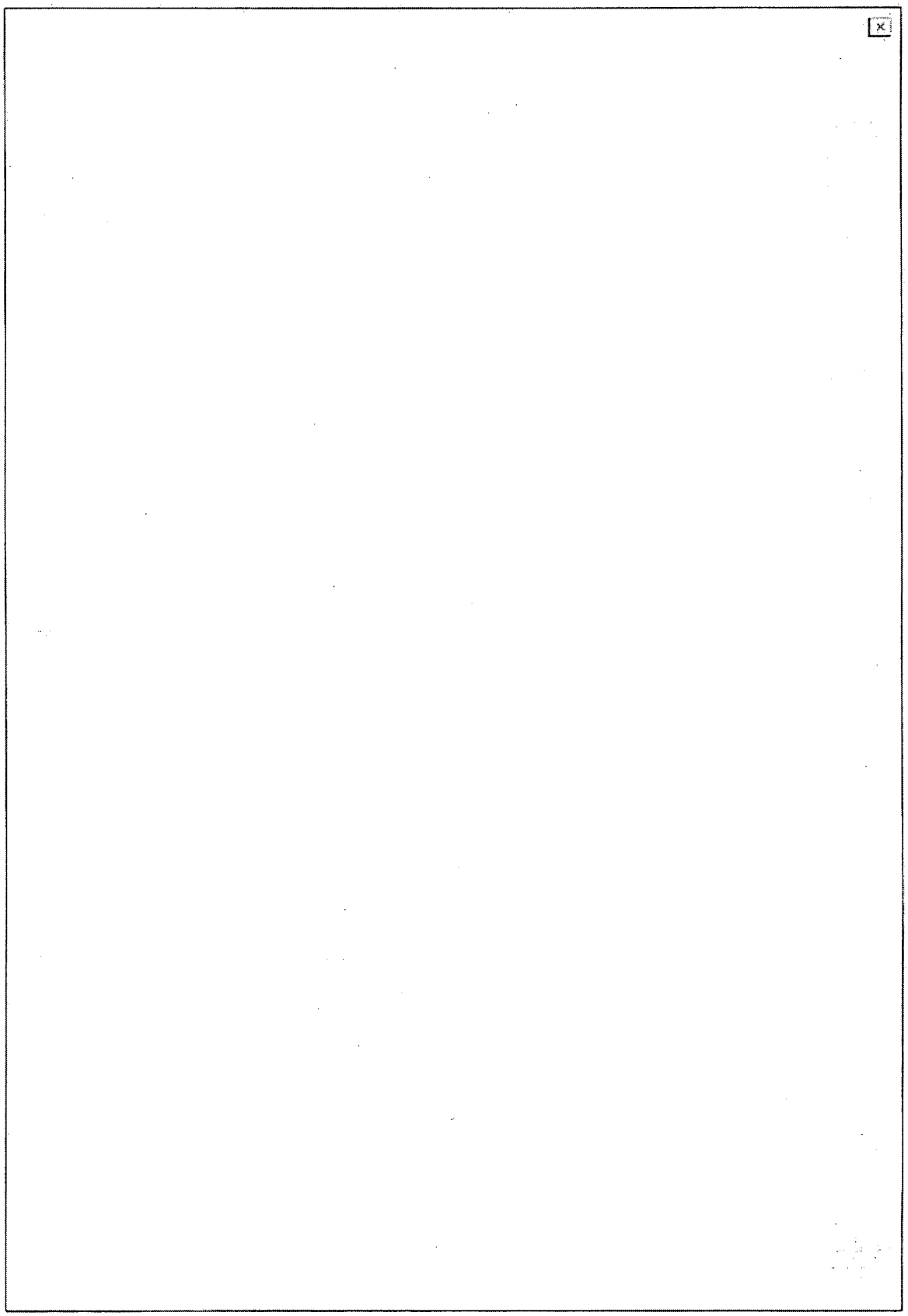


**Figure 6**

**Providence Square**

# 3. USES

## 3.1 Permissible Uses

Buildings, structures and land used for commercial purposes shall be developed and operated in accordance with the uses permitted in the following Permissible Use Schedule.

No use, type of development or development standard is presumptively permitted within the PD District unless it already has been included in the adopted plan for the District.

## PERMISSIBLE USE SCHEDULE

| Uses* | |
|---|---|
| Adult Day Care | P |
| Animal Hospital | SUP |
| Assisted Living Apartments | SUP |
| Auto Parts (New and Rebuilt – Accessory Sales and Service) | SUP |
| Auto Title Loan | X |
| Auto Repair Garage, Minor | SUP |
| Auto Smog Check | SUP |
| Automobile Rental | X |
| Banquet Facility | P |
| Bail Bond Service | X |
| Beer/Wine/Cooler Off-Sale Establishment** | SUP |
| Beer/Wine/Cooler On and Off Sale Establishment** | SUP |
| Beer/Wine/Cooler On-Sale Establishment* | SUP |
| Billiard Parlor or Pool Hall | P |
| Building & Landscape Material/Lumber Yard | SUP |
| Business School | P |
| Car Wash, Full Service or Auto Detailing | SUP |
| Catering Service | P |
| Check Cashing Service | X |
| Child Care Center | P |
| Church/House of Worship | P |
| Clinic | P |
| College/University/seminary | SUP |
| Commercial Recreation/Amusement (Indoor) | P |
| Convalescent Care/Nursing Home | SUP |
| Copy Center | P |
| Custom Craft Work | SUP |
| Desktop Publishing | P |
| Dry Cleaner | P |
| Electrical, Watch, Clock Jewelry & Similar Repair | P |
| Employment Agency | P |
| Escort Bureau | X |
| Financial Institution, General | P |
| Gaming Establishment, Restricted | SUP |
| Gaming Establishment, Unrestricted | X |
| General Personal Service | P |
| General Retail Store, Other Than Listed | P |
| Government Facilities | SUP |
| Health Club | P |
| Hospitals | SUP |
| Hotel, Motel, or Hotel Suites | SUP |
| Jewelry Store, New | P |
| Laboratory, Medical and Dental | P |
| Library | P |

See Section 19.04 of the Las Vegas Municipal Code for definition of Uses.
** Distance separations listed in the Las Vegas Municipal Code shall apply.
**P=Permitted X=Use Prohibited SUP=Special Use Permit TCP=Temporary Commercial Permit**
**C=Conditional Use (Permitted with Conditions; see Las Vegas Municipal Code for conditions)**

## PERMISSIBLE USE SCHEDULE (CON'T.)

| Uses* | |
|---|---|
| Motor Vehicle Sales New or Used | X |
| Mausoleum/Cemetery | X |
| Massage Establishment | SUP |
| Mini-Storage Facility | SUP |
| Mortuary or Funeral Home | X |
| Museum or Art Gallery | P |
| Night Club | SUP |
| Office, Other than Listed | P |
| Office, Medical or Dental | P |
| Package Liquor Off-Sale Establishment** | SUP |
| Pawn Shop | X |
| Pet Shop | C |
| Plant Nursery/Garden Supply | P |
| Playground/Public Park | P |
| Postal Services | P |
| Psychology Practice | P |
| Public Utility Buildings and Structure | SUP |
| Public/Quasi-Public/Institutional Building and Uses | SUP |
| Recreational Vehicle and Boat Storage | SUP |
| Recording Studio | SUP |
| Rental Store (without Outside Storage) | P |
| Restaurant with or without drive through | P |
| Restaurant with Service Bar* | SUP |
| Retail Establishment with Accessory package Liquor Off-Sale** | SUP |
| Seasonal Sales (Christmas Trees, pumpkins, etc.) | TCP |
| Secondhand Dealer | SUP |
| Service Station (without Automotive Repair) | C |
| Shopping Center | P |
| Single Family Residential up to 2 Dwelling Units per Acre | P |
| Social Event with Alcoholic Beverage Sales | SUP |
| Supper Club** | SUP |
| Swap Meet | SUP |
| Tattoo Parlor | X |
| Tavern** | SUP |
| Thrift Shop | SUP |
| Training Center | SUP |
| Time Share Development, Hotel, Residence | X |
| Wireless Communications Facilities; stealth | C |
| Wireless Communications Facilities; non-stealth design | SUP |

* See Section 19.04 of the Las Vegas Municipal Code for definition of Uses.
** Distance separations listed in the Las Vegas Municipal Code shall apply.
**P=Permitted X=Use Prohibited SUP=Special Use Permit TCP=Temporary Commercial Permit**
**C=Conditional Use (Permitted with Conditions; see Las Vegas Municipal Code for conditions)**

# Site Planning Guidelines

In addition to providing for the immediate retail needs of surrounding area residents and visitors to Providence Square, this commercial center should serve as a community "gathering place", through the use of pedestrian friendly features that encourage shoppers to stop and linger while enjoying a cup of coffee, reading the newspaper, or interacting with their neighbors in a pleasant environment.

Such spaces will be created through the use of shaded plazas and courtyards, trees, umbrellas, fountains, seating areas with tables, benches and chairs, interesting details and textures such as special paving, lighting fixtures, banners and flags, etc.

## 4.1 DEVELOPMENT STANDARDS

| SETBACK CRITERIA | |
|---|---|
| • From Primary Arterial to Building | 20' |
| • From Secondary Collector to Building | 15' |
| • From Adjacent Parcel PL to Building | 10' |
| • From Arterial to Parking | 10' |
| • From Collector to Parking | 6' |
| • From Adjacent Parcel Property Line to Parking | 6' |

| SITE COVERAGE | |
|---|---|
| Maximum building coverage | 50% |

| PARKING | |
|---|---|
| Number of parking spaces required | 1/250 square feet, except for those uses specifically in listed in the Las Vegas Municipal Code, Section 19.04.10. Handicapped parking shall be in accordance with Section 19.10 of the Las Vegas Municipal Code |

| MAXIMUM HEIGHT | |
|---|---|
| Buildings with Providence Square shall be subject to the residential adjacency standards set fourth in the Las Vegas Municipal Code Section 19.08.060 only where the project is adjacent to property developed for the sale of residential dwelling units. | 50' on a gabled, hipped or gambrel roof, measured to the average height level between the eaves and ridge line |

| OPEN SPACE | |
|---|---|
| | 15% |

### 4.1.1 Drive-through

Each drive-through service window shall have a stacking lane that accommodates at least 6 cars per lane.

## 4.2 Site Elements

### 4.2.1 Service Areas

Service and loading zones shall be located to the rear, side or in an internal location where visibility from public rights-of-way and views from neighboring buildings and properties will be minimized. Service and loading areas shall be screened by the uses of walls or dense landscaping, or both, that will serve as both a visual barrier and a noise barrier. Walls shall be architecturally integrated into the design of the development. All loading and servicing must occur entirely onsite; off-site service vehicle loading shall not be permitted.

Utility equipment and communication devices located on the ground must also be screened with landscape, decorative walls or other architectural elements in accordance with the materials listed in Section 4.3.3. Architectural screening devices shall use materials and finishes consistent with those of the adjacent buildings and storage areas.

All outdoor areas of refuse collection must be contained by a solid perimeter wall with an opaque metal gate and covered with a trellis structure in accordance figure 7. Refuse collection areas shall be designed to contain all refuse generated on-site and deposited between collections. Refuse receptacles may require compaction or self-sanitizing devices depending on the type and quantity of refuse generated by the occupants and use of the site. All refuse areas are to be kept clean, dry and free of odor. All "wet-type" refuse containers shall be designed to prevent leakage of liquids onto the property. The number and size for individual service areas shall be evaluated per building type and site at the time of Site Development Plan Review.

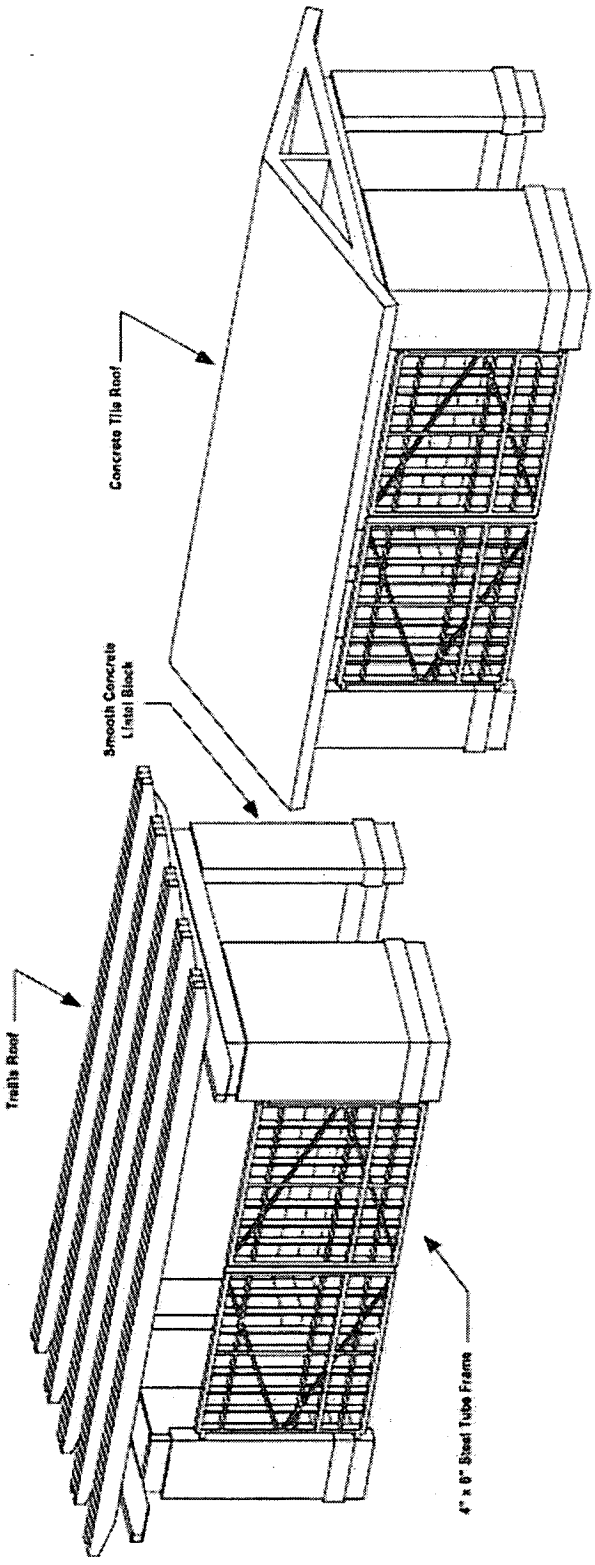
### 4.2.2 Site Utilities And Electrical Equipment

Along streets that border a residential subdivision, all utility boxes and above-ground utility installations, other than utility poles, that are in excess of twenty-seven cubic feet in size and that are to be placed back of the sidewalk shall be installed with landscaping on two side, with one side being available for access by utility companies. The landscaping must include tall grasses and shrubbery which, at maturity, will provide adequate screening of the utility structures.

Along streets that border nonresidential development, all utility boxes and aboveground utility installations, other than utility poles, that are in excess of twenty-seven cubic feet in size (excluding pad and concrete collars) shall be set back a sufficient distance so that a minimum of three feet of landscaping separates the utility structure from the public street right-of-way or sidewalk, whichever is nearer to the structure. The landscaping must include tall grasses and shrubbery which at maturity will provide adequate screening of the utility structures. In

addition, all utility boxes shall be placed so that the access doors open parallel to the street corridor and are accessible without the need to cut down or reduce the effectiveness of the landscaped screening.

All utility boxes and above ground utility installations shall be located outside of site visibility restriction zones at site driveways and abutting street intersections.




**Permissible Garbage Enclosure**

Figure 7

### 4.2.3 Site Mechanical Equipment

All exterior components of heating, cooling and ventilation systems shall be hidden from view within the lot or from adjoining streets, lots and buildings. In the case of roof mounted mechanical equipment, building parapets shall be of such a height that roof mounted screening devices are not required. If building parapets do not provide the required screening, mechanical equipment shall be screened by an unobtrusive screening device that will appear as an integral part of the overall architectural design, constructed of complementary and durable materials and finished in a texture and color scheme complementary to the overall architectural design, subject to the review at time of Site Development Plan Review.

### 4.2.4 Grading and Drainage

Site grading shall provide adequate storm water run-off capability. Drainage systems shall be designed in accordance with an approved engineering and hydrology study so as to maintain all-weather vehicular access on public streets, drives and in parking areas. Finish floor elevations shall be set according to applicable federal and local flood requirements. Site grading design should cause all water to drain away from buildings and shall complement and reinforce the architectural and landscape design character by helping to screen parking, loading and services areas while providing reasonable grade transitions contributing to the efficiency of on-site and off-site movement systems. Grade transition between lots shall be smooth. When grading is in public view, smooth slope transitions between grade changes shall be created. Retaining walls, garden walls and other such site features constructed immediately adjacent to or connecting with a building, must be constructed of a material that visually matches the exterior building or that is an integral material in the landscape. Individual retaining walls shall not exceed 6 feet in height. Grade changes that require retaining walls in excess of 8 feet must be terraced with a minimum three-foot separation between each wall. All retaining walls, however, must be shown on plans at time of Site Development Plan Review.

### 4.2.5 Perimeter Walls

Decorative perimeter walls shall be constructed of materials approved at time of Site Development Plan Review. In addition, freestanding walls shall be designed as an integral part of the architecture, complementing color, form and material of adjacent building and shall not abruptly encounter concrete curbs or sidewalk. No chain link or extensions or additions at the top of any perimeter walls shall be permitted. Walls shall not exceed 8 feet in height measured from side of greatest vertical exposure.

### 4.2.6 Sidewalks

Sidewalk size and location shall be installed in accordance with Section 19.12 and 18.12.390 of the City of Las Vegas Municipal Code with one exception. Perimeter sidewalks adjacent right-of-way widths of 80 feet and greater shall be separated from the back of the street curb by a minimum of five feet of landscaped buffer area except adjacent to bus turn outs and right turn lanes.

## 4.3 BUILDING STANDARDS

### 4.3.1 BUILDING FORM AND MASS

Building forms shall be simple and well-proportioned resulting in a balanced composition of elements. A layering of planes and volumes shall provide a rhythm of dynamic building shadows. Free-standing structures should maintain these principles of form as well, in order to complement rather than unduly contrast with adjacent buildings. Proper attention should be given to the detail of building caps, providing shadow lines suggestive of a cornice element where appropriate to the architectural style of the building.

### 4.3.2 BUILDING HEIGHT

Building heights should be varied to provide visual interest to Providence Square .Tower elements or other prominent building features should be used to accentuate key elements such as building entries, pedestrian nodes, plazas or courtyards.

### 4.3.3 BUILDING MATERIALS

A unified appearance shall be accomplished through a consistent palette of materials used throughout a project. Painted stucco surfaces shall be of a light sand or smooth finish. All stucco surface finishes shall be subject to review and approval at time of Site Development Plan Review prior to construction. Accent materials should also be used to introduce a variety of textures and scales.

Acceptable building materials are as follows:

- Painted stucco walls
- Split face C.M.U.
- Honed C.M.U.
- Concrete Roof Tile
- Slate, Stone or Brick Accents
- Painted Metal (accent material)
- Glazing, Glass (see note)
- Metal Roof

- Metal Canopies/Trellis
- Concrete Siding Boards

Note: Lightly tinted or "Low-e" glass is acceptable and advisable. Mirrored and metallic tints are prohibited.

### 4.3.4 ROOF FORM

Roof form and materials must be integrated with the overall character of the development. Although most of the roof area of commercial buildings may be flat, visible elements should be treated with sloped roof elements, including hips or gable forms to provide articulation and visual interest to the roofscape when viewed from eye level.

Roof materials include concrete tile and metal. Flat roof must include parapets to screen mechanical equipment.

### 4.3.5 EXTERIOR SPACES

The local climate provides a comfortable outdoor environment for much of the year. Therefore, it is expected that usable exterior spaces will be part of the design of each building (patios, courtyards, terraces, etc.). Pedestrian walkways should be of a material and pattern that will enhance the building design, as well as prevent cracks and breakage. Covered areas should be provided as sun shading for both people and structures. These may be extensions of the building, free-standing elements or landscaping (awnings, trellises, canopies, trees etc.).

## 4.4 LIGHTING

The following lighting standards have been developed to ensure that lighting shall provide safety while appropriately illuminating any given space within the project, whether it be automobile parking, pedestrian walkway, outdoor activity, service area or otherwise. Lighting will be of a level adequate to provide ease of circulation throughout the site during the evening hours for both auto and pedestrian traffic. Architectural lighting of the landscape, walks, buildings, signage and other pedestrian oriented features is intended to be incandescent, warm tone color and of a low foot-candle level.

### 4.4.1 ILLUMINATION CRITERIA FOR PUBLIC PLACES

Foot candle levels shall conform to the City of Las Vegas lighting codes and shall be applied to all public streets, parking lots or walkways throughout the development to ensure a consistent pattern for safety and illumination.

## 4.4.2 LIGHTING STANDARDS

### Lighting Hierarchy

There is a basic hierarchy of lighting intended for this project. Higher lighting levels, taller light standards and the use of metal halide shall be permitted within parking lots (not to exceed 30'). Internal drives shall be lined by shorter light standards (not to exceed 20') and architectural, accent light standards shall be used around entry signage (not to exceed 16').

### Nuisance Lighting

Light sources in one place shall not become a nuisance for adjacent areas. All fixtures shall be glare shielded, low angle cut-off and shall contain the minimum foot-candle power or wattage that is needed to illuminate the target areas only. Lighting in any one place may not intrude into another in such fashion as to diminish the intent or mood of the lighting in that other place.

### Fixtures

All architectural light fixtures and standards (bollard, sconces or otherwise) shall be of a consistent character within the project. Furthermore, site lighting elements shall be used to provide visual accent and drama, reinforcing the architectural design concepts.

## 4.4.3 SECURITY LIGHTING FOR BUILDING EXTERIORS

Large area floodlights or standard dawn to dusk lights are not permitted. Spotlights highlighting areas may not be mounted above 15' from ground level (from the base of the fixture) and must be pointed towards the ground. Roof mounted spotlights are not permitted. Ground mounted spotlights or floodlights may be used providing they point toward the building and do not spill over into adjacent areas; cut-off shielding must be installed when necessary. All entrances and exits shall be illuminated to the required foot-candle requirement specified by current codes and requirements; entrances may be highlighted with architectural accent lighting.

## 4.4.4 PARKING LOT LIGHTING

The maximum height of parking lot light fixtures, measured from the base of the light standard to the top of the standard or fixture, shall not exceed 30' above ground level, measured from finished grade or finished pavement at the base of the light standard. Illumination shall be directed away from adjoining properties and shall be arranged and controlled so as not to cause a nuisance to Highway traffic or surrounding uses.

## 4.5 LANDSCAPE STANDARDS

The objective of the landscape architectural design criteria is to establish a pleasant and attractive landscape framework for the development, while reinforcing the overall project image. This framework will help provide design continuity and establish an identifiable visual character that enhances the development image and value of the project.

### 4.5.1 SAFETY

Locate plant material to ensure no visual encroachment into safe traffic sight lines while maintaining visibility of signage. Plant litter, overhanging branches, thorns, etc., must be held to a minimum and shall maintain a minimum vertical clearance of 15' between the street surface and overhanging trees. All landscapingshall comply with AASHTO site distances and safety guidelines.

### 4.5.2 GENERAL LANDSCAPE AREAS

General landscape areas are those outdoor spaces within the project that are not specifically related to parking lots. They include parcel entries, pedestrian plazas, landscaped areas around buildings, and perimeter buffer areas. Guidelines for each type of area are listed below.

Parcel landscape will be accentuated with dense, cohesive planting schemes that form an attractive landscape statement. The planting theme can be informal or formal, but emphasis should be on strong groupings of similar plants rather than on many different species used in small quantities. Use of colorful plantings or flowering groundcovers, shrubs and/or trees is strongly encouraged.

**Pedestrian Plazas**

Pedestrian plazas will be improved with plants that are colorful, fragrant and enhance user comfort, such as shade trees and evergreen buffers that block the wind or screen undesirable views. Plaza areas will be further defined with high quality site amenities, such as special paving, site furnishings, low water use fountains, seat walls, bollards, etc.

**Landscape Areas Around Buildings**

All land not covered by structures or developed as parking shall be landscape with a minimum of 12% total landscape coverage of the site. Hardscape may be included within this coverage provided that it reinforces the landscape theme. Of this 12% landscape coverage requirement, a maximum of 33% may be in the form of non-organic material and hardscape. All proposed plans must be submitted to, reviewed and approved at the time of Site Development Plan Review

**Perimeter Buffer Areas**

Perimeter landscape buffering shall conform to the commercial buffering requirements set forth in Section 19.12 of the Las Vegas Municipal Code with the exception of landscape strips adjacent to bus turn outs and right turn lanes or any other instance where additional right of way dedication is required by the City of Las Vegas. In these instances, the width of the landscaping strip may be reduced.

### 4.5.3 PARKING LOTS

Use of large conical shaped trees is required within parking lots and around its perimeter to maximize shading of automobiles without obstructing views to signage. Planting fingers and medians shall be planted in accordance with Figure 8.

### 4.5.4 LANDSCAPE GRADING AND DRAINAGE

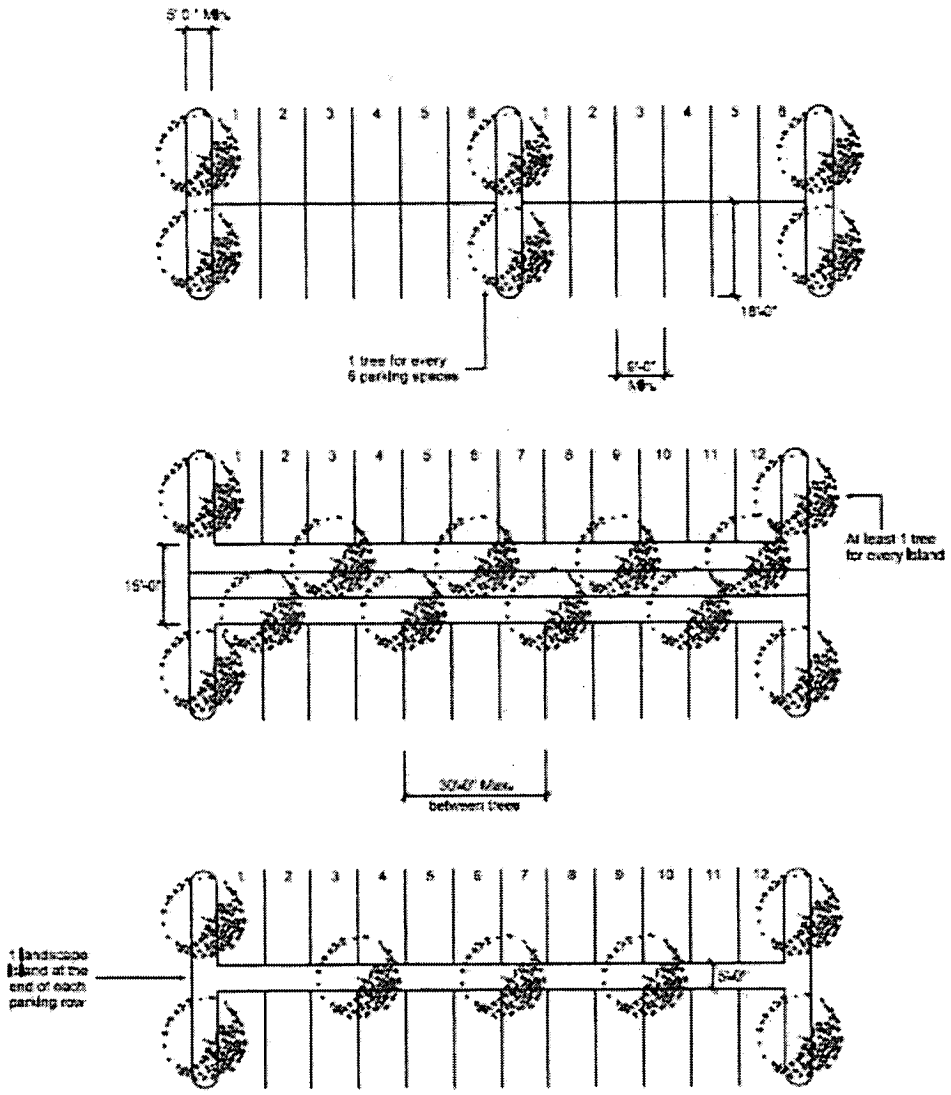
The following guidelines shall be employed in the preparation of grading and drainage plans:

- Minimize the visual impact of grading for drainage by keeping slopes to a minimum
- Maximize aesthetic berming in order to add depth to the landscape with relief of flatness
- Create smooth transitions between parcel development and the street and adjacent parcels.
- Use planting and retaining walls to minimize the visual impact of grading.

Maximum and minimum slopes in planting areas are as follows:

- Shrub and groundcover areas: Max 3:1 min 1.5% for positive drainage

All grading and drainage work must be done in accordance with the Storm Drainage Standards of the City of Las Vegas and with the approved hydrology and site engineering plans.




**Parking Lot Landscape Planting Alternatives**

Figure 8

## 4.5.5 LANDSCAPE AREA SPECIFICATIONS

Unless otherwise stated, the minimum plant sizes are as follows:

- Groundcover 1 Gallon
- Shrubs 5 Gallons
- Trees 36" Box

The relationship of plant height, width and caliper to the container size shall meet the latest edition of the American Standard for Nursery Stock, released by the American Association of Nurserymen.

Landscape areas shall be maintained in good condition at all times, including regular pruning of trees and shrubs, fertilizing, watering, removal of dead plants or part of plants, replacement of plants and regular removal of debris and trash.

Mineral build up in the soil may be a threat to vigorous growth in certain species of plants. Several samples should be taken from on-site soil locations where planting is proposed for lab analysis and amendment recommendations. Mitigation and amendment recommendations should be followed to ensure sustainable plant growth.

Parcel developers shall select plants from the approved plant palette. Use of plants that are not on the palette is prohibited.

## 4.5.6 IRRIGATION

All landscape and irrigation improvements are subject to the City of Las Vegas drought ordinance which supercedes any conflicting criteria contained herein.

**Design Intent**
Automatic irrigation systems are required for all planting areas.

**Water Demand**
Peak flow demands shall be based on applying peak weekly irrigation requirements in 6 hours (12:00am-6:00am). Design shall be based on available static pressure minus 10% for fluctuations.

**Water Application**
Areas requiring overhead spray shall be minimized and shall be restricted to turf, gazania, and flower beds. All other areas must use drip irrigation.

**Overhead Irrigation**
Spray heads next to roadways and walkways must have low angle (10%) nozzles. Large radius rotor heads (25-foot radius or greater) are not allowed abutting roadway or walkway edges.

All spray heads (15-foot radius or less) shall be spaced no further than 45% of the spray diameter to account for area wind conditions. Spacing for large radius rotors (25-foot radius or greater) shall not exceed 50% of the spray diameter

Spray irrigated areas shall be a minimum of 10 feet wide when adjacent to roadways or roadways, and 6 feet wide otherwise.

Overhead irrigation heads may not throw water directly onto any roadway, walkway, or paved surface.

**Drip Irrigation**
The minimum quantity of emitters per plant shall be in accordance with the following table.

| Plant Size | Emitter Volume | Quantity |
|---|---|---|
| 1 gallon material | 1 GPH | 1 each |
| 5 gallon material | ½-1 GPH | 2 each |
| 15 gallon material | 2 GPH | 3-4 each |
| 24" box material | 2 GPH | 4-5 each |
| 36" box material | 2 GPH | 6-7 each |
| 48" box material | 2 GPH | 7-8 each |
| 54" box material | 2 GPH | 9-12 each |
| 60" box material | 2 GPH | 12-16 each |

**Zoning**
Overhead and drip irrigation systems must be zoned for exposure (south and west exposures together, north and east exposures together), topography, and varying water requirements of plant material.

**Water Management**
All irrigation systems for project common areas shall use solid state electronic, micro-processor controllers capable of a minimum of three operating programs and four start times per program.

### 4.5.7 SITE AMENITIES

Site amenities include various elements used outdoors to create a unified look of quality and to provide a comfortable setting for outdoor activities. Site amenities used in individual parcels must be visually compatible with the overall project design scheme and with the site architecture. This will help maintain continuity and a high level of quality throughout the development's public and private outdoor settings.

Onsite amenities include, but are not restricted to paving, signs, public phones, trash receptacles, benches, light fixtures, bollards, tree grates, etc. All walks, curbs, handicap access ramps shall conform to all applicable laws, codes and ordinances. Design of walks shall include "highlight" paving textures and colors to match the base palette.

### 4.5.8 APPROVED PLANT PALETTE

**TREES**

| BOTANICAL NAME | COMMON NAME |
|---|---|
| Acacia aneura | Mulga Tree |
| Acacia jenerae | Coonivitta Wattle |
| Acacia pendula | Weeping Acacia |
| Acacia salicina | Willow Acacia |
| Acacia schaffneri | Twisted Acacia |
| Acacia smallii (farnesiana) | Sweet Acacia |
| Acacia stenophylla | Shoestring Acacia |
| Arbotos onedo | Strawberry Tree |
| Bauhinia congesta | Orchid Tree |
| Cercidium floridum | Blue Palo Verde |
| Cercidium hybrid | Palo Verde Hybrid |
| Cercidium microphyllum | Foothills Palo Verde |
| Cercidium parkinsonian | Desert Museum Polo Verde |
| Cercidium praecox | Palo Brea |
| Chilopsis linearis | Desert Willow |
| Chilopsis linearis | 'Lucretia Hamillon' |
| Chitalpa tashkentosis | Chitalpa |
| Cordia boisseri | Texas Olive |
| Cupressus glabra | Smooth Arizona Cypress |
| Elcocarpus decipens | Japanese Blueberry |
| Feijoa sellowiana | Pineapple Guava |
| **BOTANICAL NAME** | **COMMON NAME** |
| Fraxinus oxycarpa 'Raywood | Raywood Ash |
| Fraxinus valutina 'Rio Grande' | Fan-Tex Ash |
| Fraxinus valutina 'Fan West | Fan-West Ash |
| Olea 'Swan Hill' or 'Wilsonii' | Fruitless Olive |
| Pinus eldarica | Mondel Pine |
| Pinus halepensis | Aleppo Pine |

| | |
|---|---|
| Tecoma x 'Sunrise' | Tecoma x Sunrise |
| Vauquelinia californica | Arizona Rosewood |
| Viquiera deltoidea | Goldeneye |
| Zauschneria californiea | Hummingbird Flower |
| Zinnia grandiflora | Prarie Zinnia |

## GROUNDCOVERS

| BOTANICAL NAME | COMMON NAME |
|---|---|
| Acacia redolens 'Desert Carpet' | Desert Carpet Acacia |
| Baccharis 'Centennial' | Centennial Coyote Bush |
| Baileya multiradiata | Desert Marigold |
| Chrysactinia mexicana | Damianita |
| Convolvulus encorum | Bush Morning Glory |
| Dalea capitata 'Sierra Gold' | Siena Gold Dalea |
| Dalea greggii | Prostrate Indigo Dalea |
| Dyssodia pentachaeta | Golden Dyssodia |
| Hymenoxys aenulis | Angelita Daisy |
| Lantana montevidensis | Trailing Lantana |
| Lantana sp 'New Gold' | New Gold Lantana |
| Liriope muscari | Liriope |
| Lonicera japonea 'Halliana' | Hall's Honeysuckle |
| Melampodium leucanthum | Blackfoot Daisy |
| Oenthera berlandieri | Mexican Evening Primrose |
| Ocnthera caespitosa | While Evening Primrose |
| Penstemon baccharifolius | Del Rio Penstemon (Red) |
| Penstemon cobaea | Foxglove (While) |
| Penstemon eatonii | Firecracker (Red) |
| Penstemon palmeri | Scented (Light Pink) |
| Penstemon parryi | Parry Penstemon (Pink) |
| Penstemon pseudospectabilis | Canyon (Rose) |
| Penstemon strictus | Rocky Mountain (Blue) |
| Psilostrophe cooperi | Paper Flower |
| Pyracantha koidsumii 'Santa Cruz' | Santa Cruz Pyracantha |
| Rosa banksiae | Lady Bank's Rose |
| Rosmarinus officinalis 'Prostratus' | Trailing Rosemary |
| **BOTANICAL NAME** | **COMMON NAME** |
| Ruellia brittonia 'Katie' | Dwarf Ruellia |
| Teucrium chamaedrys | Germander |
| Verbena gooddingii | Gooddingii Verbena |
| Verbena rigida | Sandpaper Verbena |

## ACCENTS

| BOTANICAL NAME | COMMON NAME |
|---|---|
| Agave Americana | Century Plant |
| Agave colorata | Mexcal Ceniza |
| Agave geminiflora | Twin Flowered Agave |
| Agave murpheyi | Murphy's Agave |
| Agave parryi-huachucensis | Parry's Agave |

| | |
|---|---|
| Agave vilmoriniana | Octopus Agave |
| Agave weberi | Weber's Agave |
| Dasyliron acrotriche | Green Desert Spoon |
| Dasyliron longissimum | Mexican Grass Tree |
| Dasyliron wheeleri | Desert Spoon |
| Euphorbia rigida (biglandulosa) | Gopher Plant |
| Ferocactus acanthodes | Compass Barrell |
| Ferocactus wislizenii | Fishhook Barrell |
| Fouqueria splendens | Ocotillo |
| Hesperaloe parviflora | Red Yucca |
| Hesperaloe parviflora | Yellow Yucca |
| Muhlenbergia capillaris | Regal Mist Deer Grass |
| Muhlenbergia lindheimeri | Autumn Glow Deer Grass |
| Muhlenbergia rigens | Deer Gross |
| Nolina microcarpa | Bear Grass |
| Opuntia basilaris | Beavertail Prickly Pear |
| Opuntia microdasys | Bunny Ears Prickly Pear |
| Opuntia violacea 'santa rita' | Purple Pancake |
| Pedilanthus macrocarpus | Slipper Plant |
| Yucca baccatta | Banana Yucca |
| Yucca brevifolia | Joshua Tree |
| Yucca elata | Soaptree Yucca |
| Yucca rigida | Blue Yucca |
| Yucca schidigera | Mojave Yucca |
| Yucca sehottii | Yucca |
| Yucca rostrata | Beaked Yucca |

## VINES

| BOTANICAL NAME | COMMON NAME |
|---|---|
| Antigonon leptopus | Queen's Wreath |
| Campsis radicans | Common Trumpet Creeper |
| Feijoa sellowiana | Pineapple Guava |
| Gelsemium sempervirens | Carolina Jasmine |
| **BOTANICAL NAME** | **COMMON NAME** |
| Hardenbergia violacea | Lilac Vine |
| Jasminium mesnyi | Primrose Jasmine |
| Lonicera japonica 'Halliana' | Hall's Honeysuckle |
| Macfadyena unguis-cati | Cat's Claw |
| Pyracantha coccinea | Firethorn |
| Pyracantha graberii | Pyracantha |
| Rosa banksiae | Lady Bank's Rose |
| Solanum jasminoides | Potato Vine |
| Trachelosperum jasminoides | Star Jasmine |

### 4.5.9 PROHIBITED PLANT LIST

The following lists of plants are prohibited within the development:

- Baccharis sarothroides/Desert Broom
- Olea europea/Olive (fruit producing)
- Pennisetum setaceum/Fountain Grass (green variety)
- Morus alba/Fruting Mulberry
- Tamrix spp./Tamarisk

## 4.6 ARCHITECTURAL STYLE

All buildings within the project will conform to the standards set forth in this Section.

### 4.6.1 AMERICAN TRADITIONAL

The following are identifying characteristics of American Traditional.

- Four sided architecture will be provided for all retail buildings
- Flat concrete roof tiles or metal roof
- Cupolas
- Use of brick or stone accents
- Trellis with traditional columns or posts

### 4.6.2 BUILDING FORM

Formal box-like massing

### 4.6.3 ROOFS

Roof Form: predominately gable roof but flat roof with parapet to screen mechanical units is also permitted.

### 4.6.4 WALLS

The predominate material will be stucco with brick and stone accents. Articulation of flat building walls is required for a blank walls that exceed 100 feet in length.

### 4.6.5 WINDOWS

Window accents will be provided on all retail buildings, some elevations may provide shudders as accents on the windows.

### 4.6.6 DOORS

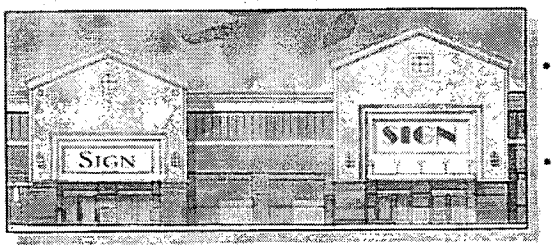
Rear entry doors will be painted to match the building.

### 4.6.7 DETAIL ELEMENTS

The retail buildings will provide various design elements characteristic of American Traditional architecture. Each retail building will provide the following design elements:

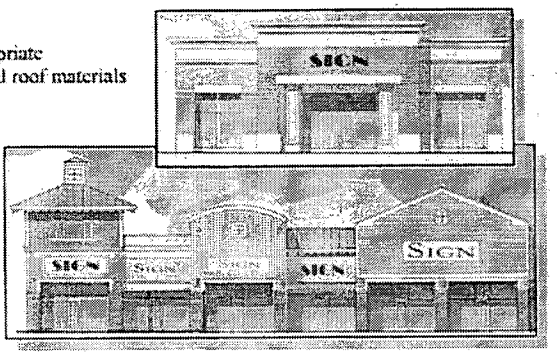
- Cupola
- Exposed rafter tails
- Brick accents
- Traditional trim details
- Trellis with columns and posts
- Gabled ends

## ARCHITECTURAL STYLE GUIDELINES - AMERICAN TRADITIONAL

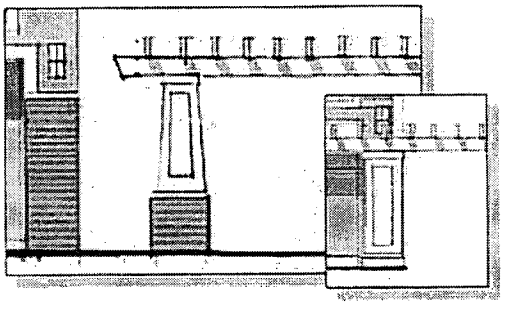



- Simple, well-proportioned horizontal box massing with a layering of horizontal and vertical plains and volumes
- Four-sided architecture

- Roof Form: Low-pitched gable, curved or flat roof with parapets extended to shield roof-mounted equipment
- Roof Slope: 4:12 Preferred
  5:12 Maximum
- Exposed rafter overhangs, where appropriate
- Flat concrete tile or standing seam metal roof materials




- Traditional trim details
- Stucco walls combined with other accent materials, such as simulated siding or shingles, brick or stone
- Stucco, when used, shall be as follows:
  - Primary Walls: Light face or smoother
  - Trim, Stucco Eaves, Etc.: Sand or smoother
- Heavy square or tapered columns resting on brick or stone piers

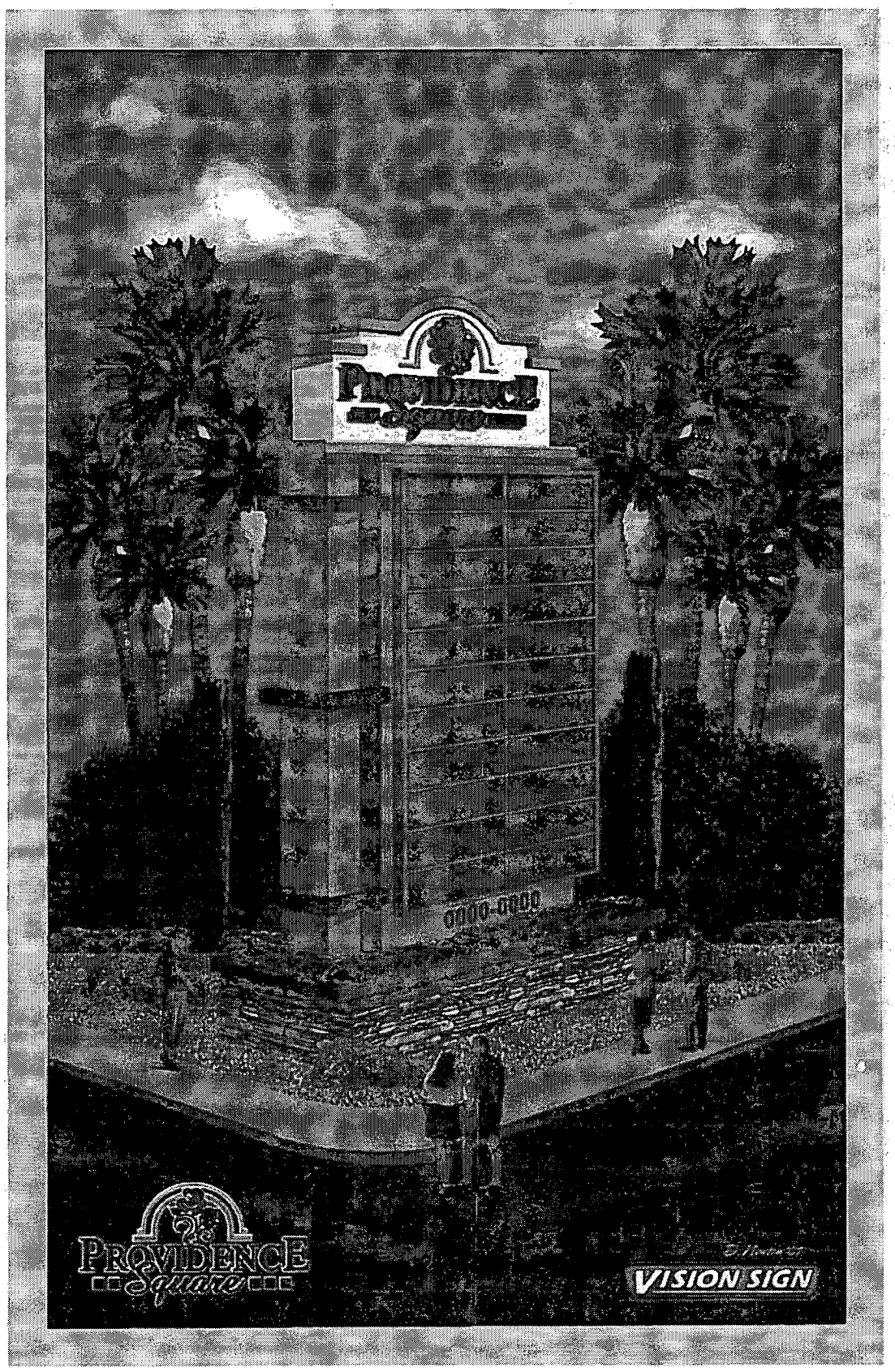


- Trellis with squared or tapered columns
- Brick or stone accents encouraged

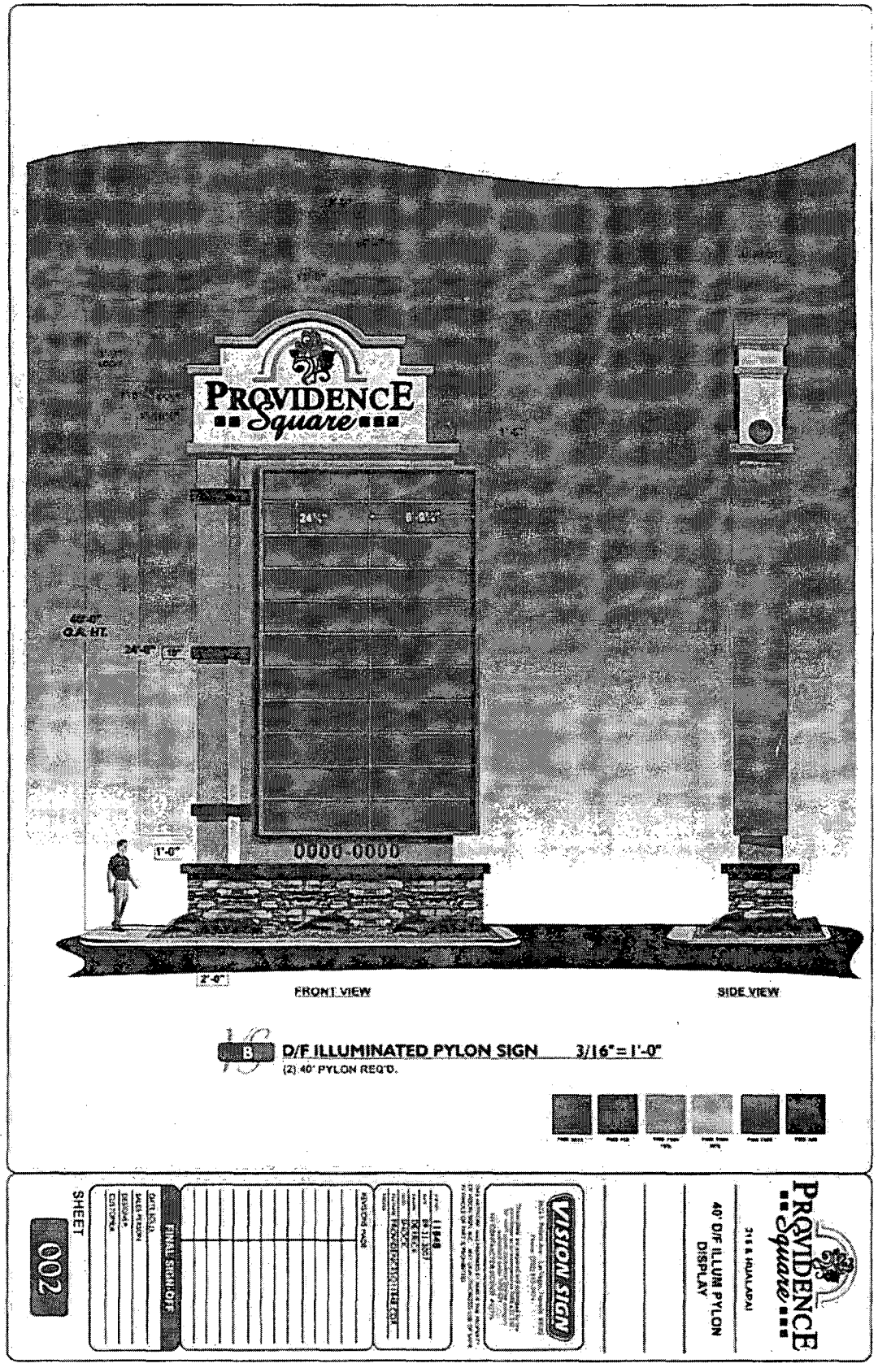
## 4.7 SIGNAGE

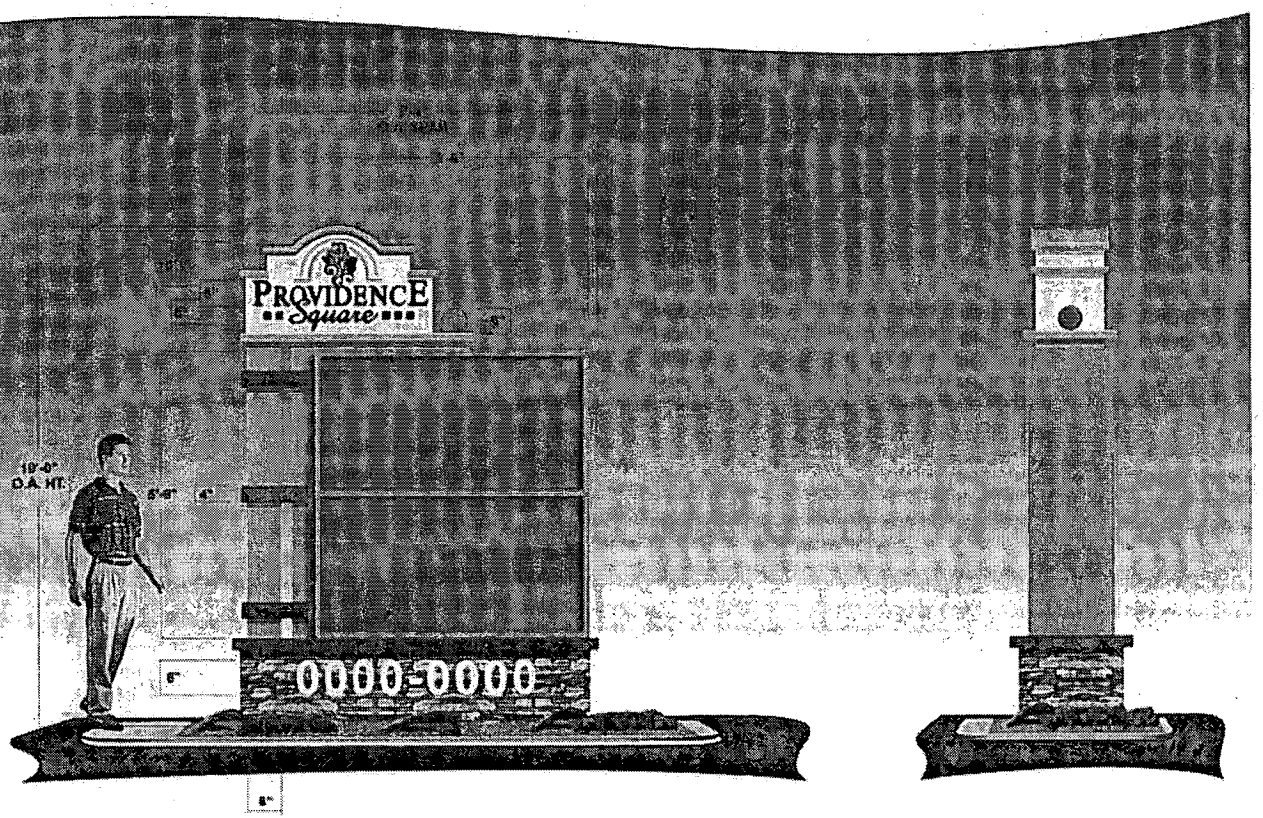
The sign program for free standing signs for Providence Square will conform to the exhibits on the following pages. All signs shall be permitted in accordance with the standards of the C-1, Limited Commercial Zoning District of Title 19 of the Las Vegas Municipal Code with the following exceptions:

- No exposed neon;
- No animated signs




**Providence Square**


PROVIDENCE
Square
0000-0000
FRONT VIEW
SIDE VIEW
B
D/F ILLUMINATED PYLON SIGN 3/16"=1'-0"
(2) 40' PYLON REQ'D.
PROVIDENCE
Square
40' D/F ILLUM PYLON
DISPLAY
VISION SIGN
FINAL SIGN-OFF
SHEET
002




1/2" C **D/F ILLUMINATED MONUMENT SIGN** 1/2"=1'-0"
(7) 10' MONUMENTS REQ'D.

PROVIDENCE Square

215 & HUALAPAI

10' D/F ILLUM PYLON DISPLAY

VISION SIGN

11848
09.11.2007
SERVICE
SHEET
PROVIDENCE.DWG

REVISIONS MADE

FINAL SIGN-OFF
DATE SOLD
SALES PERSON
DESIGNER
CUSTOMER

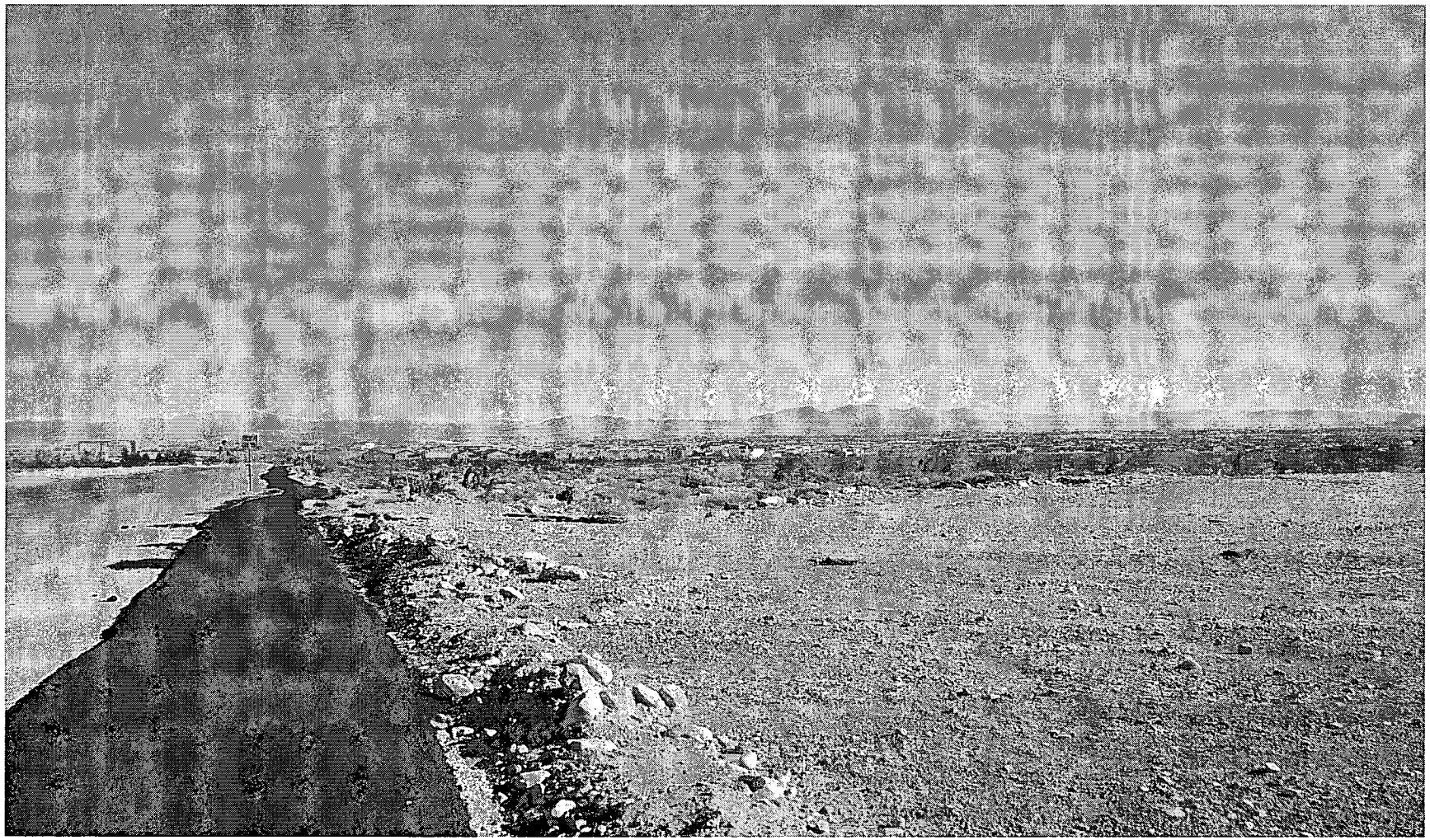
SHEET
003

SITE
SHEET
FINAL SIGN-OFF
VISION SIGN
SIGNAGE SITE PLAN
LOCATION
215 & HUALAPAI
PROVIDENCE
Square
Phase I
Phase II
Deer Springs Way
Conquistador Street
Hualapai Way
Echelon Point Drive
I-215 - Las Vegas Beltway
No A Pan
No A Pan
Fitness Club
Grocery
Shops
Shops 2
Shops 3
Shops 4
Pad A
Pad B
Pad C
Pad D
Pad E
Pad F
Pad G



ZON-25758, SDR-25760 AND VAC-25759 - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.
SOUTHEAST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY
JANUARY 10, 2008 PLANNING COMMISSION

12/21/07



ZON-25758, SDR-25760 AND VAC-25759 - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.
SOUTHEAST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY
JANUARY 10, 2008 PLANNING COMMISSION

12/21/07



ZON-25758, SDR-25760 AND VAC-25759 - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.
SOUTHEAST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY
JANUARY 10, 2008 PLANNING COMMISSION

12/21/07

# PROVIDENCE SQUARE

## MASTER DEVELOPMENT PLAN AND DESIGN STANDARDS

NOVEMBER 26, 2007

RECEIVED
NOV 27 2007

ZON-25758
SDR-25760
01/10/08 PC

# PROVIDENCE SQUARE

## TABLE OF CONTENTS

## DEVELOPMENT PLAN CONCEPT


**1. INTRODUCTION ..... 3**
1.1 Concept ..... 3
1.2 Purpose ..... 3
1.3 Project Location ..... 3
1.4 Relationship to Other Documents ..... 3
1.5 Project Compliance ..... 4
1.6 Modifications ..... 4

**2. LAND USE ..... 6**
2.1 Purpose ..... 6
2.2 Development Parcel ..... 6
2.3 Land Use Designation ..... 6
2.4 Providence Square Master Development Plan ..... 6

**3. USES ..... 13**
3.1 Permissible Uses ..... 13

**4. SITE PLAN GUIDELINES ..... 16**
4.1 Development Standards ..... 16
4.2 Site Elements ..... 17
4.3 Building Standards ..... 21
4.4 Lighting ..... 22
4.5 Landscape Standards ..... 24
4.6 Architectural Style ..... 34
4.7 Signage ..... 37


**LIST OF FIGURES**


Figure 1: Vicinity Map ..... 5
Figure 2: Proposed Land Use ..... 7
Figure 3 Proposed Zoning ..... 8
Figure 4 Utility Plan ..... 10
Figure 5 Street Network ..... 11
Figure 6 Right-of-Way ..... 12
Figure 7 Garbage Enclosure ..... 19
Figure 8 Parking Lot Landscaping ..... 26

# 1. INTRODUCTION

## 1.1 Concept

The Providence Square Master Development Plan and Design Standards (Development Plan) shall reflect the objectives set forth in the Planned Development (PD) District as required by Las Vegas Municipal Code §19.06.050.

1.1.1 The intent of the PD District is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single-purpose or multi-use planned development. The reclassification of property to the PD District may be deemed appropriate if the development proposed for the District can accomplish the goals as stated in the Ordinance mentioned above. The Providence Development Plan meets all the goals and objects of Section 19.06.050 of the Las Vegas Municipal Code.

## 1.2 Purpose

1.2.1 The Development Plan will direct the actions of all entities, developers and individual business owners. The criteria contained in this document are binding on any person, or entity, which intends to construct, reconstruct or modify any permanent or temporary improvement within the Providence Square Master Development Plan area. The enforcement of the Standards will ensure quality, visual continuity and consistency in design, as well as protection of property values.

## 1.3 Project Location

The Development Plan encompasses six parcels totaling approximately 23.6 acres bounded by Deer Springs Way to the north, the Bruce Woodbury Beltway to the south, Hualapai Way to the west and Conquistador Street to the east, as depicted in Figure 1.

## 1.4 Relationship to Other Documents

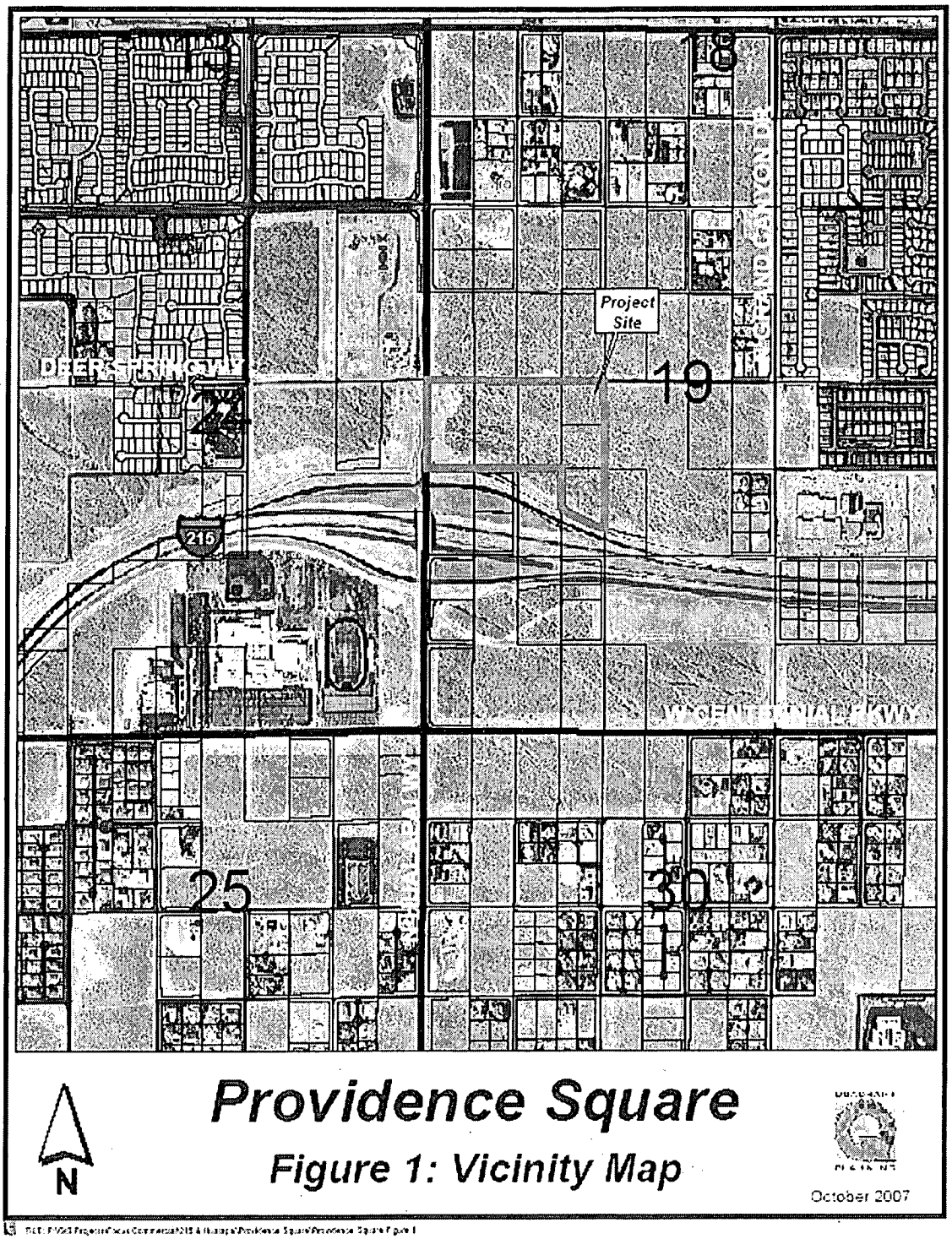
**1.4.1** The Development Plan is the primary document for use by all entities undertaking any improvements. Las Vegas Municipal Code Title is to be used whenever this document is silent on an issue.

## 1.5 Project Compliance

1.5.1 All development shall comply with the adopted Development Plan as well as all other applicable regulations in the city, county, state, and federal jurisdictions.

## 1.6 Modifications

1.6.1 The property owner or designated representative shall meet the Director of Planning and Development to discuss the scope of any proposed modification to the Plan. The Director shall determine if the modification is a minor or major modification and what course of action the property owner shall follow.


Project Site
18
19
25
30
215
N
Providence Square
Figure 1: Vicinity Map
October 2007

# 2. LAND USE

## 2.1 Purpose

The purpose of this section is to identify the land uses permitted within Providence Square.

## 2.2 Development Parcel

**DEVELOPMENT PARCEL**

| Phase | Development Parcel | Land Use | Total Acres |
|---|---|---|---|
| 1 | A | Neighborhood Commercial | 23.6 |
| **Totals:** | | | 23.6 |

## 2.3 Land Use Designation

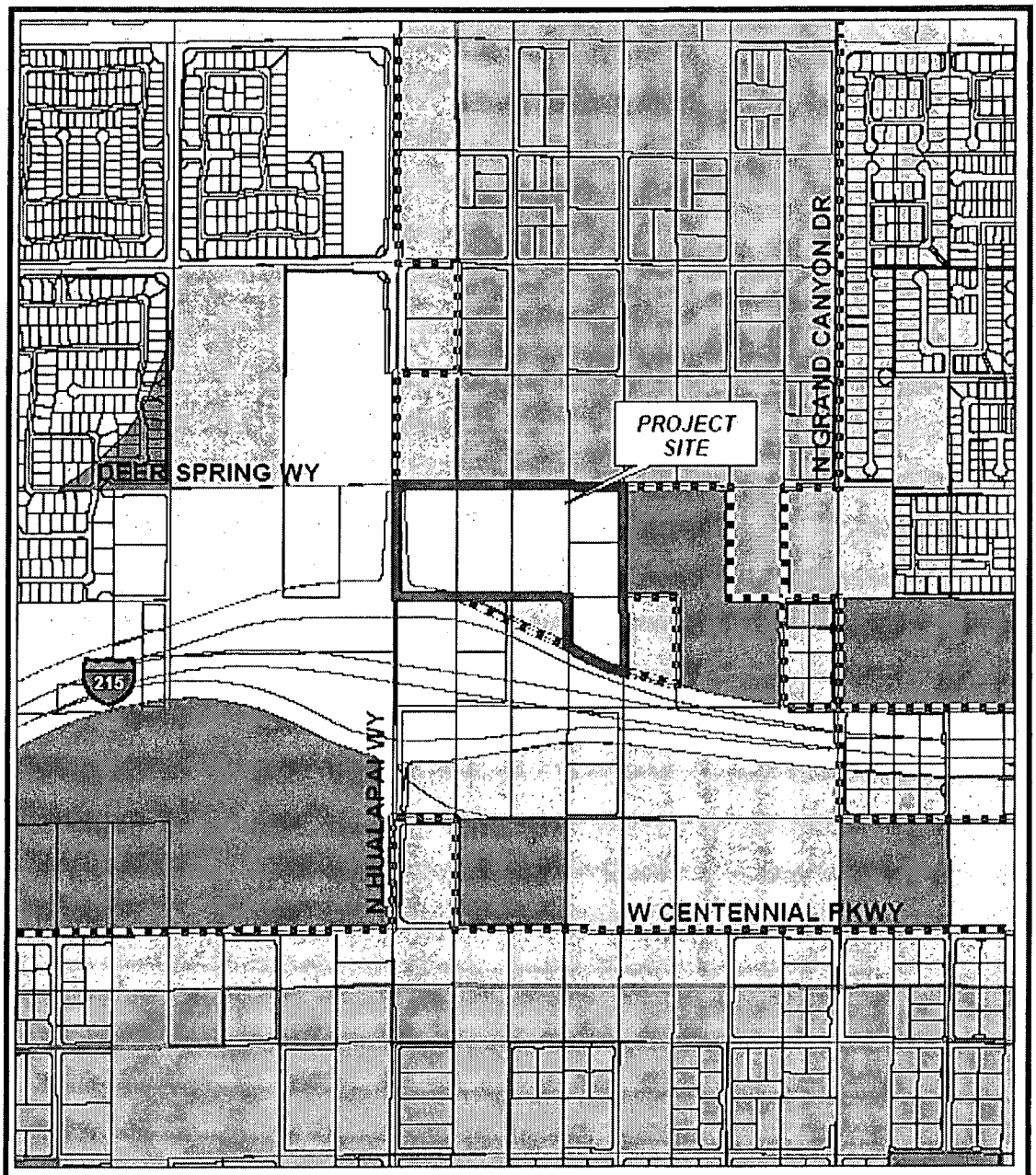
The Development Plan area shall be comprised of a mixture of commercial uses permitted within the Neighborhood Commercial land use category.

### 2.3.1 Zoning

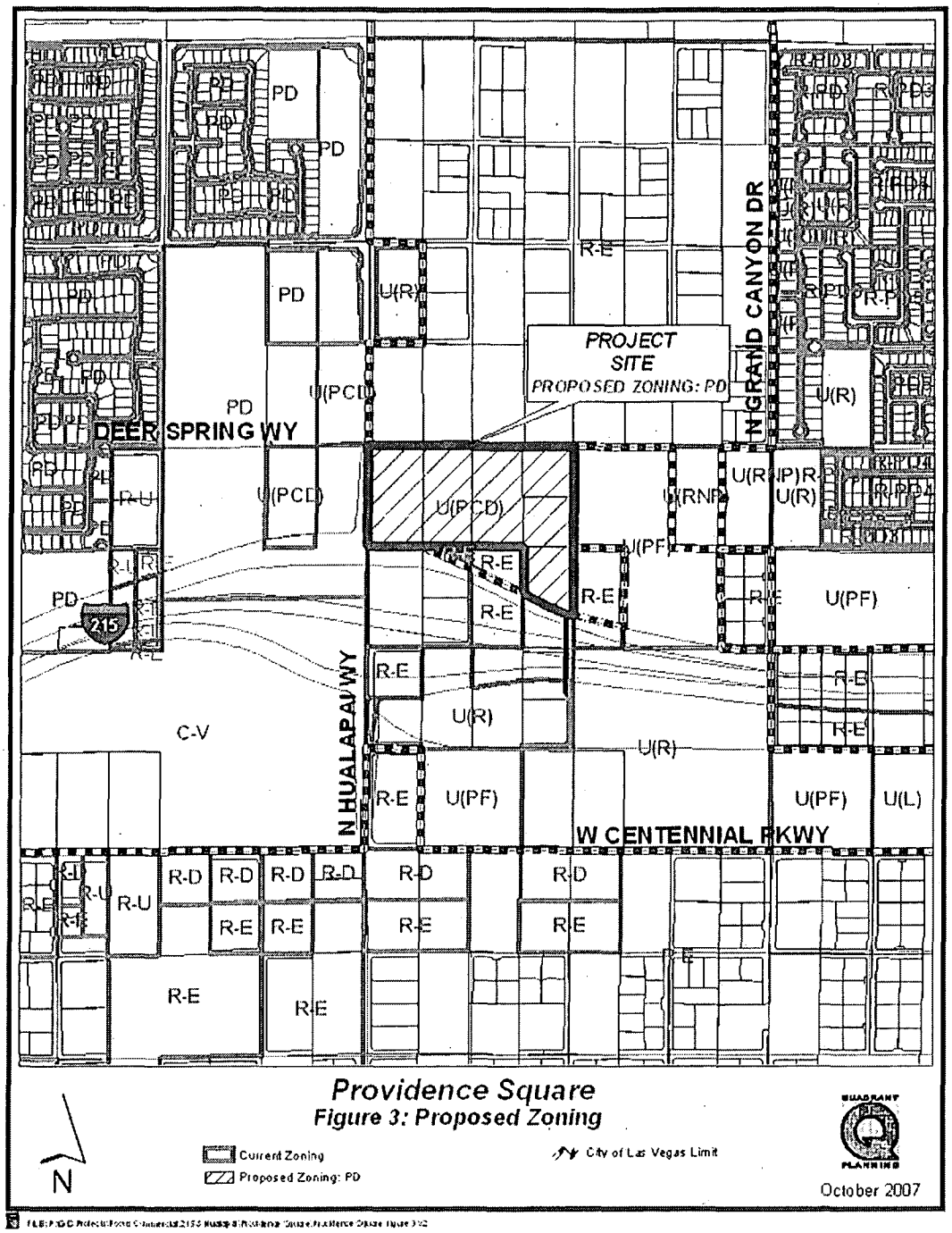
Providence Square will be zoned PD (Planned Development) in accordance with Chapters 19.06 and 19.18 of the City of Las Vegas Municipal Code (see Figure 3 for existing and proposed zoning in the project area)

## 2.4 Providence Square Master Development Plan

The acreage included in the Development Plan was designated Planned Community Development (PCD) by the Las Vegas City Council on June 6, 2007, as shown in Figure 2.




**Providence Square**
*Figure 2: Proposed Land Use*


PROJECT SITE
PROPOSED ZONING: PD
DEER SPRINGS WY
N HUALAPAI WY
N GRAND CANYON DR
W CENTENNIAL PKWY
PD
U(PCD)
U(R)
U(PF)
U(L)
R-E
R-D
R-U
C-V
215
Providence Square
Figure 3: Proposed Zoning
Current Zoning
Proposed Zoning: PD
City of Las Vegas Limit
N
October 2007

### 2.4.1 Traffic Study

A traffic impact analysis for the Providence Square Planned Development has been submitted to the City of Las Vegas and must be approved prior to the issuance of any permits or recordation of any Final Maps anywhere within this site. This project will developed in accordance with the mitigation measure identified in the approved study

### 2.4.2 Drainage Study

A drainage study for the overall 23.6 acres covered by this plan shall be submitted to and approved by the Department of Public Works prior to the issuance of any permits or recordation of any Final Maps anywhere within this site. The drainage study shall identify necessary drainage infrastructure improvements within the proposed Planned Development area and shall propose an implementation program for the construction of such required improvements, including a phasing plan identifying appropriate milestones that will trigger the timely construction thereof.

### 2.4.3 Water Service

The Las Vegas Valley Water District (LVVWD) currently provides service to the 2975 pressure zone in which the project is located. There is an existing 42 inch main in Hualapai Way. See Figure 4 for the location of the line as well proposed water lines.

### 2.4.4 Sewer Service

Sewer service to the project will be from an existing 12 inch line in Deer Springs Way. See Figure 4 for details.

### 2.4.5 Access

Access to the planning area will be from Hualapai Way, Deer Springs Way, Conquistador Street and Echelon Point Drive. See Figure 5 for project area street network and Figure 6 for site specific street network and cross-sections.

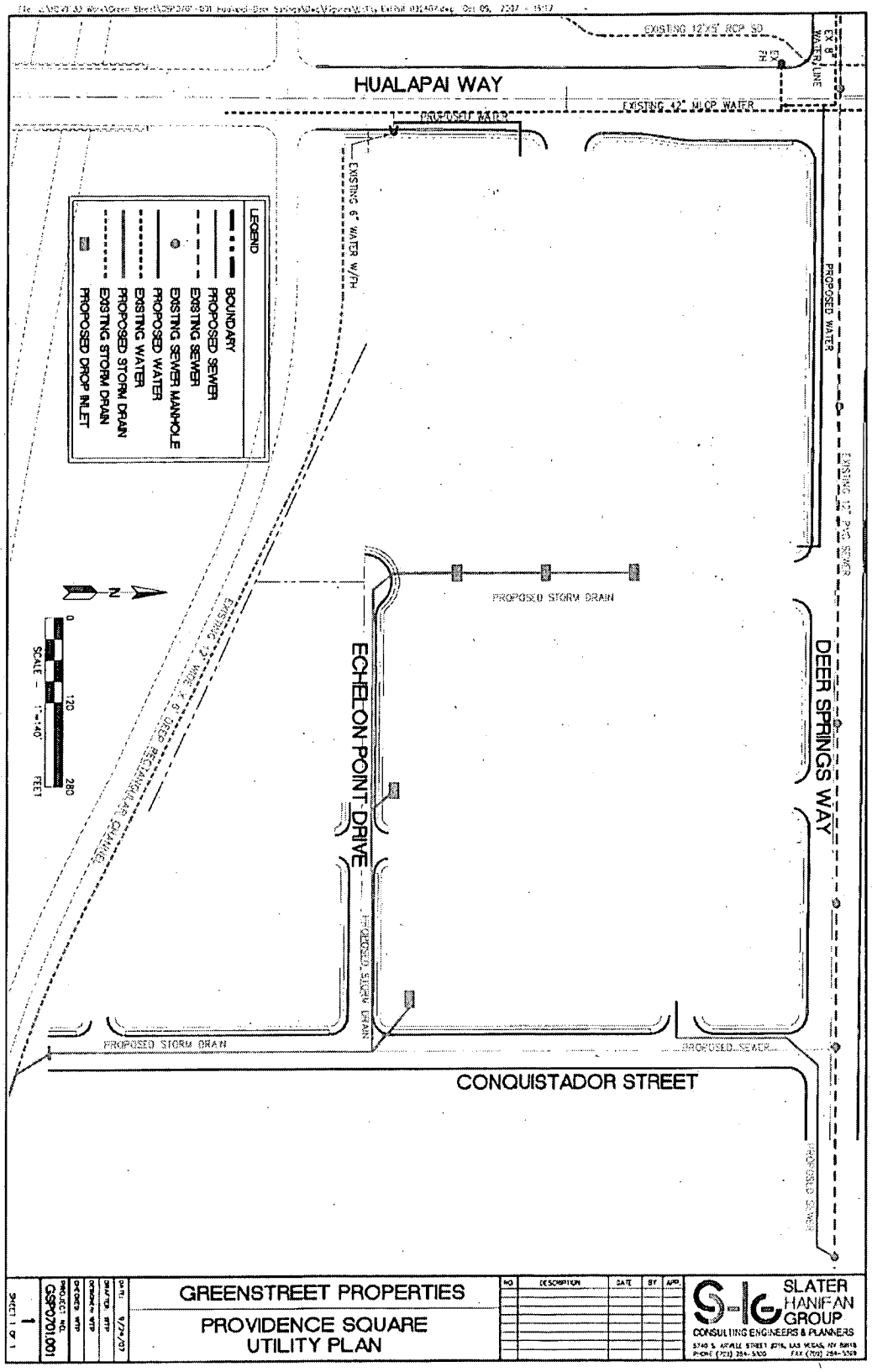
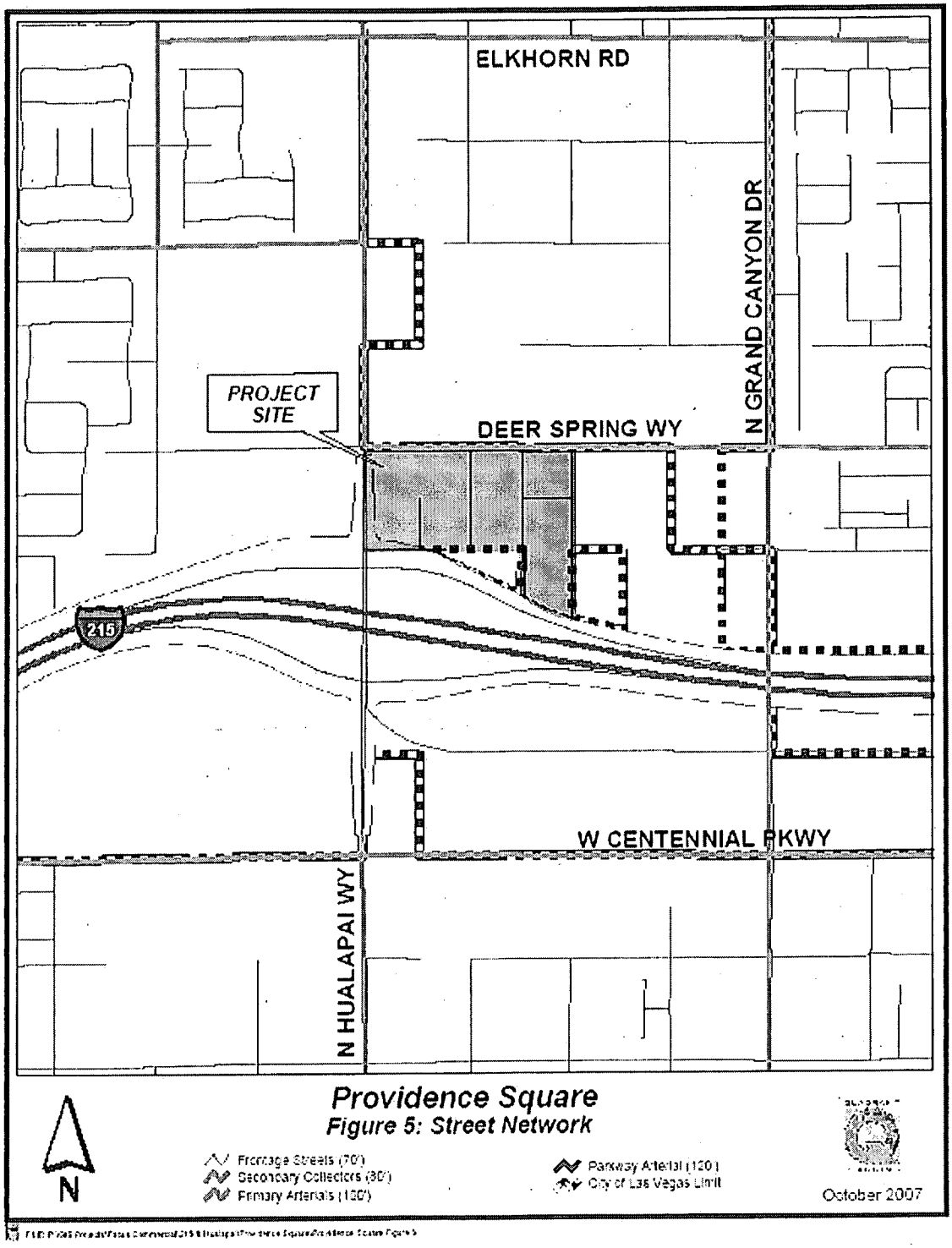

HUALAPAI WAY
EXISTING 42" MLOP WATER
PROPOSED WATER
EXISTING 6" WATER W/TH
PROPOSED WATER
EXISTING 12"X5" RCP SD
EXISTING 8" WATER LINE
LEGEND
BOUNDARY
PROPOSED SEWER
EXISTING SEWER
EXISTING SEWER MANHOLE
PROPOSED WATER
EXISTING WATER
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
PROPOSED DROP INLET
N
SCALE 1"=140'
0
120
280
FEET
PROPOSED STORM DRAIN
ECHELON POINT DRIVE
DEER SPRINGS WAY
PROPOSED STORM DRAIN
PROPOSED STORM DRAIN
PROPOSED SEWER
CONQUISTADOR STREET
GREENSTREET PROPERTIES
PROVIDENCE SQUARE
UTILITY PLAN
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

Figure 4




***Providence Square***
***Figure 5: Street Network***

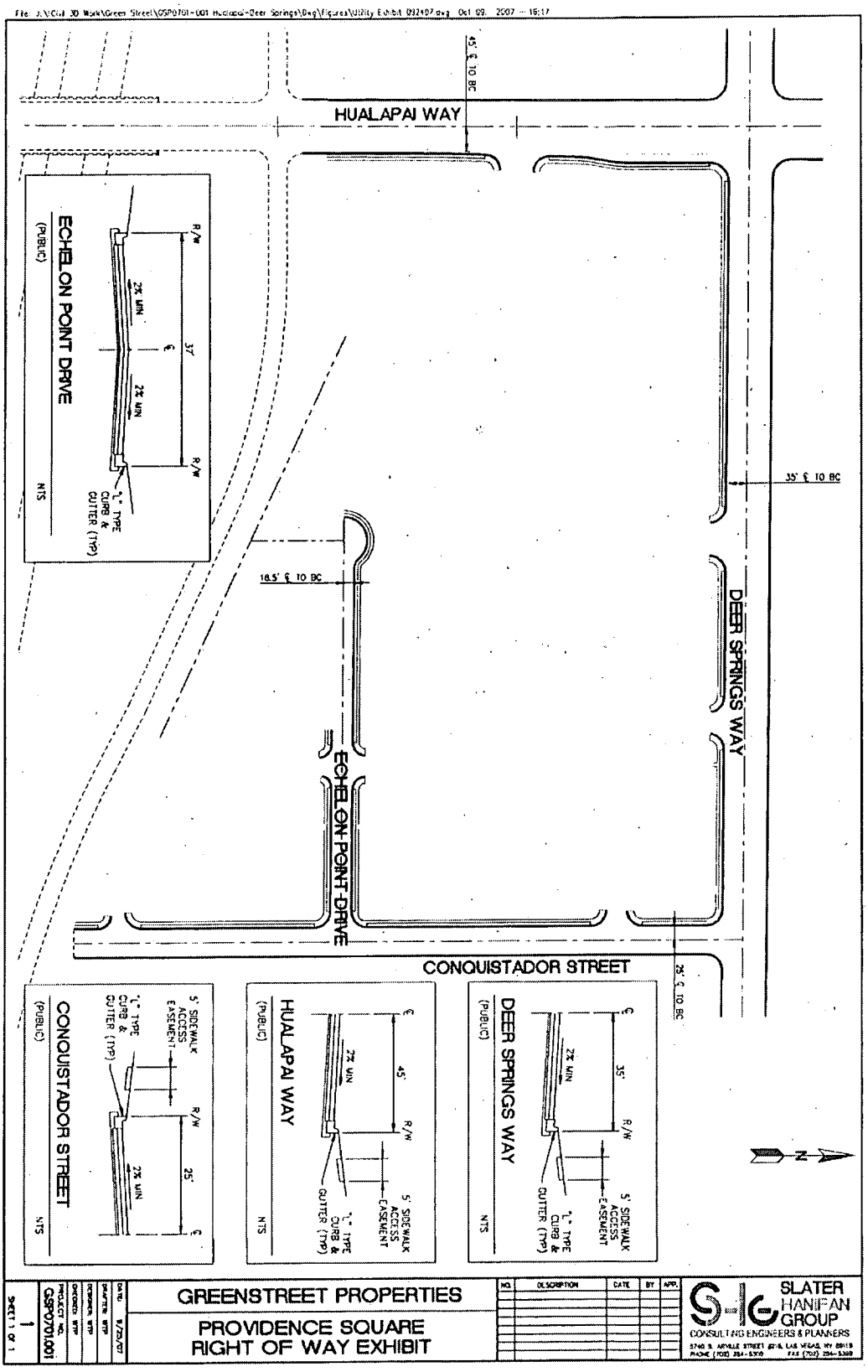

HUALAPAI WAY
45' ℄ TO BC
ECHELON POINT DRIVE
(PUBLIC)
NTS
R/W
2% MIN
37'
℄
2% MIN
R/W
"L" TYPE CURB & GUTTER (TYP)
35' ℄ TO BC
DEER SPRINGS WAY
18.5' ℄ TO BC
ECHELON POINT DRIVE
CONQUISTADOR STREET
25' ℄ TO BC
CONQUISTADOR STREET
(PUBLIC)
NTS
5' SIDEWALK ACCESS EASEMENT
"L" TYPE CURB & GUTTER (TYP)
R/W
25'
2% MIN
℄
HUALAPAI WAY
(PUBLIC)
NTS
℄
45'
R/W
2% MIN
5' SIDEWALK ACCESS EASEMENT
"L" TYPE CURB & GUTTER (TYP)
DEER SPRINGS WAY
(PUBLIC)
NTS
℄
35'
R/W
2% MIN
5' SIDEWALK ACCESS EASEMENT
"L" TYPE CURB & GUTTER (TYP)
N
GREENSTREET PROPERTIES
PROVIDENCE SQUARE
RIGHT OF WAY EXHIBIT
NO.
DESCRIPTION
DATE
BY
APP.
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
PROJECT NO.
GSP0701.001
SHEET 1 OF 1

Figure 6

# 3. USES

## 3.1 Permissible Uses

Buildings, structures and land used for commercial purposes shall be developed and operated in accordance with the uses permitted in the following Permissible Use Schedule.

No use, type of development or development standard is presumptively permitted within the PD District unless it already has been included in the adopted plan for the District.

## PERMISSIBLE USE SCHEDULE

| Uses* | |
|---|---|
| Adult Day Care | P |
| Animal Hospital | SUP |
| Artist Studio | P |
| Assisted Living Apartments | SUP |
| Athletic Fields | P |
| Auditorium | P |
| Auto Parts (New and Rebuilt – Accessory Sales and Service) | SUP |
| Auto Title Loan | X |
| Auto Repair Garage, Minor | SUP |
| Auto Smog Check | SUP |
| Automobile Rental | X |
| Automobile Sales | X |
| Banquet Facility | P |
| Bailbond Service | X |
| Beer/Wine/Cooler Off-Sale Establishment** | SUP |
| Beer/Wine/Cooler On and Off Sale Establishment** | SUP |
| Beer/Wine/Cooler On-Sale Establishment* | SUP |
| Billiard Parlor or Pool Hall | P |
| Building & Landscape Material/Lumber Yard | SUP |
| Business School | P |
| Car Wash, Full Service or Auto Detailing | SUP |
| Catering Service | P |
| Check Cashing Service | X |
| Child Care Center | P |
| Church/House of Worship | P |
| Clinic, Medical or Dental | P |
| College/University/seminary | SUP |
| Commercial Recreation/Amusement (Indoor) | P |
| Convalescent Care/Nursing Home | SUP |
| Copy Center | P |
| Custom Craft Work | P |
| Desktop Publishing | P |
| Dry Cleaner | P |
| Electrical, Watch, Clock Jewelry & Similar Repair | P |
| Employment Agency | P |
| Escort Bureau | X |
| Financial Institution, General | P |
| Gaming Establishment, Restricted | SUP |
| Gaming Establishment, Unrestricted | X |
| General Personal Service | P |
| General Retail Store, Other Than Listed | P |
| Government Facilities | SUP |
| Health Club | P |
| Hospitals | P |
| Hotels/Motels/Hotel Suites | SUP |
| Jewelry Store, New | P |
| Laboratory, Medical and Dental | P |
| Library | P |

See Section 19.04 of the Las Vegas Municipal Code for definition of Uses.
** Distance separations listed in the Las Vegas Municipal Code shall apply.
**P=Permitted X=Use Prohibited SUP=Special Use Permit TCP=Temporary Commercial Permit**

## PERMISSIBLE USE SCHEDULE (CON'T.)

| Uses* | |
|---|---|
| Mausoleum/Cemetery | X |
| Massage Establishment | SUP |
| Mini-Storage Facility | SUP |
| Mortuary or Funeral Home | X |
| Museum or Art Gallery | P |
| Night Club | SUP |
| Office, General | P |
| Office, Medical or Dental | P |
| Outdoor Dining | P |
| Package Liquor Off-Sale Establishment** | SUP |
| Pawn Shop | X |
| Pet Shop | P |
| Plant Nursery/Garden Supply | P |
| Playground/Public Park | P |
| Postal Services | P |
| Psychology Practice | P |
| Public Utility Buildings and Structure | SUP |
| Public/Quasi-Public/Institutional Building and Uses | SUP |
| Recreational Vehicle and Boat Storage | SUP |
| Recording Studio | SUP |
| Rental Store (without Outside Storage) | P |
| Residential up to 2 Dwelling Units per Acre | P |
| Resort Hotel | X |
| Restaurant with or without drive thru | P |
| Restaurant with Service Bar* | SUP |
| Retail Establishment with Accessory package Liquor Off-Sale** | SUP |
| School/Training Center | SUP |
| Seasonal Sales (Christmas Trees, pumpkins, etc.) | TCP |
| Secondhand Dealer | SUP |
| Service Station (without Automotive Repair) | P |
| Shopping Center | P |
| Social Event with Alcoholic Beverage Sales | SUP |
| Supper Club** | SUP |
| Swap Meet | SUP |
| Tattoo Parlor | X |
| Tavern** | SUP |
| Thriftshop | SUP |
| Wireless Communications Facilities; stealth | P |
| Wireless Communications Facilities; on-stealth design | SUP |

* See Section 19.04 of the Las Vegas Municipal Code for definition of Uses.
** Distance separations listed in the Las Vegas Municipal Code shall apply.
**P=Permitted X=Use Prohibited SUP=Special Use Permit TCP=Temporary Commercial Permit**

# Site Planning Guidelines

In addition to providing for the immediate retail needs of surrounding area residents and visitors to Providence Square, this commercial center should serve as a community "gathering place", through the use of pedestrian friendly features that encourage shoppers to stop and linger while enjoying a cup of coffee, reading the newspaper, or interacting with their neighbors in a pleasant environment.

Such spaces will be created through the use of shaded plazas and courtyards, trees, umbrellas, fountains, seating areas with tables, benches and chairs, interesting details and textures such as special paving, lighting fixtures, banners and flags, etc.

## 4.1 DEVELOPMENT STANDARDS

| SETBACK CRITERIA | |
|---|---|
| • From Primary Arterial to Building | 20' |
| • From Secondary Collector to Building | 15' |
| • From Adjacent Parcel PL to Building | 10' |
| • From Arterial to Parking | 10' |
| • From Collector to Parking | 6' |
| • From Adjacent Parcel PL to Parking | 6' |

| SITE COVERAGE | |
|---|---|
| Maximum building coverage | 50% |

| PARKING | |
|---|---|
| Number of parking spaces required | 1/250 square feet, except for those uses specifically in listed in the Las Vegas Municipal Code, Section 19.04.10. Handicapped parking shall be in accordance with Section 19.10 of the Las Vegas Municipal Code |

| MAXIMUM HEIGHT | |
|---|---|
| Buildings with Providence Square shall be subject to the residential adjacency standards set fourth in the Las Vegas Municipal Code Section 19.08.060 only where the project is adjacent to property developed for the sale of residential dwelling units. | 50' |

| OPEN SPACE | |
|---|---|
| | 15% |

## 4.2 Site Elements

### 4.2.1 Service Areas

Service and loading zones shall be located to the rear, side or in an internal location where visibility from public rights-of-way and views from neighboring buildings and properties will be minimized. Service and loading areas shall be screened by the uses of walls or dense landscaping, or both, that will serve as both a visual barrier and a noise barrier. Walls shall be architecturally integrated into the design of the development. All loading and servicing must occur entirely onsite; off-site service vehicle loading shall not be permitted.

Utility equipment and communication devices located on the ground must also be screened with landscape, decorative walls or other architectural elements in accordance with the materials listed in Section 4.3.3. Architectural screening devices shall use materials and finishes consistent with those of the adjacent buildings and storage areas.

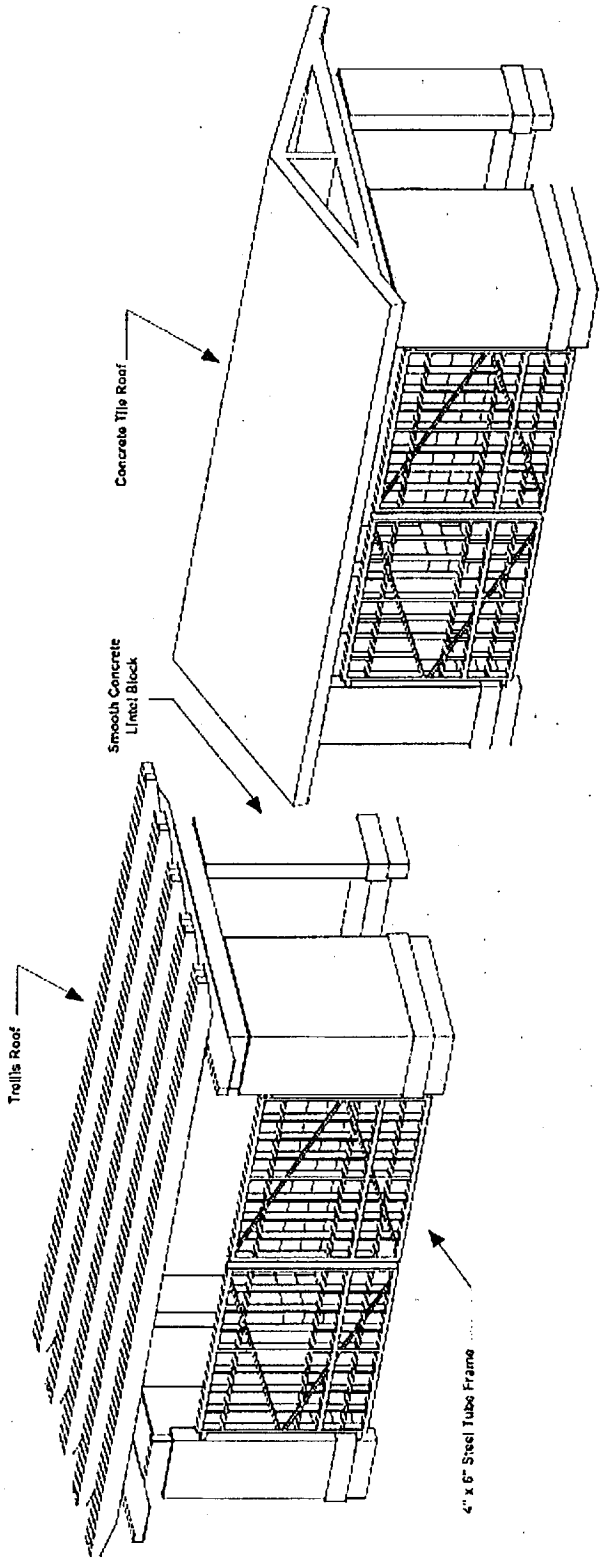
All outdoor areas of refuse collection must be contained by a solid perimeter wall with an opaque metal gate and covered with a trellis structure in accordance figure 7. Refuse collection areas shall be designed to contain all refuse generated on-site and deposited between collections. Refuse receptacles may require compaction or self-sanitizing devices depending on the type and quantity of refuse generated by the occupants and use of the site. All refuse areas are to be kept clean, dry and free of odor. All "wet-type" refuse containers shall be designed to prevent leakage of liquids onto the property. The number and size for individual service areas shall be evaluated per building type and site at the time of Site Development Plan Review.

### 4.2.2 Site Utilities And Electrical Equipment

Along streets that border a residential subdivision, all utility boxes and above-ground utility installations, other than utility poles, that are in excess of twenty-seven cubic feet in size and that are to be placed back of the sidewalk shall be installed with landscaping on two side, with one side being available for access by utility companies. The landscaping must include tall grasses and shrubbery which, at maturity, will provide adequate screening of the utility structures.

Along streets that border nonresidential development, all utility boxes and aboveground utility installations, other than utility poles, that are in excess of twenty-seven cubic feet in size (excluding pad and concrete collars) shall be set back a sufficient distance so that a minimum of three feet of landscaping separates the utility structure from the public street right-of-way or sidewalk, whichever is nearer to the structure. The landscaping must include tall grasses and shrubbery which at maturity will provide adequate screening of the utility structures. In addition, all utility boxes shall be placed so that the access doors open parallel to

the street corridor and are accessible without the need to cut down or reduce the effectiveness of the landscaped screening.




**Permissible Garbage Enclosure**

Figure 7

### 4.2.3 Site Mechanical Equipment

All exterior components of heating, cooling and ventilation systems shall be hidden from view within the lot or from adjoining streets, lots and buildings. In the case of roof mounted mechanical equipment, building parapets shall be of such a height that roof mounted screening devices are not required. If building parapets do not provide the required screening, mechanical equipment shall be screened by an unobtrusive screening device that will appear as an integral part of the overall architectural design, constructed of complementary and durable materials and finished in a texture and color scheme complementary to the overall architectural design, subject to the review at time of Site Development Plan Review.

### 4.2.4 Grading and Drainage

Site grading shall provide adequate storm water run-off capability. Drainage systems shall be designed in accordance with an approved engineering and hydrology study so as to maintain all-weather vehicular access on public streets, drives and in parking areas. Finish floor elevations shall be set according to applicable federal and local flood requirements. Site grading design should cause all water to drain away from buildings and shall complement and reinforce the architectural and landscape design character by helping to screen parking, loading and services areas while providing reasonable grade transitions contributing to the efficiency of on-site and off-site movement systems. Grade transition between lots shall be smooth. When grading is in public view, smooth slope transitions between grade changes shall be created. Retaining walls, garden walls and other such site features constructed immediately adjacent to or connecting with a building, must be constructed of a material that visually matches the exterior building or that is an integral material in the landscape. Individual retaining walls shall not exceed 3.5 feet in height. Grade changes that require retaining walls in excess of 8 feet must be terraced with a minimum three-foot separation between each wall. All retaining walls, however, must be shown on plans at time of Site Development Plan Review.

### 4.2.5 Perimeter Walls

Decorative perimeter walls shall be constructed of materials approved at time of Site Development Plan Review. In addition, freestanding walls shall be designed as an integral part of the architecture, complementing color, form and material of adjacent building and shall not abruptly encounter concrete curbs or sidewalk. No chain link or extensions or additions at the top of any perimeter walls shall be permitted. Walls shall not exceed 8 feet in height measured from side of greatest vertical exposure.

### 4.2.6 Sidewalks

Sidewalk size and location shall be installed in accordance with Section 19.12 of the City of Las Vegas Municipal Code.

## 4.3 BUILDING STANDARDS

### 4.3.1 BUILDING FORM AND MASS

Building forms shall be simple and well-proportioned resulting in a balanced composition of elements. A layering of planes and volumes shall provide a rhythm of dynamic building shadows. Free-standing structures should maintain these principles of form as well, in order to complement rather than unduly contrast with adjacent buildings. Proper attention should be given to the detail of building caps, providing shadow lines suggestive of a cornice element where appropriate to the architectural style of the building.

### 4.3.2 BUILDING HEIGHT

Building heights should be varied to provide visual interest to Providence Square .Tower elements or other prominent building features should be used to accentuate key elements such as building entries, pedestrian nodes, plazas or courtyards.

### 4.3.3 BUILDING MATERIALS

A unified appearance shall be accomplished through a consistent palette of materials used throughout a project. Painted stucco surfaces shall be of a light sand or smooth finish. All stucco surface finishes shall be subject to review and approval at time of Site Development Plan Review prior to construction. Accent materials should also be used to introduce a variety of textures and scales.

Acceptable building materials are as follows:

- Painted stucco walls
- Split face C.M.U.
- Honed C.M.U.
- Concrete Roof Tile
- Slate, Stone or Brick Accents
- Painted Metal (accent material)
- Glazing, Glass (see note)
- Metal Roof
- Metal Canopies/Trellis
- Concrete Siding Boards

Note: Lightly tinted or "Low-e" glass is acceptable and advisable. Mirrored and metallic tints are prohibited.

### 4.3.4 ROOF FORM

Roof form and materials must be integrated with the overall character of the development. Although most of the roof area of commercial buildings may be flat, visible elements should be treated with sloped roof elements, including hips or gable forms to provide articulation and visual interest to the roofscape when viewed from eye level.

Roof materials include concrete tile and metal. Flat roof must include parapets to screen mechanical equipment.

### 4.3.5 EXTERIOR SPACES

The local climate provides a comfortable outdoor environment for much of the year. Therefore, it is expected that usable exterior spaces will be part of the design of each building (patios, courtyards, terraces, etc.). Pedestrian walkways should be of a material and pattern that will enhance the building design, as well as prevent cracks and breakage. Covered areas should be provided as sun shading for both people and structures. These may be extensions of the building, free-standing elements or landscaping (awnings, trellises, canopies, trees etc.).

## 4.4 LIGHTING

The following lighting standards have been developed to ensure that lighting shall provide safety while appropriately illuminating any given space within the project, whether it be automobile parking, pedestrian walkway, outdoor activity, service area or otherwise. Lighting will be of a level adequate to provide ease of circulation throughout the site during the evening hours for both auto and pedestrian traffic. Architectural lighting of the landscape, walks, buildings, signage and other pedestrian oriented features is intended to be incandescent, warm tone color and of a low foot-candle level.

### 4.4.1 ILLUMINATION CRITERIA FOR PUBLIC PLACES

Foot candle levels shall conform to the City of Las Vegas lighting codes and shall be applied to all public streets, parking lots or walkways throughout the development to ensure a consistent pattern for safety and illumination.

## 4.4.2 LIGHTING STANDARDS

### Lighting Hierarchy

There is a basic hierarchy of lighting intended for this project. Higher lighting levels, taller light standards and the use of metal halide shall be permitted within parking lots (not to exceed 30'). Internal drives shall be lined by shorter light standards (not to exceed 20') and architectural, accent light standards shall be used around entry signage (not to exceed 16').

### Nuisance Lighting

Light sources in one place shall not become a nuisance for adjacent areas. All fixtures shall be glare shielded, low angle cut-off and shall contain the minimum foot-candle power or wattage that is needed to illuminate the target areas only. Lighting in any one place may not intrude into another in such fashion as to diminish the intent or mood of the lighting in that other place.

### Fixtures

All architectural light fixtures and standards (bollard, sconces or otherwise) shall be of a consistent character within the project. Furthermore, site lighting elements shall be used to provide visual accent and drama, reinforcing the architectural design concepts.

## 4.4.3 SECURITY LIGHTING FOR BUILDING EXTERIORS

Large area floodlights or standard dawn to dusk lights are not permitted. Spotlights highlighting areas may not be mounted above 15' from ground level (from the base of the fixture) and must be pointed towards the ground. Roof mounted spotlights are not permitted. Ground mounted spotlights or floodlights may be used providing they point toward the building and do not spill over into adjacent areas; cut-off shielding must be installed when necessary. All entrances and exits shall be illuminated to the required foot-candle requirement specified by current codes and requirements; entrances may be highlighted with architectural accent lighting.

## 4.4.4 PARKING LOT LIGHTING

The maximum height of parking lot light fixtures, measured from the base of the light standard to the top of the standard or fixture, shall not exceed 30' above ground level, measured from finished grade or finished pavement at the base of the light standard. Illumination shall be directed away from adjoining properties and shall be arranged and controlled so as not to cause a nuisance to Highway traffic or surrounding uses.

## 4.5 LANDSCAPE STANDARDS

The objective of the landscape architectural design criteria is to establish a pleasant and attractive landscape framework for the development, while reinforcing the overall project image. This framework will help provide design continuity and establish an identifiable visual character that enhances the development image and value of the project.

### 4.5.1 SAFETY

Locate plant material to ensure no visual encroachment into safe traffic sight lines while maintaining visibility of signage. Plant litter, overhanging branches, thorns, etc., must be held to a minimum and shall maintain a minimum vertical clearance of 15' between the street surface and overhanging trees. All landscaping shall comply with AASHYO site distances and safety guidelines.

### 4.5.2 GENERAL LANDSCAPE AREAS

General landscape areas are those outdoor spaces within the project that are not specifically related to parking lots. They include parcel entries, pedestrian plazas, landscaped areas around buildings, and perimeter buffer areas. Guidelines for each type of area are listed below.

Parcel landscape will be accentuated with dense, cohesive planting schemes that form an attractive landscape statement. The planting theme can be informal or formal, but emphasis should be on strong groupings of similar plants rather than on many different species used in small quantities. Use of colorful plantings or flowering groundcovers, shrubs and/or trees is strongly encouraged.

**Pedestrian Plazas**

Pedestrian plazas will be improved with plants that are colorful, fragrant and enhance user comfort, such as shade trees and evergreen buffers that block the wind or screen undesirable views. Plaza areas will be further defined with high quality site amenities, such as special paving, site furnishings, low water use fountains, seat walls, bollards, etc.

**Landscape Areas Around Buildings**

All land not covered by structures or developed as parking shall be landscape with a minimum of 12% total landscape coverage of the site. Hardscape may be included within this coverage provided that it reinforces the landscape theme. Of this 12% landscape coverage requirement, a maximum of 33% may be in the form of non-organic material and hardscape. All proposed plans must be submitted to, reviewed and approved at the time of Site Development Plan

Review

**Perimeter Buffer Areas**

In all areas where the project adjoins residential parcels, a landscape buffer shall be installed. This buffer shall conform to the commercial buffering requirements set forth in Section 19.12 of the Las Vegas Municipal Code.

### 4.5.3 PARKING LOTS

Use of large conical shaped trees is required within parking lots and around its perimeter to maximize shading of automobiles without obstructing views to signage. Planting fingers and medians shall be planted in accordance with Figure 8.

### 4.5.4 LANDSCAPE GRADING AND DRAINAGE

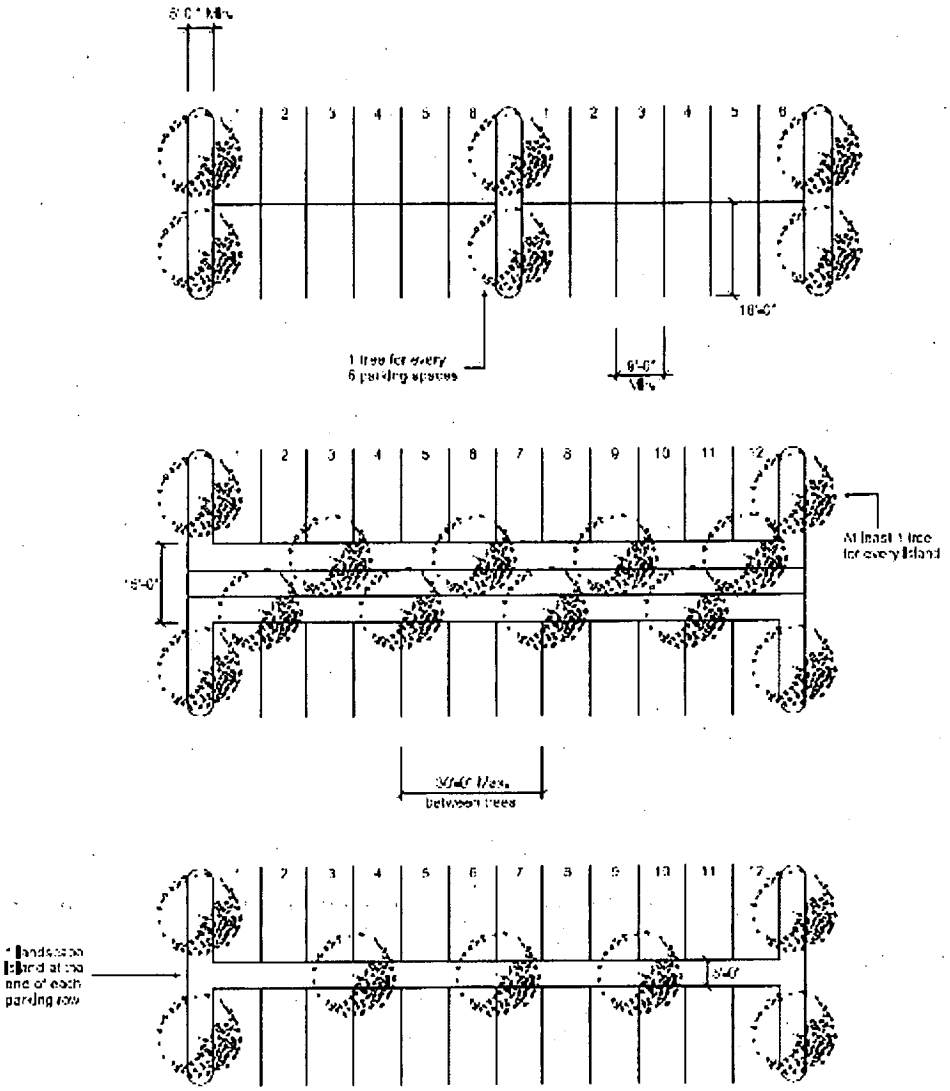
The following guidelines shall be employed in the preparation of grading and drainage plans:

- Minimize the visual impact of grading for drainage by keeping slopes to a minimum
- Maximize aesthetic berming in order to add depth to the landscape with relief of flatness
- Create smooth transitions between parcel development and the street and adjacent parcels.
- Use planting and retaining walls to minimize the visual impact of grading.

Maximum and minimum slopes in planting areas are as follows:

- Shrub and groundcover areas: Max 3:1 min 1.5% for positive drainage

All grading and drainage work must be done in accordance with the Storm Drainage Standards of the City of Las Vegas and with the approved hydrology and site engineering plans.




**Parking Lot Landscape Planting Alternatives**

Figure 8

### 4.5.5 LANDSCAPE AREA SPECIFICATIONS

Unless otherwise stated, the minimum plant sizes are as follows:

- Groundcover 1 Gallon
- Shrubs 5 Gallons
- Trees 36" Box

The relationship of plant height, width and caliper to the container size shall meet the latest edition of the American Standard for Nursery Stock, released by the American Association of Nurserymen.

Landscape areas shall be maintained in good condition at all times, including regular pruning of trees and shrubs, fertilizing, watering, removal of dead plants or part of plants, replacement of plants and regular removal of debris and trash.

Mineral build up in the soil may be a threat to vigorous growth in certain species of plants. Several samples should be taken from on-site soil locations where planting is proposed for lab analysis and amendment recommendations. Mitigation and amendment recommendations should be followed to ensure sustainable plant growth.

Parcel developers shall select plants from the approved plant palette. Use of plants that are not on the palette is prohibited.

### 4.5.6 IRRIGATION

All landscape and irrigation improvements are subject to the City of Las Vegas drought ordinance which supercedes any conflicting criteria contained herein.

**Design Intent**
Automatic irrigation systems are required for all planting areas.

**Water Demand**
Peak flow demands shall be based on applying peak weekly irrigation requirements in 6 hours (12:00am-6:00am). Design shall be based on available static pressure minus 10% for fluctuations.

**Water Application**
Areas requiring overhead spray shall be minimized and shall be restricted to turf, gazania, and flower beds. All other areas must use drip irrigation.

**Overhead Irrigation**
Spray heads next to roadways and walkways must have low angle (10%) nozzles. Large radius rotor heads (25-foot radius or greater) are not allowed abutting roadway or walkway edges.

All spray heads (15-foot radius or less) shall be spaced no further than 45% of the spray diameter to account for area wind conditions. Spacing for large radius rotors (25-foot radius or greater) shall not exceed 50% of the spray diameter

Spray irrigated areas shall be a minimum of 10 feet wide when adjacent to roadways or roadways, and 6 feet wide otherwise.

Overhead irrigation heads may not throw water directly onto any roadway, walkway, or paved surface.

**Drip Irrigation**
The minimum quantity of emitters per plant shall be in accordance with the following table.

| Plant Size | Emitter Volume | Quantity |
|---|---|---|
| 1 gallon material | 1 GPH | 1 each |
| 5 gallon material | ½-1 GPH | 2 each |
| 15 gallon material | 2 GPH | 3-4 each |
| 24" box material | 2 GPH | 4-5 each |
| 36" box material | 2 GPH | 6-7 each |
| 48" box material | 2 GPH | 7-8 each |
| 54" box material | 2 GPH | 9-12 each |
| 60" box material | 2 GPH | 12-16 each |

**Zoning**
Overhead and drip irrigation systems must be zoned for exposure (south and west exposures together, north and east exposures together), topography, and varying water requirements of plant material.

**Water Management**
All irrigation systems for project common areas shall use solid state electronic, micro-processor controllers capable of a minimum of three operating programs and four start times per program.

## 4.5.7 SITE AMENITIES

Site amenities include various elements used outdoors to create a unified look of quality and to provide a comfortable setting for outdoor activities. Site amenities used in individual parcels must be visually compatible with the overall project design scheme and with the site architecture. This will help maintain continuity and a high level of quality throughout the development's public and private outdoor settings.

Amenities include, but are not restricted to paving, signs, public phones, trash receptacles, benches, light fixtures, bollards, tree grates, etc. All walks, curbs, handicap access ramps shall conform to all applicable laws, codes and ordinances. Design of walks shall include "highlight" paving textures and colors to match the base palette.

## 4.5.8 APPROVED PLANT PALETTE

**TREES**

| BOTANICAL NAME | COMMON NAME |
|---|---|
| Acacia aneura | Mulga Tree |
| Acacia jenerae | Coonivitta Wattle |
| Acacia pendula | Weeping Acacia |
| Acacia salicina | Willow Acacia |
| Acacia schaffneri | Twisted Acacia |
| Acacia smallii (farnesiana) | Sweet Acacia |
| Acacia stenophylla | Shoestring Acacia |
| Arbotos onedo | Strawberry Tree |
| Bauhinia congesta | Orchid Tree |
| Cercidium floridum | Blue Palo Verde |
| Cercidium hybrid | Palo Verde Hybrid |
| Cercidium microphyllum | Foothills Palo Verde |
| Cercidium parkinsonian | Desert Museum Polo Verde |
| Cercidium praecox | Palo Brea |
| Chilopsis linearis | Desert Willow |
| Chilopsis linearis | 'Lucretia Hamillon' |
| Chitalpa tashkentosis | Chitalpa |
| Cordia boisseri | Texas Olive |
| Cupressus glabra | Smooth Arizona Cypress |
| Elcocarpus decipens | Japanese Blueberry |
| Feijoa sellowiana | Pineapple Guava |
| **BOTANICAL NAME** | **COMMON NAME** |
| Fraxinus oxycarpa 'Raywood | Raywood Ash |
| Fraxinus valutina 'Rio Grande' | Fan-Tex Ash |
| Fraxinus valutina 'Fan West | Fan-West Ash |
| Olea 'Swan Hill' or 'Wilsonii' | Fruitless Olive |
| Pinus eldarica | Mondel Pine |
| Pinus halepensis | Aleppo Pine |

| | |
|---|---|
| Pinus pinea | Stone Pine |
| Pinus roxburghii | Chir Pine |
| Pistacia chinensis | Chinese Pistache |
| Pithecellobium flexicaule | Texas Ebony |
| Pitheceliobium mexicanum | Mexican Ebony |
| Platnus racemosa | California Sycamore |
| Prosopis alba | Argentine Mesquite |
| Prosopis alba | Colorado Mesquite |
| Prosopis chilensis | Thornless Chilean Mesquite |
| Prosopis glandulosa | Texas Honey Mesquite |
| Prosopis glandulosa | Western Honey Mesquite |
| Prosopis hybrid | Mesquite hybrids |
| Prosopis pubescens | Screwbean Mesquite |
| Prosopis velutina | Velvet Mesquite |
| Prunus caroliniana | Carolina Cherry Laurel |
| Prunus cerasifera | Cherry Plum |
| Prunus cerasifera 'Artopurpurea' | Purple Leaf Plum |
| Pyrus kawakamii 'Bradford' | Bradford Pear |
| Quercus ilex | Holly Oak |
| Quercus muhlenbergia | Chinquapin Oak |
| Quercus texana | Texas Red Oak |
| Quercus virginiana | Southern Live Oak |
| Rhus lancea | African Sumac |
| Sophora secundiflora | Texas Mountain Laurel |
| Ulmus parvifolia | Evergreen Elm |
| Vitex agnus-castus | Monks Pepper |

## SHRUBS

| BOTANICAL NAME | COMMON NAME |
|---|---|
| Acacia greggii | Cat-Claw Acacia |
| Alyogne huegelli | Blue Hibiscus |
| Ambrosia deltoidea | Triangle Leaf Bursage |
| Anisacanthus quadrifidus-wrightii | Mexican Flame |
| Aristida purpurea | Purple Three Awn |
| Atriplex canescens | Four Wing Saltbush |
| Buddleia marrubifolia | Wooly Butterfly Bush |
| Caesalpinia cacalaco | Cascalote |
| Caesalpinia gilliesii | Yellow Bird of Paradise |
| Caesalpinia mexicana | Mexican Bird of Paradise |
| **BOTANICAL NAME** | **COMMON NAME** |
| Caesalpinia pulcherrima | Red Bird of Paradise |
| Calliandra californica | Baja Fairy Duster |
| Calliandra eriophylla | Native Fairy Duster |
| Calylopus hartwegii | Sierra Sundrop |
| Cassia artemisiodes | Feathery Cassia |
| Cassia nemophila | Desert Cassia |
| Cassia phyllodenia | Silver Leaf Cassia |
| Celtis pallida | Desert Hackberry |

| | |
|---|---|
| Chrysothamnus nauseosus | Golden Rabbit Brush |
| Cordia boisseri | Texas Olive |
| Cordia parvifolia | Little Leaf Cordia |
| Cottoneaster lacteus | Red Clusterberry |
| Dalea bicolor | Silver Dalea |
| Dalea frutescens | Black Dalea |
| Dalea pulchra | Indigo Bush |
| Dodonea viscosa | Purple Hopseed Bush |
| Elaeagnus ebbingei | Ebbings's Silverberry |
| Encelia farinosa | Brittlebush |
| Ephedra nevadensis | Morman Tea |
| Eremophila species | Summertime Blue' |
| Eremophila species | Valentine |
| Ericamcria laricifolia | Turpentine Bush |
| Eupatorium greggii | Boothill' Eupatorium |
| Fraxinus greggii | Gregg Ash |
| Gaura lindheimeri | Gaura |
| Justicia californica | Chuparosa |
| Justicia spicigera | Mexican Honeysuckle |
| Larrea tridentata | Creosote |
| Leucophyllum candidum | Sierra Bouquet |
| Leucophyllum candidum | Silver Cloud |
| Leucophyllum frutescens 'Compacta' | Compact Texas Ranger |
| Leucophyllum frutescens 'Green Cloud' | Green Cloud Sage |
| Leucophyllum laevigatum | Chihuahuan Sage |
| Leucophyllum langamaniae 'Rio Bravo' | Rio Bravo Ranger |
| Leucophyllum pruniosum 'Sierra Bouquet' | Sierra Bouquet |
| Leucophyllum revolutum 'Sierra Magic' | Sierra Magic Mix |
| Leucophyllum x Heavenly Cloud | Heavenly Cloud Sage |
| Leucophyllum zygophyllum | Blue Ranger |
| Leucophyllum zygophyllum 'Cimarron' | Cimarron |
| Myrtus communis 'Boetica' | Twisted Myrtle |
| Myrtus communis 'Compacta' | Compact Myrtle |
| Nandina domestica | Heavenly Bamboo |
| Nandina domestica 'Nana' | Dwarf Heavenly Bamboo |
| Pittosporum tobira varieties | Mock Orange |
| Rhus microphylla | Little Leaf Sumac |
| **BOTANICAL NAME** | **COMMON NAME** |
| Rhus trilobata | Squaw Bush |
| Rosmarinus officinalis 'Tuscan Blue' | Tuscan Blue Rosemary |
| Ruellia brittonia | Ruellia |
| Salvia clevlandii | Chaparral Sage |
| Salvia coccinea | Scarlet Sage |
| Salvia greggii | Autumn Sage |
| Simmondsia chinensis | Jojoba |
| Sphaeralcea ambigua | Globe mallow |
| Tagetes lemmonii | Mountain Marigold |
| Tecoma Stans | Gold Star' Yellowbells |

| | |
|---|---|
| Tecoma x 'Sunrise' | Tecoma x Sunrise |
| Vauquelinia californica | Arizona Rosewood |
| Viquiera deltoidea | Goldeneye |
| Zauschneria californiea | Hummingbird Flower |
| Zinnia grandiflora | Prarie Zinnia |

## GROUNDCOVERS

| BOTANICAL NAME | COMMON NAME |
|---|---|
| Acacia redolens 'Desert Carpet' | Desert Carpet Acacia |
| Baccharis 'Centennial' | Centennial Coyote Bush |
| Baileya multiradiata | Desert Marigold |
| Chrysactinia mexicana | Damianita |
| Convolvulus encorum | Bush Morning Glory |
| Dalea capitata 'Sierra Gold' | Siena Gold Dalea |
| Dalea greggii | Prostrate Indigo Dalea |
| Dyssodia pentachaeta | Golden Dyssodia |
| Hymenoxys aenulis | Angelita Daisy |
| Lantana montevidensis | Trailing Lantana |
| Lantana sp 'New Gold' | New Gold Lantana |
| Liriope muscari | Liriope |
| Lonicera japonea 'Halliana' | Hall's Honeysuckle |
| Melampodium leucanthum | Blackfoot Daisy |
| Oenthera berlandieri | Mexican Evening Primrose |
| Ocnthera caespitosa | While Evening Primrose |
| Penstemon baccharifolius | Del Rio Penstemon (Red) |
| Penstemon cobaea | Foxglove (While) |
| Penstemon eatonii | Firecracker (Red) |
| Penstemon palmeri | Scented (Light Pink) |
| Penstemon parryi | Parry Penstemon (Pink) |
| Penstemon pseudospectabilis | Canyon (Rose) |
| Penstemon strictus | Rocky Mountain (Blue) |
| Psilostrophe cooperi | Paper Flower |
| Pyracantha koidsumii 'Santa Cruz' | Santa Cruz Pyracantha |
| Rosa banksiae | Lady Bank's Rose |
| Rosmarinus officinalis 'Prostratus' | Trailing Rosemary |
| **BOTANICAL NAME** | **COMMON NAME** |
| Ruellia brittonia 'Katie' | Dwarf Ruellia |
| Teucrium chamaedrys | Germander |
| Verbena gooddingii | Gooddingii Verbena |
| Verbena rigida | Sandpaper Verbena |

## ACCENTS

| BOTANICAL NAME | COMMON NAME |
|---|---|
| Agave Americana | Century Plant |
| Agave colorata | Mexcal Ceniza |
| Agave geminiflora | Twin Flowered Agave |
| Agave murpheyi | Murphy's Agave |
| Agave parryi-huachucensis | Parry's Agave |

| | |
|---|---|
| Agave vilmoriniana | Octopus Agave |
| Agave weberi | Weber's Agave |
| Dasyliron acrotriche | Green Desert Spoon |
| Dasyliron longissimum | Mexican Grass Tree |
| Dasyliron wheeleri | Desert Spoon |
| Euphorbia rigida (biglandulosa) | Gopher Plant |
| Ferocactus acanthodes | Compass Barrell |
| Ferocactus wislizenii | Fishhook Barrell |
| Fouqueria splendens | Ocotillo |
| Hesperaloe parviflora | Red Yucca |
| Hesperaloe parviflora | Yellow Yucca |
| Muhlenbergia capillaris | Regal Mist Deer Grass |
| Muhlenbergia lindheimeri | Autumn Glow Deer Grass |
| Muhlenbergia rigens | Deer Gross |
| Nolina microcarpa | Bear Grass |
| Opuntia basilaris | Beavertail Prickly Pear |
| Opuntia microdasys | Bunny Ears Prickly Pear |
| Opuntia violacea 'santa rita' | Purple Pancake |
| Pedilanthus macrocarpus | Slipper Plant |
| Yucca baccatta | Banana Yucca |
| Yucca brevifolia | Joshua Tree |
| Yucca elata | Soaptree Yucca |
| Yucca rigida | Blue Yucca |
| Yucca schidigera | Mojave Yucca |
| Yucca sehottii | Yucca |
| Yucca rostrata | Beaked Yucca |

**VINES**

| BOTANICAL NAME | COMMON NAME |
|---|---|
| Antigonon leptopus | Queen's Wreath |
| Campsis radicans | Common Trumpet Creeper |
| Feijoa sellowiana | Pineapple Guava |
| Gelsemium sempervirens | Carolina Jasmine |
| **BOTANICAL NAME** | **COMMON NAME** |
| Hardenbergia violacea | Lilac Vine |
| Jasminium mesnyi | Primrose Jasmine |
| Lonicera japonica 'Halliana' | Hall's Honeysuckle |
| Macfadyena unguis-cati | Cat's Claw |
| Pyracantha coccinea | Firethorn |
| Pyracantha graberii | Pyracantha |
| Rosa banksiae | Lady Bank's Rose |
| Solanum jasminoides | Potato Vine |
| Trachelosperum jasminoides | Star Jasmine |

## 4.5.9 PROHIBITED PLANT LIST

The following lists of plants are prohibited within the development:

- Baccharis sarothroides/Desert Broom
- Olea europea/Olive (fruit producing)
- Pennisetum setaceum/Fountain Grass (green variety)
- Morus alba/Fruting Mulberry
- Tamrix spp./Tamarisk

## 4.6 ARCHITECTURAL STYLE

All buildings within the project will conform to the standards set forth in this Section.

### 4.6.1 AMERICAN TRADITIONAL

The following are identifying characteristics of American Traditional.

- Four sided architecture will be provided for all retail buildings
- Flat concrete roof tiles or metal roof
- Cupolas
- Use of brick or stone accents
- Trellis with traditional columns or posts

### 4.6.2 BUILDING FORM

Formal box-like massing

### 4.6.3 ROOFS

Roof Form: predominately gable roof but flat roof with parapet to screen mechanical units is also permitted.

### 4.6.4 WALLS

The predominate material will be stucco with brick and stone accents. Articulation of flat building walls is required for a blank walls that exceed 100 feet in length.

### 4.6.5 WINDOWS

Window accents will be provided on all retail buildings, some elevations may provide shudders as accents on the windows.

### 4.6.6 DOORS

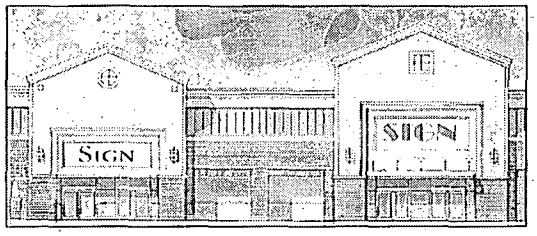
Rear entry doors will be painted to match the building.

### 4.6.7 DETAIL ELEMENTS

The retail buildings will provide various design elements characteristic of American Traditional architecture. Each retail building will provide the following design elements:

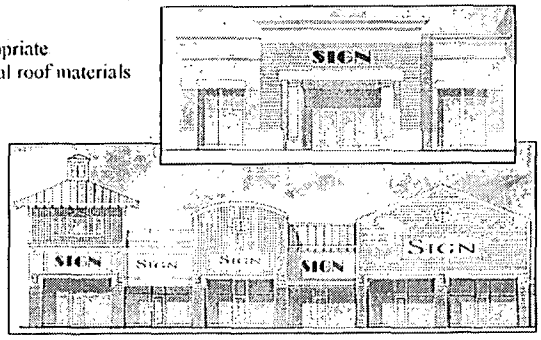
- Cupola
- Exposed rafter tails
- Brick accents
- Traditional trim details
- Trellis with columns and posts
- Gabled ends

## ARCHITECTURAL STYLE GUIDELINES - AMERICAN TRADITIONAL

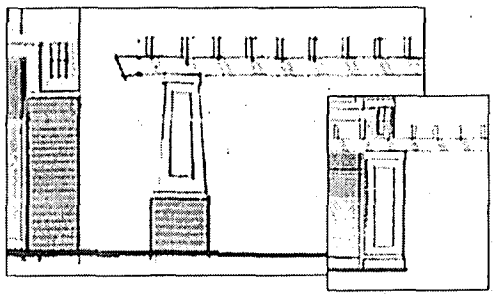



- Simple, well-proportioned horizontal box massing with a layering of horizontal and vertical plains and volumes
- Four-sided architecture

- Roof Form: Low-pitched gable, curved or flat roof with parapets extended to shield roof-mounted equipment
- Roof Slope: 4:12 Preferred
  5:12 Maximum
- Exposed rafter overhangs, where appropriate
- Flat concrete tile or standing seam metal roof materials




- Traditional trim details
- Stucco walls combined with other accent materials, such as simulated siding or shingles, brick or stone
- Stucco, when used, shall be as follows:
  - Primary Walls: Light lace or smoother
  - Trim, Stucco Eaves, Etc.: Sand or smoother
- Heavy square or tapered columns resting on brick or stone piers

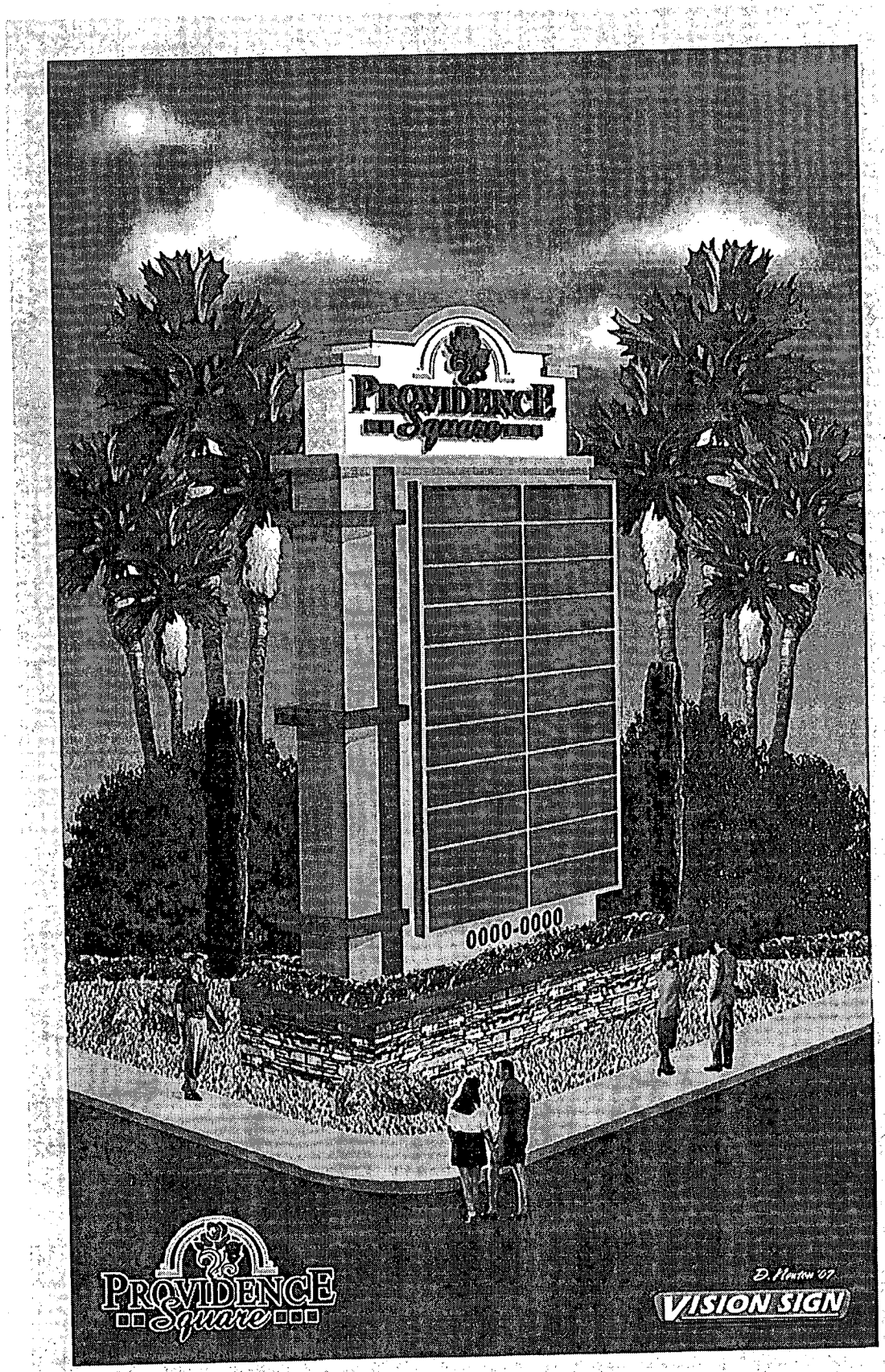


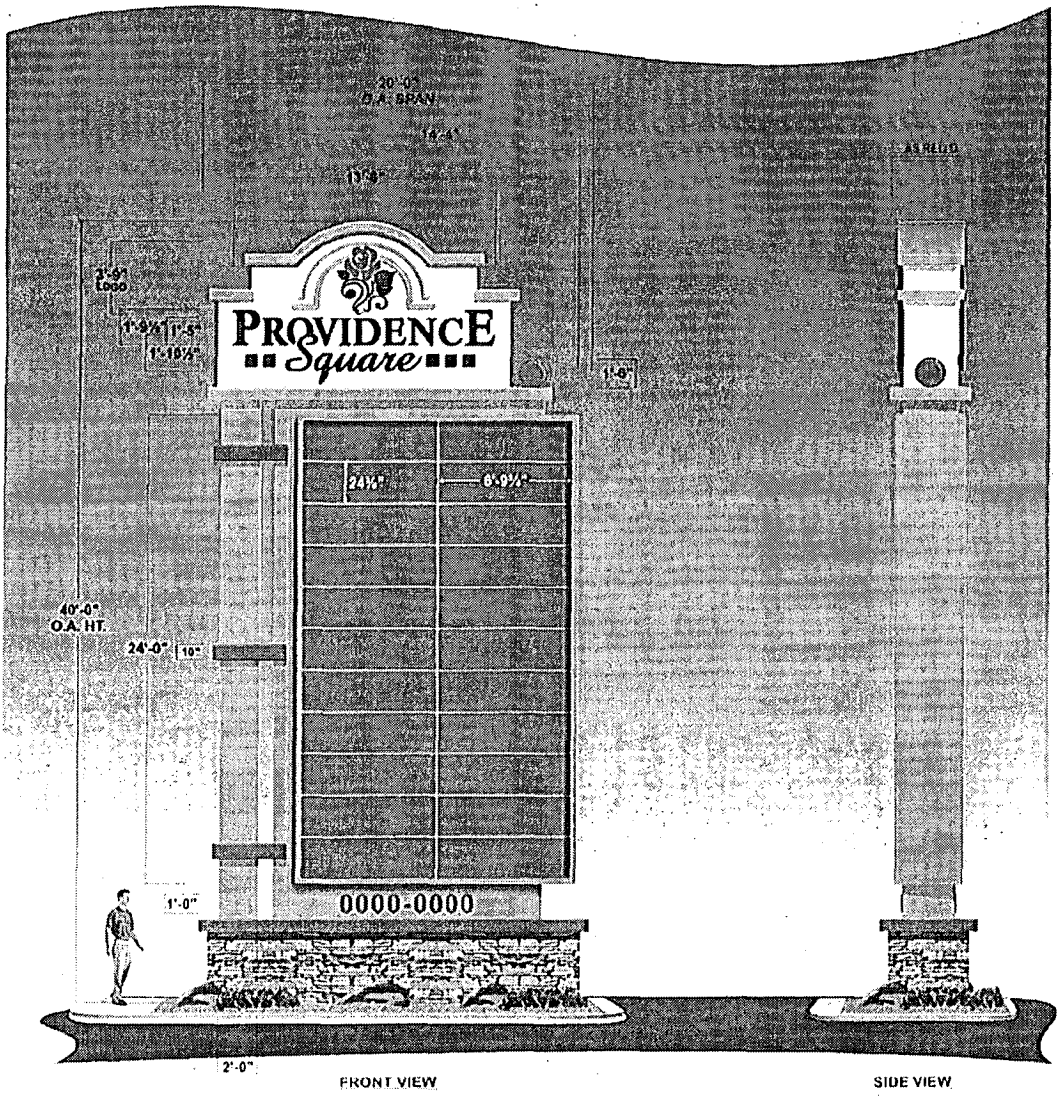
- Trellis with squared or tapered columns
- Brick or stone accents encouraged

## 4.7 SINAGE

The sign program for free standing signs for Providence Square will conform to the exhibits on the following pages. All signs shall be permitted in accordance with the standards of the C-1, Limited Commercial Zoning District of Title 19 of the Las Vegas Municipal Code with the following exceptions:

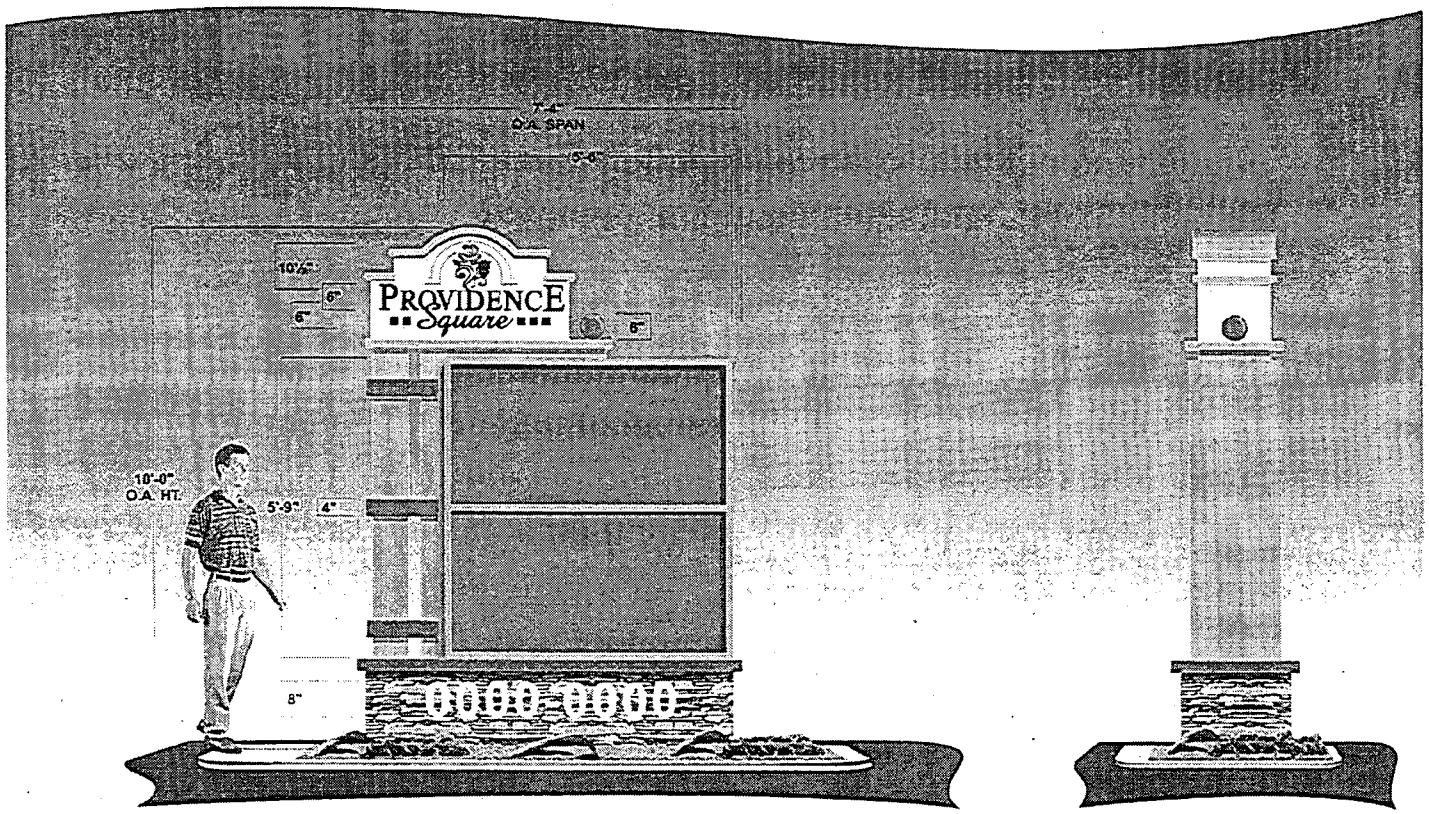
- No exposed neon;
- No animated signs


PROVIDENCE
Square
0000-0000
PROVIDENCE
Square
D. Hunter '07
VISION SIGN




**B** D/F ILLUMINATED PYLON SIGN 3/16"=1'-0"
(2) 40' PYLON REQ'D.

PROVIDENCE Square
215 E. HUALAPAI
40' D/F ILLUM PYLON DISPLAY
VISION SIGN
SHEET 002




C D/F ILLUMINATED MONUMENT SIGN 1/2"=1'-0"
(7) 10' MONUMENTS REQ'D.

PROVIDENCE Square

215 & HUALAPAI

10' D/F ILLUM PYLON DISPLAY

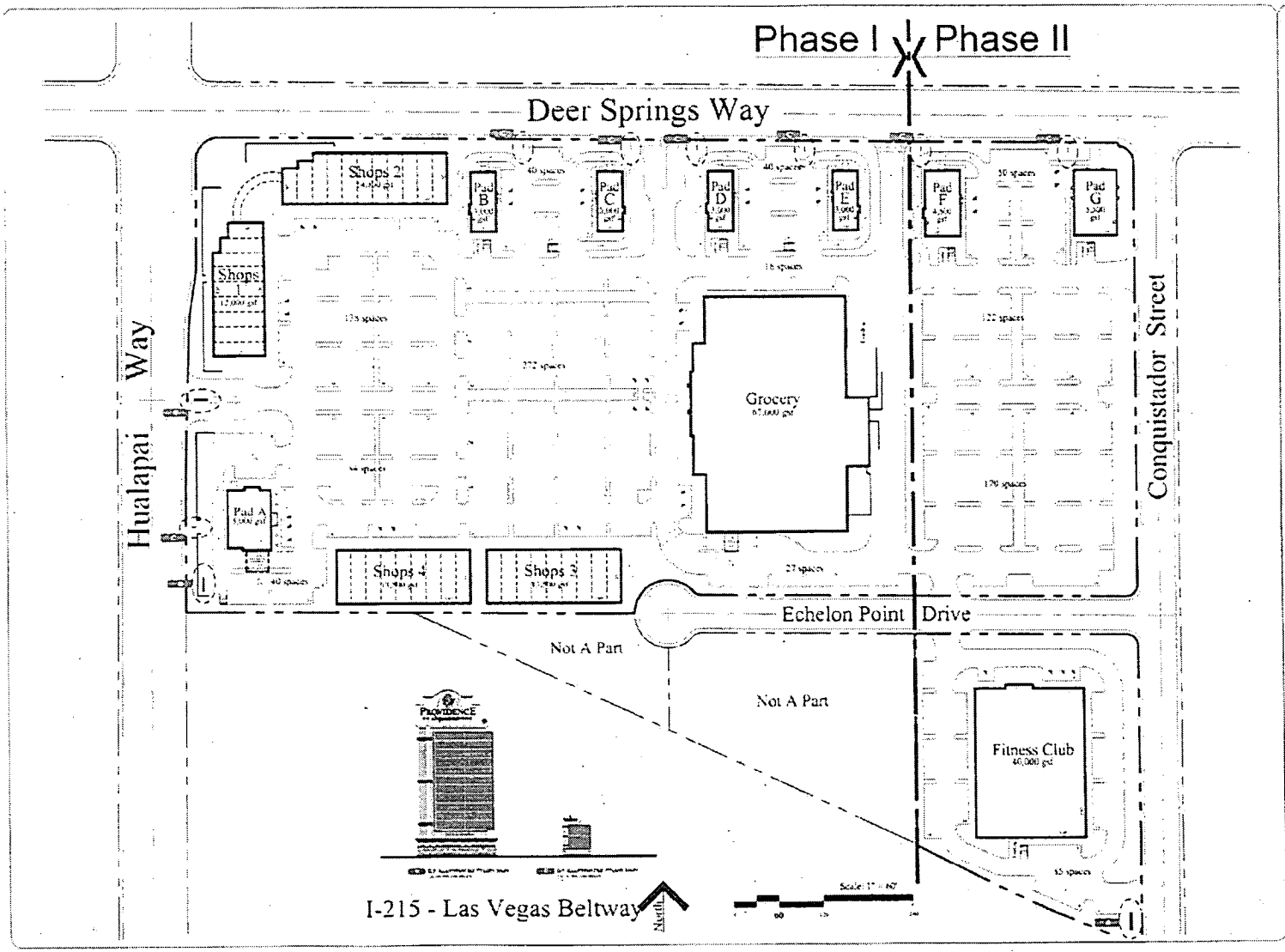
VISION SIGN

11848
09-21-2017
DERRICK
SHOCK
PROVIDENCE\11848.CDR

REVISIONS MADE

FINAL SIGN-OFF
DATE SOLD
SALES PERSON
DESIGNER
CUSTOMER

SHEET
003




PROVIDENCE Square

215 & HUALAPAI

SIGNAGE SITE PLAN LOCATION

VISION SIGN

11848

09-21-2007

DERRICK

SHOP

PROVIDENCESQT1848.CDR

REVISIONS MADE

FINAL SIGN-OFF

DATE SOLD

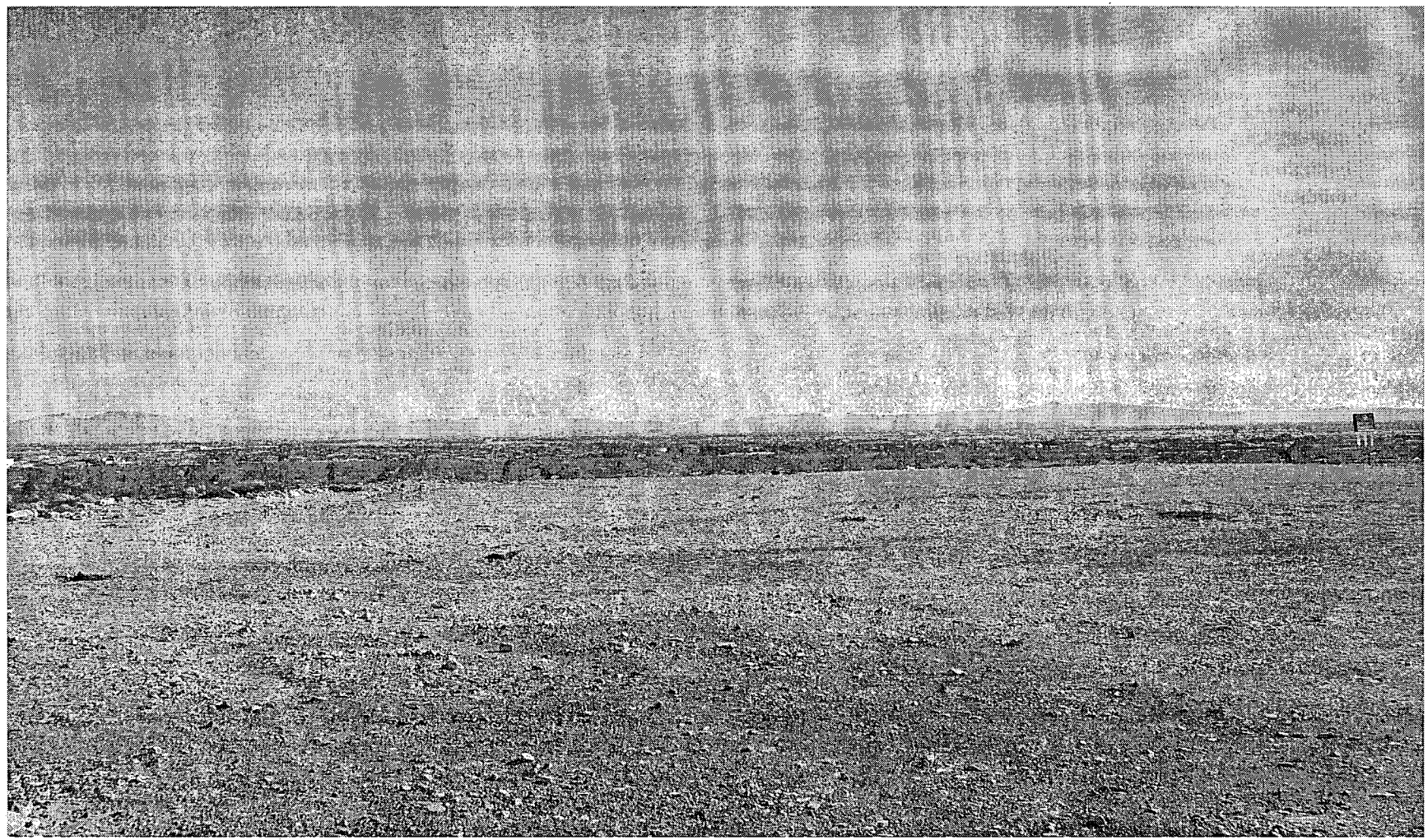
SALES PERSON

DESIGNER

CUSTOMER

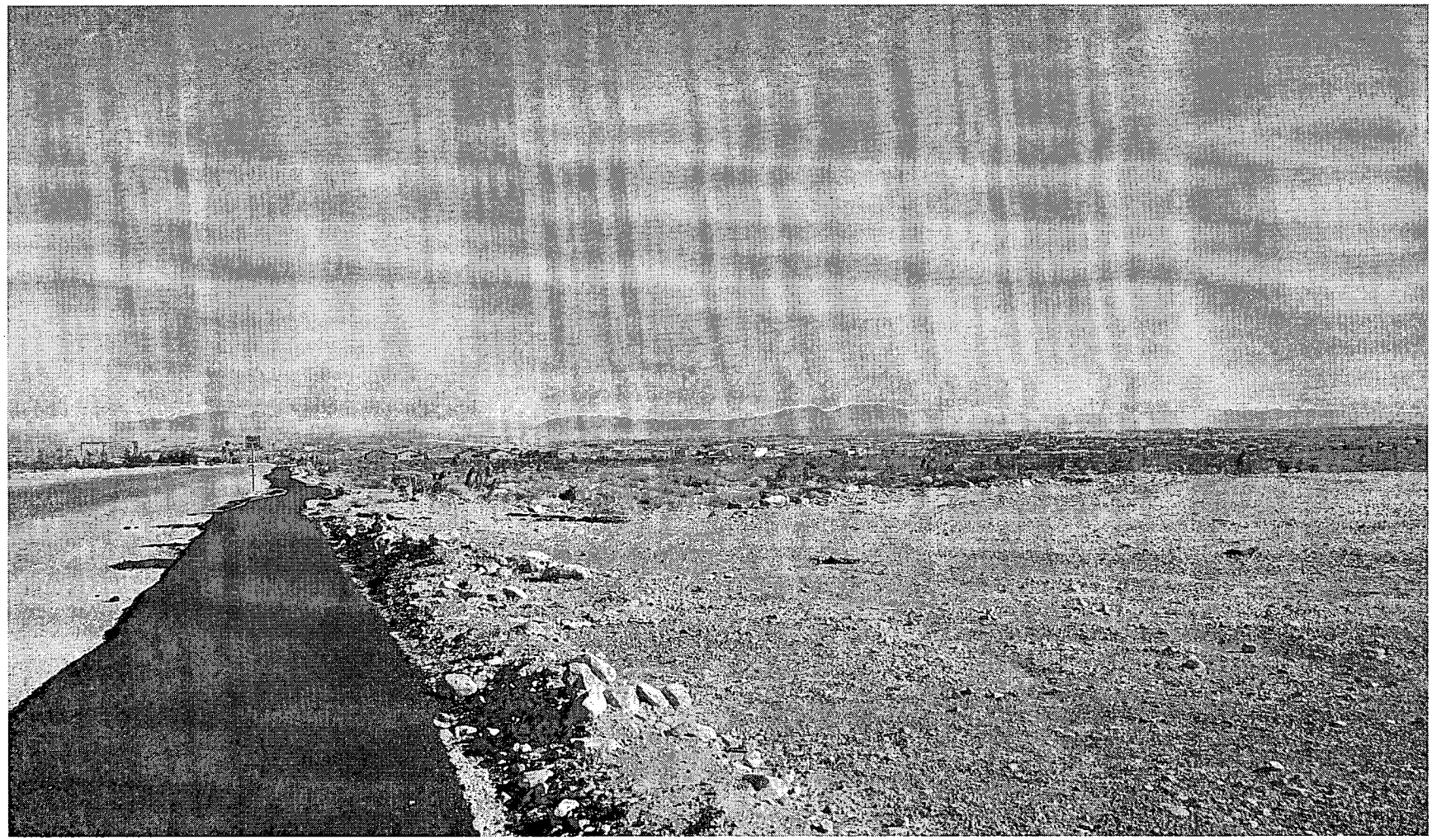
SHEET

SITE



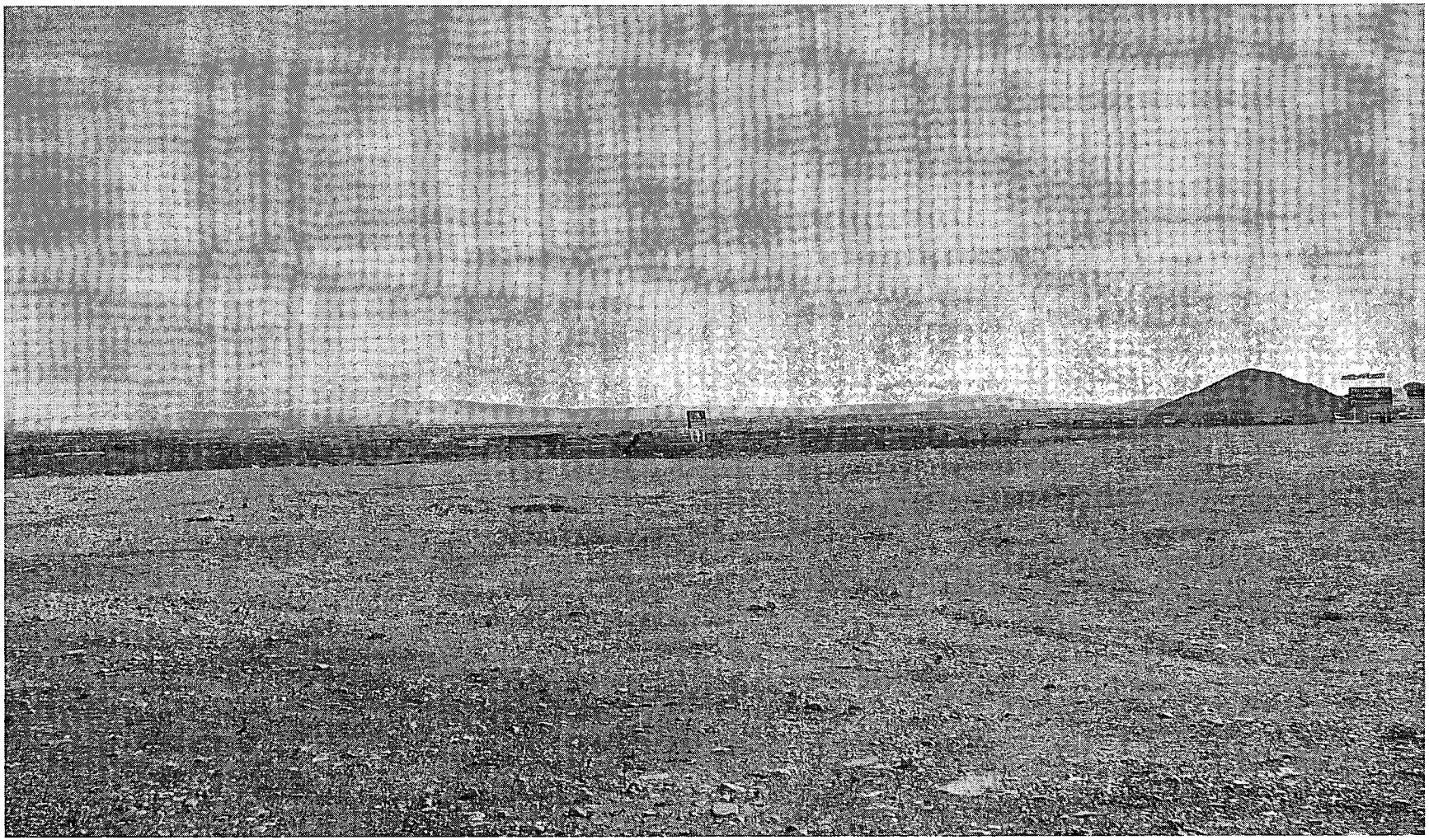
ZON-25758, SDR-25760 AND VAC-25759 - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.
SOUTHEAST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY
JANUARY 10, 2008 PLANNING COMMISSION

12/21/07



ZON-25758, SDR-25760 AND VAC-25759 - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.
SOUTHEAST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY
JANUARY 10, 2008 PLANNING COMMISSION

12/21/07



ZON-25758, SDR-25760 AND VAC-25759 - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.
SOUTHEAST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY
JANUARY 10, 2008 PLANNING COMMISSION

12/21/07

c. The area allocated for streetscape is not less than five feet (5') in width, and is directly adjacent to the sidewalk or curb; and

d. The area allocated for streetscape is dedicated as a common lot and maintained by an owners' association.

5. Open space and common recreational facilities shall be configured so as to permit optimal utilization and shall be more or less centrally located so as to be reasonable and readily accessible from all residences built or proposed for the development. A sidewalk system shall be provided to connect all residential areas to required open space and common recreational facilities. Easy and safe shortcut access to such facilities (or to any adjacent trail system, public park or public recreational facility) should be provided by means of alleyways or pathways that:

a. Are cleared and provide for the safe passage of pedestrians or bicycle traffic only, or both;

b. Are improved, either with or without paving;

c. Have minimum widths as follows:

1) When lined on at least one side with a solid wall of a height not greater than forty-two (42) inches, a minimum width of five (5) feet;

2) In any other case in which the alleyway or pathway does not exceed one hundred sixty (160) feet in length, a minimum width of ten (10) feet; or

3) In the case of an alleyway or pathway that exceeds one hundred sixty (160) feet in length, a minimum width of ten (10) feet, plus one (1) additional foot in width for each additional eight (8) feet in length beyond one hundred sixty (160) feet.

### H. Subdivision Procedure Conformance

A Residential Planned Development shall follow the standard subdivision procedure. The tentative map shall include the public and private street design and dimension, lot design and dimension, location of driveways, buildings, walls, fences, walkways, open space areas, parking areas, drainage information, street names and location of utilities. The final map shall indicate the use, location and dimension of all proposed structures, streets, easements, driveways, walkways, parking areas, recreational facilities, open spaces and landscaped areas.

## 19.06.050 PD PLANNED DEVELOPMENT DISTRICT

### A. Intent of District

The intent of the Planned Development (PD) District is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment or to provide a single-purpose or multi-use planned development. The rezoning of property to the PD District may be deemed appropriate if the development proposed for the District can accomplish one or more of the following goals:

1. Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community;

2. Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities;

3. Providing for flexibility in the distribution of land uses, in the density of development, and in other matters typically regulated in zoning districts;

4. Providing for cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design;

5. Providing for the redevelopment of areas where depreciation of any type has occurred.

6. Providing for the revitalization of designated areas;

7. Promoting or allowing development to occur in accordance with a uniform set of standards which reflect the specific circumstances of the site;

8. Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities;

9. Encouraging area-sensitive site planning and design; and

10. Contributing to the health, safety and general welfare of the community and providing development which is compatible with the City's goals and objectives.

## B. Definitions

For purposes of this subchapter:

1. "Master development plan" means a specific written plan and accompanying maps which identify, with respect to a PD District development, the proposed location and size of development parcels, land uses and zoning designations; transportation plans and a traffic impact analysis; open space, community facilities and amenity plans; and the applicable development regulations and design standards.

2. "Development standards" means the minimum standards for development in the Planned Development District, including but not limited to standards for intensity and type of use; densities; building design, layout, configuration, height, coverage, spacing, bulk and setback requirements; provision for utilities; topography and drainage patterns; signage; open space and landscaping; on-site vehicular and pedestrian circulation and parking; urban design elements and features; and site amenities.

## C. Rezoning And Minimum Site Area

Property may be rezoned to the Planned Development District by the City Council in accordance with the requirements of this Chapter and Chapter 19.18.040. Each rezoning parcel shall be described as a

separate district, with distinct boundaries and specific design and development standards. Each district shall be assigned a district development project number or label, along with the designation "PD". The rezoning shall include the adoption of a specific master development plan and development standards.

The minimum site area for a Planned Development District is five acres, except that the City Council may waive this requirement when proper planning justification is shown.

## D. Application Requirements

1. In the case of property that is sought to be reclassified to the Planned Development District by the property owner, the owner or authorized representative must meet with the Director of Planning and Development, or the Director's designee, before the City has any obligation to accept the rezoning application as complete.

2. In addition to the submittals required by Chapter 19.18, the following must accompany an application for rezoning submitted by a property owner:

   **a.** A metes and bounds description of the proposed Planned Development District.

   **b.** A proposed master development plan for the entire site.

   **c.** Development standards that are proposed to be applied to the development. The development standards must include provisions regarding the installation of utility boxes and aboveground utilities that are at least as restrictive as those set forth in Section 19.12.050(D).

   **d.** Any proposed conditions, covenants and restrictions for the development, including easements and grants for public utility purposes.

   **e.** The location of primary and secondary thoroughfares proposed for the development, including right-of-way widths and the location of access points to abutting streets.

   **f.** Identification of all rights-of-way, easements, open spaces or other areas to be dedicated, deeded or otherwise transferred to the City.

   **g.** A plan for the extension of any necessary public services and facilities, including sewer facilities and facilities for flood control and drainage.

   **h.** Guidelines for the physical development of the property, including illustrations of proposed architectural, urban design, landscape, open space and signage concepts.

   **i.** The location and description of all buffering that is proposed between the development site and adjacent properties.

   **j.** Additional information and detail as may be required in order to respond to the unique characteristics of the site and its location.

## E. Permitted Uses and Standards

Any combination of residential, commercial, industrial or public uses may be permitted within a specific Planned Development District to the extent they are consistent with the Master Development Plan for that District. The uses to be permitted within the District must be specified in the adopted Master Development Plan for the District. Because of the nature and purpose of the PD District, and notwithstanding any other provision of this Subchapter:

1. An application to rezone property to the PD District may be denied by the City Council, at its complete discretion, if it finds that the proposed development is incompatible or out of harmony with surrounding uses or the pattern of development within the area.

2. No use, type of development or development standard is presumptively permitted within the PD District unless it already has been included in the adopted plan for the District.

3. An application to allow within the PD District a particular use, type of development or development standard which has not already been included in the adopted plan for the District may be denied if it is incompatible or out of harmony with the surrounding uses or the pattern of development within the area.

## F. Approval Of Master Development Plan and Development Standards

In connection with the approval of a Planned Development District, the City Council shall adopt a Master Development Plan and Development Standards, which will thereafter govern the development of property within the District. In considering the approval of a Master Development Plan and Development Standards for a Planned Development District, the Planning Commission and City Council shall be guided by the following objectives, and may impose such conditions and requirements deemed necessary to meet those objectives:

1. Consistency of the proposed development with the General Plan; this Title; the Design Standards Manual; the Landscape Wall, and Buffer Standards Manual; and other applicable plans, policies, standards and regulations.

2. Compatibility of the proposed development with adjacent and surrounding development.

3. Minimization of the development's impact upon adjacent roadways and neighborhood traffic, and upon other public facilities and infrastructure.

4. Protection of the public health, safety, and general welfare.

## G. Modification of Master Development Plan and Development Standards

The development of property within the Planned Development District may proceed only in strict accordance with the approved Master Development Plan and Development Standards. Any request by or on behalf of the property owner, or any proposal by the City, to modify the approved Master Development Plan or Development Standards shall be filed with the Department of Planning and Development. In accordance with Subsections (1) and (2) of this Section, the Director shall determine if the proposed modification is "minor" or "major," and the request or proposal shall be processed accordingly.

1. **Minor Modification.** A Minor Modification is a modification which is requested or agreed to by the property owner and which is intended to accomplish one or more of the following:

   a. A change in the location of a use from the location specified in the approved Master Development Plan, but only if the change in location will not have a significant impact on other uses in the area.

   b. The addition of uses that are comparable in intensity to those permitted in connection with the rezoning approval or the approval of a Master Development Plan for the District.

   c. A change in parking lot layout, building location or other similar change that conforms with the intent of the previously approved Master Development Plan and Development Standards.

   d. A change in the species of plant material proposed for the District.

   e. A decrease in the density or intensity of development from that previously approved for the District.

   f. Any other change or modification of a similar nature which the Director determines will not have a significant impact on the District or its surroundings. A Minor Modification shall be reviewed and acted upon administratively by the Director. An applicant who is aggrieved by the Director's decision may appeal that decision to the Planning Commission by filing a written appeal with the Department no later than 10 days after the date the applicant receives notice of the administrative decision.

2. **Major Modification.** A Major Modification includes any modification which does not qualify as a Minor Modification. A Major Modification shall be processed in accordance with the procedures and standards applicable to a rezoning application, as set forth in Sections (H) to (M), inclusive, of Subchapter 19.18.040.

## H. Site Development Plan Review

All development within a PD District is subject to the site development plan review procedures set forth in Subchapter 19.18.050.

## I. Issue Resolution – Analogous Standards

With regard to any issue of land use regulation that may arise in connection with a Planned Development District and that is not addressed or provided for specifically in this subchapter or in the approved Master Development Plan and Development Standards for that District, the Director may apply by analogy the general definitions, principles, standards and procedures set forth in this Title, taking into consideration the intent of the approved Master Development Plan and Development Standards.

## 19.06.060 DOWNTOWN OVERLAY DISTRICT

*{Ord 5550 – 12/04/02}*

### A. Intent

The intent of the Downtown Overlay District is to establish special design standards for development within the City's established urban core. The boundaries of the District shall be as indicated at the end of this Subchapter 19.06.060.

### B. Downtown Design Standards

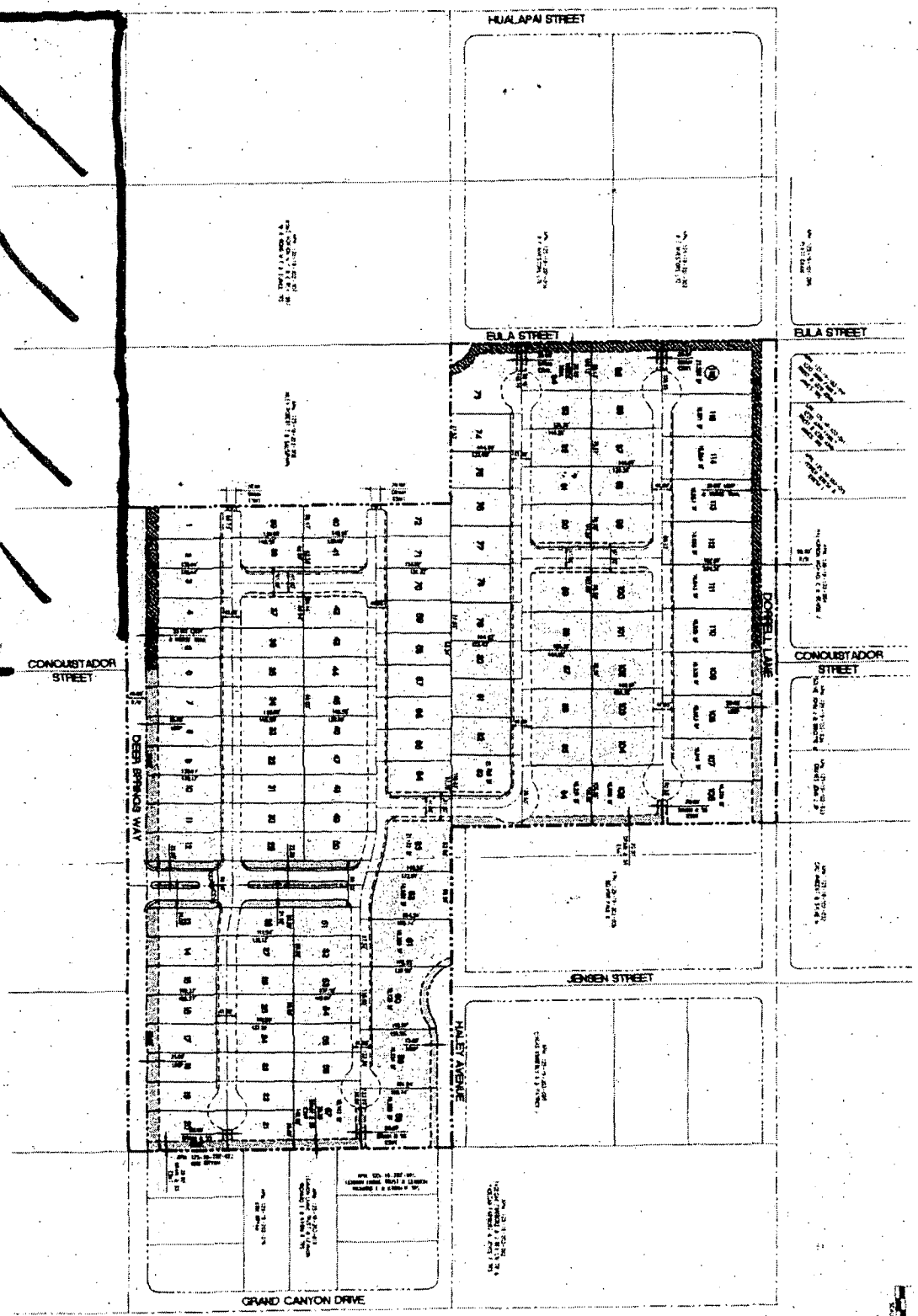
Development within the Downtown Overlay District shall conform to the Downtown Las Vegas Design Standards (the "Design Standards"), which are included within the Las Vegas Downtown Centennial Plan and which are adopted and incorporated by this reference. The Design Standards (whether published separately or not) shall be on file in the Office of the City Clerk and in the Planning and Development Department. The Design Standards include standards relating to urban design; site planning; transportation and parking; streetscape architecture; signage; and landscaping for properties throughout the District. The Design Standards are mandatory and shall apply to any property and zoning category within the District. The Design Standards may be amended from time to time by ordinance or by resolution of the City Council. If the City Council adopts more restrictive design standards for one or more sub-districts within the Downtown Overlay District, those more restrictive standards shall apply to the sub-district to which they pertain.

### C. Special Provisions

In order to encourage the development of a complex, visually interesting and urbane walkable mixed-use environment, and to encourage transit-oriented development as future transit routes and stations develop within the Downtown area, properties within the Downtown Overlay District are exempt from the automatic application of the mandatory maximum building height, required building setback, maximum lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements in Subchapter 19.08.040, Subchapter 19.08.050, Subchapter 19.08.060, Chapter 19.10, and Chapter 19.12. However, the exemption does not prohibit City staff, the Planning Commission, and the City Council from imposing limitations on the approval of a Site Development Plan. Site Development Plan applications within the Downtown Overlay District shall be evaluated on a case-by-case basis to determine the extent to which those standards shall be required.

**NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL**

8578 - 2nd




LEGEND

| | | | |
|---|---|---|---|
| SP-20 | | PNI050100 | |

PINNACLE HOMES

DEER SPRINGS / HUALAPAI

SITE PLAN 20

SLATER HANIFAN GROUP

CONSULTING ENGINEERS & PLANNERS

## James Marshall

**From:** Doug Rankin
**Sent:** Wednesday, December 19, 2007 9:23 AM
**To:** James Marshall
**Cc:** Andy Reed
**Subject:** RE: Providence Square

Send it. Thanks.

---

**From:** James Marshall
**Sent:** Wednesday, December 19, 2007 9:20 AM
**To:** Doug Rankin
**Cc:** Andy Reed
**Subject:** Providence Square

Please review before I submit.

Chris:

Based upon the below documented list of corrections that need to be submitted by noon tomorrow, I am suggesting that this item be held until these modifications can be made.

1) **Landscaping Plans** submitted do not number the amount of trees for each respective tree nor identify the number of trees in the perimeter buffer area and parking area. In addition, Master Development Plan Section - 4.5.2 Perimeter Buffer Areas states *that in all areas where the project adjoins residential parcels, a landscape buffer shall be installed. This buffer shall conform to the commercial buffering requirements set forth in Section 19.12 of the Las Vegas Municipal Code.* Title 19.12 requires a 15-foot landscape buffer for perimeter areas adjacent to the right-of-way. The landscape plan submitted shows a zero-lot landscape buffer to the north of "Shops 2."

2) **Elevation Plans** for buildings labeled "Shops 2", "Pad D" and "Pad F", the elevation plan depicts building that are not consistent with Title 19.08.060 Residential Adjacency Standards. Pursuant to Title 19.08.060 Residential Adjacency Standards, a 43 foot tall building adjacent to residential "protected" property requires a setback of 129 feet.

In addition, the elevation plans incorrectly demonstrate the height of the buildings. Per Title 19.20, the definition of building height refers to the vertical distance between the average finished grade along the front of a building and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof.

The grocery shows a height of 51 feet where the Development Standards - Section 4.1 expresses a maximum height of 50 feet. Also, elevation plans were not submitted for the "Fitness Club."

3) **Permissible Use Table** needs to be corrected to utilize use names that are consistent with Title 19 and reflect uses that are conditional in Title 19.04.

4) **Master Plan Development Standards** - Section 4.1 calls out setbacks criteria "From Adjacent Parcel PL to Building". What is "PL?"

5) **Public Works** comments

Page 9, Section 2.4.4 Sewer Service

Revise the last sentence as follows: See Figure 4 for a schematic.
Add the following sentence: The Collection Systems Planning section of the Department of Public Works shall review and approve all public sewer design prior to the issuance of any permits.

Page 10, Figure 4

Because the drainage study has not been submitted, nor the sewer service determined, please revise the title to "Providence Square Schematic Utility Plan" and add the following note to this Figure: The utilities shown on this Figure are proposed. Ultimate locations and sizes shall be determined in accordance with the approved technical studies and in

accordance with this document.

Page 10-Figure 4, Page 12-Figure 6 AND site plan on page 41

Note that the Figures in this document, the Site Plan SDR-25760 and the Traffic Study are not consistent as to the location of the bus turnout on Deer Springs Way and deceleration lanes on Hualapai Way and Deer Springs. The SDR, as well as the figures do not clearly identify the eastern property line. Show a cul-de-sac termination on Conquistador. The Figures in this document, **as well as the SDR** will need to be revised for consistency. Note that overpaving will be required on Conquistador Street north of Echelon Point and a condition of approval will be that the owner submit the BLM grant documents for the east half of Conquistador Street to the City. The approved right-of-way grant will have to be in place prior to the approval of construction drawings and the issuance of any permits. As for Conquistador south of Echelon Point, the SDR and the Figures show the east half of Conquistador as being dedicated and built, however the Assessor's office shows that APN 125-19-301-014 is owned by LVVWD. Is Focus intending on acquiring the east half of right-of-way and building that segment? If not, it should not be shown.

Echelon Point Drive is proposed to be 37 feet. An 18.5 foot half street is not sufficient width to accommodate 2 way traffic. A condition of the site plan will be that the owner submit the BLM grant documents for the south half of Echelon Point Drive abutting Assessor's Parcel Number 125-19-301-012 . The Figures, **as well as the site plan** will need to be revised accordingly. The approved right-of-way grant will have to be in place prior to the approval of construction drawings and the issuance of any permits.

Pages 17-18, Section 4.2.2 Site Utilities and Electrical Equipment

Add the following sentence at the end as a stand alone paragraph: All utility boxes and above ground utility installation shall be located outside of site visibility restriction zones at site driveways and abutting street intersections.

Page 21, Section 4.2.6 Sidewalks

Add the reference to Title 18.12.390.

Page 24, Section 4.5.1 Safety

Fix the reference to AASHTO, not AASHYO.

Page 29, Section 4.5.7 Site Amenities

2nd paragraph, add the word "onsite" to beginning.

6) Formatting errors, punctuation and misspellings throughout the document

**Jim Marshall**
Senior Planner
Planning & Development Department
(702) 229-5274

**Permissible Use Schedule**:

| Use names that are inconsistent with Title 19 | |
|---|---|
| **Use Name – Master Development Plan** | **Title 19 Use Name** |
| Artist Studio | General Personal Service |
| Athletic Fields | Exclude |
| Auditorium | Exclude |
| Automobile Sales | Motor Vehicle Sales New or Used |
| Clinic, Medical, or Dental | Clinic |
| Custom Craft Work | Custom and Craft Work |
| Hotels, Motels, or Hotel Suites | Hotel, Motel, or Hotel Suites |
| Office, General | Office, Other than Listed |
| Outdoor Dining | Exclude |
| Residential up to 2 Dwelling units per acre | Single Family Residential up to 2 Dwelling units per acre |
| Resort Hotel | Time Share Development, Hotel, Residence |
| Restaurant with or without drive thru | Restaurant, 2000 sq. ft. or more (with Drive-Through) |
| | Restaurant, Less than 2000 sq. ft. (with Drive-Through) |
| | Restaurant, 2000 sq. ft. or more (without Drive-Through |
| | Restaurant, Less than 2000 sq. ft. (without Drive-Through) |
| School/Training Center | Trade School |
| Wireless Communications Facilities; [n]on Stealth Design | Spelling correction |

| **Uses that are conditional in Title 19** | | |
|---|---|---|
| **Use** | **Restriction –Master Development Plan** | **Title 19** |
| Hospital | Permitted | Conditional |
| Health Club | Permitted | Conditional |
| Pet Shop | Permitted | Conditional |
| Service Station (without automobile repair) | Permitted | Conditional |
| Wireless Communications Facilities; Stealth | Permitted | Conditional |
| Restaurant, 2000 sq. ft. or more (with Drive-Through) | Special Use Permit | Conditional |
| Restaurant, Less than 2000 sq. ft. (with Drive-Through) | Special Use Permit | Conditional |

VAC-25759

#22

G-19-5

Carolyn 11.29.07

# REQUEST FOR COMMENTS
# CITY OF LAS VEGAS
# INTER-OFFICE MEMORANDUM

| | | |
|---|---|---|
| FROM: PLANNING AND DEVELOPMENT DEPARTMENT | | DATE: 11/30/07 |
| TO: | DEVELOPMENT COORDINATION | GARY REID |
| | TEFO | TOM WILKING |
| | FLOOD CONTROL | RAUL CRUZ |
| | LAND DEVELOPMENT | JEFF GALAMBAS |
| | RIGHT-OF-WAY | CAROLYN CAVINESS |
| | ROADWAY PLANNING | |
| | SANITARY SEWERS | TIM PARKS |
| | SID | TIM McDANIEL |
| | SURVEY | ALAN RIEKKI |
| | TRAFFIC ENGINEERING | RICK SCHROEDER |

**SUBJECT:** PETITION OF VACATION

**APPLICANT:** SOUTHWEST DESERT EQUITIES, LLC

**FILE NUMBER:** VAC-25759

125-19-301-001 through 005, 013

M
H

A REQUEST HAS BEEN RECEIVED FROM THE K R LAND COMPANY, LLC ET AL TO VACATE A ~~BUREAU OF LAND MANAGEMENT RIGHT-OF-WAY GRANT AND~~ U.S. PATENT EASEMENTS GENERALLY LOCATED EAST OF HUALAPAI WAY AND SOUTH OF DEER SPRINGS WAY, WARD 6 (ROSS).

Ref: ZON-25758, SDR-25760, ANX-12215

County's name -

BLM RIGHT-OF-WAY GRANT:

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A FIVE FOOT (5') WIDE RIGHT-OF-WAY GRANT BEGINNING THREE HUNDRED AND FORTY-EIGHT FEET (348') EAST OF THE SOUTHEAST CORNER OF DEER SPRINGS WAY AND HUALAPAI WAY AND EXTENDING APPROXIMATELY THREE HUNDRED AND TWENTY-EIGHT FEET (328') EAST ALONG DEER SPRINGS WAY.

SAID PROPERTY BEING A PORTION OF THE NORTH HALF (N ½) OF WEST HALF (W ½) OF THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

U.S. GOVERNMENT PATENT EASEMENTS:

A PORTION OF THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A THIRTY-THREE FOOT (33') WIDE PORTION OF A PATENT EASEMENT.

SAID PROPERTY BEING THE EAST AND SOUTH THIRTY-THREE FEET (33') OF THE NORTHWEST QUARTER (NW ¼) OF WEST HALF (W ½) OF THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.;

Release Grant - Kiley to Clark County & Bum Grant - Kiley to Venetia

# CITY OF LAS VEGAS

Copy

## 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***


***ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.*** - *Request for a Rezoning FROM: U (PCD) [UNDEVELOPED (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013). Ward 6 (Ross)*

*PLANNING COMMISSION:* ***JANUARY 10, 2008*** *CITY COUNCIL:* ***FEBRUARY 6, 2008***

*CASE PLANNER:* ***ANDY REED*** ☒ ***PUBLIC HEARING***

***Comments Due:*** ***DECEMBER 12, 2007***

*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 Dorothy Marsili* ***(damarsili@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:*** (Name) Intergovernmental Services

THE Proposed Project has a potential to Impact Police Services in the Northwest Area Command.

# 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***


***ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.*** - *Request for a Rezoning FROM: U (PCD) [UNDEVELOPED (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross)*

*PLANNING COMMISSION:* ***JANUARY 10, 2008*** *CITY COUNCIL:* ***FEBRUARY 6, 2008***

*CASE PLANNER:* ***ANDY REED*** ☒ ***PUBLIC HEARING***

***Comments Due:*** ***DECEMBER 12, 2007***

*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 Dorothy Marsili* ***(damarsili@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:*** LVMPD INTERGOVERNMENTAL SERVICES

THE PROPOSED PROJECT HAS A POTENTIAL TO IMPACT POLICE SERVICES IN THE NORTHWEST AREA COMMAND.

QUADRANT PLANNING

January 3, 2008

Jim Marshall
Senior Planner
City of Las Vegas Planning Department
Current Planning Division
731 South Fourth Street
Las Vegas, NV 89101

**SUBJECT: REQUEST TO HOLD ZON-25758, SDR-25760, AND , VAC-25759 FROM THE JANUARY 10, 2008 PLANNING COMMISSION MEETING TO THE FEBURARY 14, 2008 PLANNING COMMISSION MEETING.**

Dear Jim:

My office represents the applicant on the above referenced items. I am hereby requesting that these items be held from the January 10, 2008 to the February 14, 2008 Planning Commission Meeting.

We are requesting additional time in order to revise plans based on preliminary staff comments and comments from the neighbors received at a neighborhood meeting.

Thank you for your consideration in this matter. Please let me know if you need anything further.

Sincerely,

CHRIS DINGELL, AICP
PLANNING COORDINATOR

Cc: Andy Reed, AICP

3455 Cliff Shadows Pkwy, Suite 220
Las Vegas, NV 89129
P: 702 395 3154
F: 702-242-0414

QUADRANT PLANNING

January 30, 2008

Jim Marshall
Senior Planner
City of Las Vegas Planning Department
Current Planning Division
731 South Fourth Street
Las Vegas, NV 89101

**SUBJECT: REQUEST TO HOLD ZON-25758, SDR-25760, AND , VAC-25759 FROM THE FEBRUARY 14, 2008 PLANNING COMMISSION MEETING TO THE MARCH 13, 2008 PLANNING COMMISSION MEETING.**

Dear Jim:

My office represents the applicant on the above referenced items. I am hereby requesting that these items be held from the February 14, 2008 to the March 13, 2008 Planning Commission Meeting.

We are requesting additional time in order for the City of Las Vegas to re-notice the applications.

Thank you for your consideration in this matter. Please let me know if you need anything further.

Sincerely,

CHRIS DINGELL, AICP
PLANNING COORDINATOR

Cc: Andy Reed, AICP

3455 Cliff Shadows Pkwy, Suite 220
Las Vegas, NV 89129
P: 702 395 3154
F. 702-242-0414

QUADRANT PLANNING

January 30, 2008

Jim Marshall
Senior Planner
City of Las Vegas Planning Department
Current Planning Division
731 South Fourth Street
Las Vegas, NV 89101

**SUBJECT: REQUEST TO HOLD ZON-25758, SDR-25760, AND , VAC-25759 FROM THE FEBRUARY 14, 2008 PLANNING COMMISSION MEETING TO THE MARCH 13, 2008 PLANNING COMMISSION MEETING.**

Dear Jim:

My office represents the applicant on the above referenced items. I am hereby requesting that these items be held from the February 14, 2008 to the March 13, 2008 Planning Commission Meeting.

We are requesting additional time in order for the City of Las Vegas to re-notice the applications.

Thank you for your consideration in this matter. Please let me know if you need anything further.

Sincerely,

CHRIS DINGELL, AICP
PLANNING COORDINATOR

Cc: Andy Reed, AICP

3455 Cliff Shadows Pkwy, Suite 220
Las Vegas, NV 89129
P: 702 395 3154
F. 702-242-0414

# Pinnacle Nevada Corp.

City of Las Vegas
400 E. Stewart Avenue
Las Vegas, NV 89101

ATT: Councilman Steven Ross
RE: ZON-25758, SDR-25760

Dear Councilman Ross:

The above application is requesting approval for a shopping center on about 23 acres located at the SE corner of Hualapai and Deer Springs. We currently own 35 acres (In the Clark County RNP) across Deer Springs to the north, and about 1300' of our property fronts Deer Springs.
After we became aware of the development plans for this site, we made application for a non-conforming zone change with Clark County and have been working with the neighborhood residents as it relates to our plan. Our application as submitted has an overall net density of under 3.5 units per acre, a density that the neighbors would prefer we reduce.
We would appreciate your review of our current site plan as it relates to development of the subject property. Although our plan is not approved it can hopefully assist the City Council and staff in visualizing some of the concerns the proposed project presents to the land owners on the north side of Deer Springs. As you will notice, we act as a buffer between the subject site and the RNP residents to the east and north.
Briefly, our concerns are as follows:

1. **Original designated use**: This site I believe was originally master-planned for about 3.5 units per acre, which provided a buffer between the freeway interchange and the property along Deer Springs. As a builder, we can understand the difficulty in building at 3.5 units per acre on this site given the proximity of the beltway, the off-ramp, and the existing apartments on the west side of Hualapai.
2. **Proposed project-impact on existing property:** The project that is now proposed is a substantial increase in terms of the intensity of traffic and its visual impact in this neighborhood from the original land use designation. This creates a major impact on the owners of the land on the north side of Deer Springs given the RNP designation on most of this property.
3. **Proposed traffic flow:** It is rare to see large commercial project fronting an 80' right of way such as Deer Springs. Our property will be impacted by the number and location of access points onto Deer Springs. We would prefer to see fewer access points onto Deer Springs and to try and locate them as far west as possible.
4. **Our traffic flow:** In reaction to our discussions with neighbors and to minimize our impact on them, we have a single entry designed on Deer Springs. Our project becomes less feasible to service off of Deer Springs unless the proposed project can shift access further west, away from our site. It is not an engineering issue, but one of marketing and desirability for our buyers and future homeowners.

RECEIVED
JAN 09 2008

8080 W. Sahara Avenue, Suite D • Las Vegas, Nevada 89117
Phone 702.228.0720 • Fax 702.951.6555

5. **Landscaping and buffering**: Please consider maximizing setbacks along Deer Springs to the extent possible and requiring berming and heavy landscape to reduce the visual impact of commercial buildings and parking areas from our side of the street.

In closing, it is our hope that any final action for this property would take into consideration the residential development that will occur on the north side of Deer Springs. In addition, we would appreciate the inclusion of conditions that require the applicant to address the above concerns to the extent possible.
Thank you for your consideration.

Sincerely,

Frank E. Wyatt
President

CC: Councilman Brown
Commissioner Chip Maxfield

Submitted after final agenda
Date 1/10/08 Item 28, 29

RECEIVED
JAN 09 2008

QUADRANT PLANNING

January 30, 2008

Jim Marshall
Senior Planner
City of Las Vegas Planning Department
Current Planning Division
731 South Fourth Street
Las Vegas, NV 89101

**SUBJECT: REQUEST TO HOLD ZON-25758, SDR-25760, AND , VAC-25759 FROM THE FEBRUARY 14, 2008 PLANNING COMMISSION MEETING TO THE MARCH 13, 2008 PLANNING COMMISSION MEETING.**

Dear Jim:

My office represents the applicant on the above referenced items. I am hereby requesting that these items be held from the February 14, 2008 to the March 13, 2008 Planning Commission Meeting.

We are requesting additional time in order for the City of Las Vegas to re-notice the applications.

Thank you for your consideration in this matter. Please let me know if you need anything further.

Sincerely,

CHRIS DINGELL, AICP
PLANNING COORDINATOR

Cc: Andy Reed, AICP

3455 Cliff Shadows Pkwy, Suite 220
Las Vegas, NV 89129
P: 702 395 3154
F. 702-242-0414

# Minutes




# Separator Sheet

PLANNING & DEVELOPMENT

City of Las Vegas

☒ Meeting ☐ Telephone ☐ Conversation Record

Page 1 of 1
Date 1 / 17 / 08
Time 10 : 00 am pm

**Project Name** Providence Square

Conversation between CLV Representative(s): Jim Marshall
and,

| Name | Company/Department | Phone | FAX |
|---|---|---|---|
| Gina Venglass | Devco | | |
| Chris Dingell | Focus | | |

☐ see Meeting Attendance Sheet

2-14-08 PC

**Comments:** SDR-25760, ZON 25758 · VAC-25759 1-30
w

Grading analysis caused the site to be reconfigured

Retail Area has changed from 201,300 gsf

Devco
minimum access is 47 feet Vacation # in Clark County
Conditions - Public Works
Termination on Conquistador - knuckle
- Throat depth 220 Deer Springs Way
- Driveways under Conquistador
- Grant for overpaving
- Shift lanes on Hualapai

Carman - 2-28-08 move - it to the 28th

- Landscape bus

City of Las Vegas

Agenda Item No.:
<ITEM_OUTLINE>

**CITY COUNCIL MEETING OF: <MEETING_DATE>**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**CITY COUNCIL MEETING OF: APRIL 16, 2008**

**DEPARTMENT: PLANNING & DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER**

☐ **Consent** ☒ **Discussion**

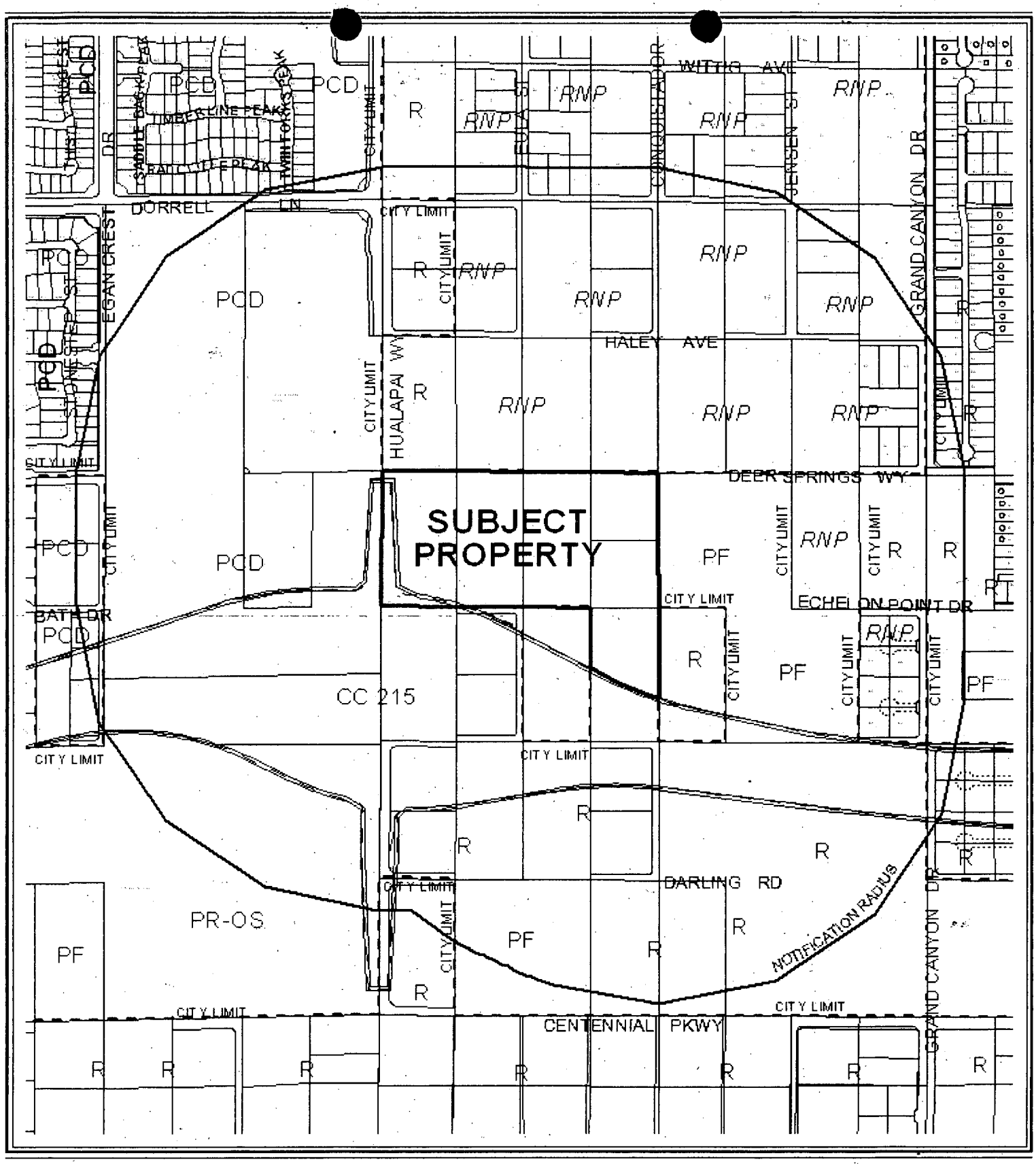
**SUBJECT:**
REZONING

ZON-25758 - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | 27 | **Planning Commission Mtg.** | 1 |
| **City Council Meeting** | 0 | **City Council Meeting** | 0 |

**RECOMMENDATION:**
Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL.

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Information Letter from Pinnacle Nevada
7. Backup referenced from the 03-13-08 Planning Commission Meeting Item 18




**CASE:** **ZON-25758**

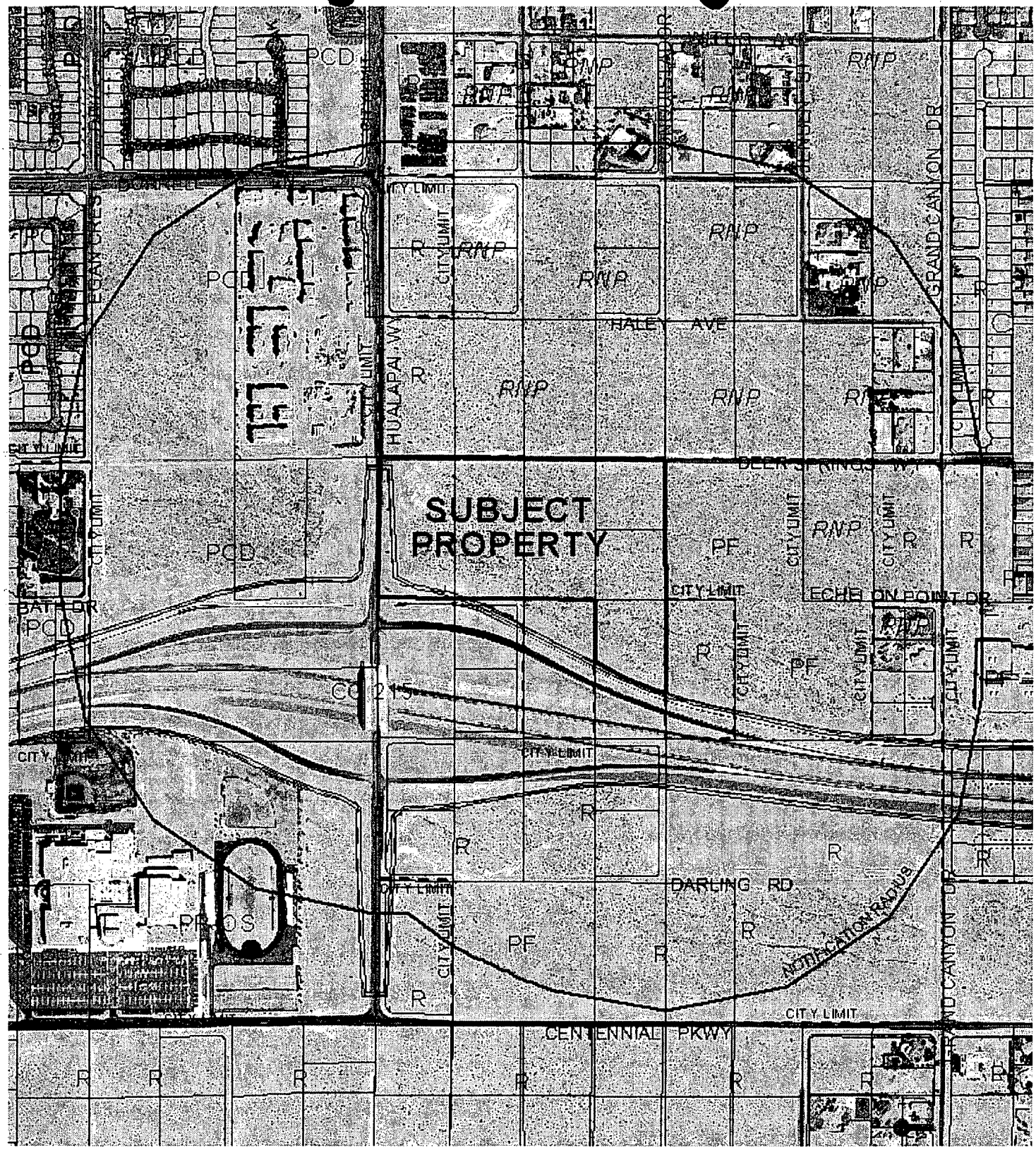
**RADIUS:** 1500 FT

**ZONING OF SUBJECT PROPERTY:**

U (PCD) [UNDEVELOPED (PLANNED COMMUNITY DEVELOPMENT)]

**PROPOSED ZONING OF SUBJECT PROPERTY:**

PD (PLANNED DEVELOPMENT)




0 500 Feet

**CASE:** **ZON-25758**

**RADIUS:** 1500 FT

**ZONING OF SUBJECT PROPERTY:**

U (PCD) [UNDEVELOPED (PLANNED COMMUNITY DEVELOPMENT)]

**PROPOSED ZONING OF SUBJECT PROPERTY:**

PD (PLANNED DEVELOPMENT)

City of Las Vegas

## AGENDA MEMO

**CITY COUNCIL MEETING DATE: APRIL 16, 2008**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: ZON-25758 - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.**

---

## ** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (6-1/sd vote) recommends APPROVAL.

# ** STAFF REPORT **

## PROJECT DESCRIPTION

This is a request for a Rezoning from U (Undeveloped) [PCD (Planned Community Development)] to PD (Planned Development) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way.

The proposal does not meet the intent of the Planned Development (PD) District, which is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment or to provide a single-purpose or multi-use planned development. Therefore, staff recommends denial.

## BACKGROUND INFORMATION

| ***Related Relevant City Actions by P&D, Fire, Bldg., etc.*** | |
|---|---|
| 02/16/07 | Effective date of Annexation (ANX-12215) of 207.83 acres including the subject site. |
| 06/06/07 | City Council approved a request to Amend (GPA-20465) a portion of the Centennial Hills Sector Plan of the Master Plan from R (Rural Density Residential) to PCD (Planned Community Development) on 23.3 acres at the southeast corner of Hualapai Way and Deer Springs Way. Planning Commission and staff recommended denial. |
| 03/13/08 | The Planning Commission recommended approval of companion items SDR-25760 and VAC-25759 concurrently with this application.<br><br>The Planning Commission voted 6-1/sd to recommend APPROVAL (PC Agenda Item #18/jm). |
| ***Related Building Permits/Business Licenses*** | |
| There are no related building permits or business licenses that pertain to this site. | |
| ***Pre-Application Meeting*** | |
| 11/14/07 | A pre-application meeting was held with the applicant. The applicant proposed to a zone change to PD (Planned Development), a site development plan review for a 200,300 square foot commercial development and a vacation of patent easements. The applicant was informed that they would be required to dedicate right-of-ways and conduct drainage and traffic studies. Staff also mentioned that a 2.5 acre portion of the site was in the Interlocal Agreement, which would be an issue of concern. Submittal requirements were then explained in detail. |

| *Field Check* | |
|---|---|
| 11/30/07 | A field check was made on site. The site is currently undeveloped with a population of desert shrubs and trees. |

| *Neighborhood Meeting* | |
|---|---|
| 03/29/07 | The subsequent zoning, site development plan and vacation applications do not require a neighborhood meeting. However, a neighborhood meeting was held for the General Plan Amendment (GPA-20465) at Mountain Crest Community Center at 5:30 PM. Twenty-two members of the public attended, generally expressing opposition to the proposed General Plan Amendment. Concerns raised included:<br>• Concerns that apartments will be built at this site<br>• Request for Single Family Homes only<br>• Property values will be lowered<br>• Request that the RNP not be changed<br>• Construction will cause traffic issues in the area<br>• Opposed to commercial or high density residential<br>• Project will increase traffic in area<br>• Opposed to change in land use and zoning |

| *Details of Application Request* | |
|---|---|
| *Site Area* | |
| Gross Acres | 23.62 |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|---|---|---|---|
| Subject Property | Undeveloped | PCD (Planned Community Development) | U (Undeveloped) |
| North | Undeveloped, Clark County 215 Beltway | RNP (Rural Neighborhood Preservation – Clark County) | Unincorporated Clark County R-E (Residential Estates) |
| South | Undeveloped | R (Rural Density Residential) and ROW (Right-of-Way) | Unincorporated Clark County R-E (Residential Estates) and Unincorporated Clark County Parcel Right-of-Way |
| East | Undeveloped | PCD (Planned Community Development) | PD (Planned Development) |

| | | | |
|---|---|---|---|
| West | Undeveloped | R (Rural Density Residential) and PF-CC (Public Facility – Clark County) | U (Undeveloped) and Unincorporated Clark County R-E (Residential Estates) |

| *Special Districts/Zones* | *Yes* | *No* | *Compliance* |
|---|---|---|---|
| **Special Area Plan** | | X | NA |
| *Special Districts/Zones* | *Yes* | *No* | *Compliance* |
| **Special Purpose and Overlay Districts** | | | |
| PCD Planned Community Development | X | | N* |
| **Trails** | | X | NA |
| **Rural Preservation Overlay District** | | X | NA |
| **Development Impact Notification Assessment** | | X | NA |
| **Project of Regional Significance** | X | | Y |

*** PCD (Planned Community Development)**
The proposed development does not meet the minimum acreage requirements of the PCD (Planned Community Development) land use designation.

**Project of Regional Significance**

Staff has determined that the related proposed Rezoning and its companion items would meet the definition of a Project of Regional Significance as defined in the ordinance and has notified Clark County and other entities.

Comments were received by the Las Vegas Metropolitan Police Department, who replied that the proposed project has a potential to impact police services in the Northwest Area Command.

## DEVELOPMENT STANDARDS

Pursuant to Title 19.06, development standards within a PD (Planned Development) zoning district are determined through a Master Development Plan and accompanying Development Standards. In this case, the development standards are provided through the Site Development Plans.

| Existing Zoning | Permitted Density | Units Allowed |
|---|---|---|
| U (Undeveloped) | 2 du/ac | 46.6 Units |
| **Proposed Zoning** | **Permitted Density** | **Units Allowed** |
| PD (Planned Development) | N/A | N/A |
| **General Plan** | **Permitted Density** | **Units Allowed** |
| PCD (Planned Community Development) | 8 du/ac | 186 Units |

## ANALYSIS

### Interlocal Agreement

Of the 23-acre site, 2.5 acres are governed by the Interlocal Agreement. Per Section 3.F of the Clark County/City of Las Vegas Interlocal Agreement, which established a joint position on corporate boundaries, planning, public facilities, service provision and future annexations, *the areas identified as Excepted Areas on Exhibit A shall remain as rural neighborhood preservation areas for the life of the Interlocal Agreement. The City agrees that when a parcel of land within the Excepted Areas is annexed to the City, the City will maintain the same density allowed within the County by virtue of establishing a compatible City zoning district on the property, within the City, for the life of the Interlocal Agreement. The County agrees that those areas depicted as Excepted Areas on Exhibit A shall remain as rural neighborhood preservation areas for the life of the Interlocal Agreement.*

The entire site is in Expected Area of the Interlocal Agreement, which states in Section 1.A that Excepted Areas shall remain unincorporated for the term of this agreement, unless a petition for annexation is initiated by a private property owner for a particular property. On 02/16/07, this site was Annexed (ANX-12215) into the City of Las Vegas, including 207.83 acres. The site was designated U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan designation), which was recently Amended by City Council on 06/06/07 to PCD (Planned Community Development) General Plan designation. Although the City Council Amended the General Plan from RNP (Rural Neighborhood Preservation) to PCD (Planned Community Development) on a 2.5 acre portion of the site, the Interlocal Agreement states that areas depict as Excepted Areas on Exhibit A shall remain as rural neighborhood preservation areas for the life of the Interlocal Agreement.

### Zoning

Per 19.06.050, the intent of the Planned Development (PD) District is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment or to provide a single-purpose or multi-use planned development. The rezoning of property to the PD District may be deemed appropriate if the development proposed for the District can accomplish one or more of the following goals:

1. *Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community;*

   As the site is adjacent to areas protected by the Interlocal Agreement between Clark County and the City of Las Vegas, which limit the density to 2.0 du/ac, the 205,000 square-foot retail development is not harmonious and beneficial to the community.

2. *Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities;*

   This proposal does not achieve nor integrate economic and redevelopment opportunities.

3. *Providing for flexibility in the distribution of land uses, in the density of development, and in other matters typically regulated in zoning districts;*

   The site is all one uniform land use, retail and commercial uses.

4. *Providing for cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design;*

   The proposal does not provide a cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design.

5. *Providing for the redevelopment of areas where depreciation of any type has occurred.*

   This area is not designated as a redevelopment area; therefore, the proposal does not meet this goal.

6. *Providing for the revitalization of designated areas;*

   This area is not designated as a revitalization area; therefore, the proposal does not meet this goal.

7. *Promoting or allowing development to occur in accordance with a uniform set of standards which reflect the specific circumstances of the site;*

   The proposal has not developed standards that address the density and rural composition of the area adjacent to the site.

8. *Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities;*

   As a portion of the site is adjacent to areas protected by the Interlocal Agreement between Clark County and the City of Las Vegas, which limit the density to 2 du/ac, the proposal is deemed inappropriate and would result in incompatible uses which could create traffic and public service demands that exceed the capacity of existing or planned facilities.

9. *Encouraging area-sensitive site planning and design; and*

   The applicant is proposing a 205,000 square-foot retail development, which does not encourage area-sensitive site planning and design, within and adjacent to an area protected by the Interlocal Agreement between Clark County and the City of Las Vegas.

10. *Contributing to the health, safety and general welfare of the community and providing development which is compatible with the City's goals and objectives.*

    The proposal for a 205,000 square-foot retail development is contrary to the City's goals and objectives protected by the Interlocal Agreement between Clark County and the City of Las Vegas.

The PD (Planned Development) zoning that would be allowed in the PCD designation would permit a density of up to eight units per acre. Staff finds a density of eight dwelling units per acre to be incompatible with the adjacent Rural Neighborhood Preservation district.

**Development Agreement – Providence Square**

- **Land Use**

  The Master Development Plan identifies the land use permitted within Providence Square. The Plan defines one land use for the one 23.6 acre parcel as Neighborhood Commercial, which shall be comprised of a mixture commercial uses.

- **Permissible Uses**

  The Master Development Plan states that buildings, structures and land use for commercial purposes shall be developed and operated in accordance with the uses permitted in Permissible Use Schedule. The uses that are proposed are consistent with the C-1 (Limited Commercial) zoning district, which is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors.

- **Site Plan Guidelines**

  The Master Development Plan contains comprehensive section on development standards, site elements, building standards, lighting, landscape standards, architectural style and signage. Development standards such as setbacks, lot coverage, and building height are consistent with the C-1 (Limited Commercial) zoning district.

- Site elements discuss location and screening of service areas, site utilities and electrical equipment.
- Building standards illustrate building form and mass, building height, building materials and roof form.
- Acceptable building materials are painted stucco walls, split face CMU, hone CMU, concrete roof tile, slate, stone or brick accents, painted metal, glazing, glass, metal roof, metal canopies/trellis and concrete siding boards.
- Lighting will conform to the City of Las Vegas lighting codes, which apply to all public streets, parking lots or walkways thought the development to ensure a safety and illumination.
- Landscape standards shall conform to Title 19.12 Landscape Standards with all land covered by structures or developed as parking shall be landscaped with a minimum of 12 percent total landscape coverage of the site. A plant palette was included in the standards.
- Architectural style that is proposed are identified as American Traditional, which the applicant characterizes as four-sided architecture with flat concrete roof tiles or metal roofs, cupolas, use of brick or stone accents and trellises with traditional column or posts.
- Signage - the standards for free standing signs conform to the exhibits of the Master Development Plan. All non free standing signs shall be permitted in accordance with the standards of Title 19.14 of the Las Vegas Municipal Code and follow the standards for the C-1 Limited Commercial District with the following exceptions:
  - No exposed neon;
  - No animated signs
  - No roof-mounted signs
  - Wall and window signs shall be limited to 15% per building elevation. The area of the building elevation shall be the surface area of the elevation, measured from normal grade to the top of the wall, including windows, doors and other voids but not including the area of intervening portions of the elevation that face in another direction and that create offsets, articulations, entries or other architectural features.
  - Internal illumination shall be the only method of illumination permitted

**FINDINGS**

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   The proposed rezoning would bring the zoning at this site into conformance with the PCD (Planned Community Development) designation as listed under the Centennial Hills Sector Plan of the General Plan. However, the proposal does not meet the intent of the Planned Development (PD) District, which is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment or to provide a single-purpose or multi-use planned development. Therefore, staff recommends denial.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   The PD (Planned Development) zoning that would be allowed in the PCD designation would permit a density of up to eight units per acre. Staff finds a density of eight dwelling units per acre to be incompatible with the adjacent Rural Neighborhood Preservation district.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   Growth and development factors in the community do not indicate the need for or appropriateness of the rezoning. The development would be better located in an area that is not primarily single-family residential.

4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

   Adequate access to this site will be provided from Hualapai Way, a 100-foot wide Primary Arterial as designated by the Master Plan of Streets and Highways, and Deer Springs Way, an 80-foot wide Secondary Collector.

PLANNING COMMISSION ACTION

There were eight speakers in protest and one in favor at the Planning Commission Meeting.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 3

**ASSEMBLY DISTRICT** 13

**SENATE DISTRICT** 9

**NOTICES MAILED** 58 by Planning Department

**APPROVALS** 0

**PROTESTS** 18

City of Las Vegas Agenda Item No.: **18.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*
**PLANNING COMMISSION MEETING OF: MARCH 13, 2008**

**DEPARTMENT: PLANNING & DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER** ☐ **Consent** ☒ **Discussion**

**SUBJECT:**
**ABEYANCE - RENOTIFICATION - ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross)

**CC: 04/16/2008**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | 27 | **Planning Commission Mtg.** | 1 |
| **City Council Meeting** | 0 | **City Council Meeting** | 0 |

**RECOMMENDATION:**
**DENIAL**

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Information Letter from Pinnacle Nevada
7. Protest letters, protest postcards, and telephone protests
8. Submitted at meeting – Opposition packets by Brigitte Solvie and Denise Halvorson

Motion made by DAVID STEINMAN to Approve subject to conditions

Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0
DAVID STEINMAN, BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, VICKI QUINN, GLENN TROWBRIDGE; (Against-SAM DUNNAM); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:
CHAIR GOYNES declared the Public Hearing open for Items 18-20.

ANDY REED, Planning and Development Department, stated staff could not support the applications. He noted that, although the parcel is within the excepted area of the interlocal

agreement between Clark County and the City of Las Vegas which designates all excepted areas shall be maintained as rural, the size of the project is too intense and is not sensitive to the rural character. He recommended denial of all applications.

MARK FIORENTINO appeared on behalf of the applicant. Using the overhead, he displayed the location of the project site and the surrounding areas that have either planned or completed developments including a pump station, power substation and park designations. As Hualapai Way borders the property, MR. FIORENTINO explained that it is a right-of-way that will eventually connect to a future interchange.

MR. FIORENTINO showed sample elevations with architectual features designed to be compatible with the surrounding area. He briefly described the landscaping details and, with reference to the site plan, indicated that several significant changes were made as the result of neighbors' comments.

MR. FIORENTINO stated that he believed this location would be an appropriate location for rural densities and emphasized that the developer has made great strides to increase the landscaping and buffers.

In closing remarks, MR. FIORENTINO referenced a proposed change to the Site Development Plan Review relating to the vacation of the public right of way. BART ANDERSON, Public Works Department, accommodated the applicant with the revision of Condition 19 relative to a sewage easement.

RICHARD LYMAN, 9645 Haley Avenue, appeared in opposition. He described the history of the area including the rezoning applications, staff comments and reports.

TODD FARLOW, 240 North 19th Street, stated the site is proper for a shopping center especially with the location close to the interchange. He supported the landscaping and indicated that he had no problem with exposed neon signs. Referencing the depressed drive, he questioned how drainage would be handled.

BRIGITTE SOLVIE, 7030 N. Conquistador Drive, submitted opposition packets for the Commission to review. She noted that there are a number of commercial sites with existing or currently being developed retail within a short traveling distance.

DENISE HALVERSON, 9840 Dorell Lane, stated that she chose her property specifically because of the density and its location within the Preservation area. She stated her opposition and had issues with the proposed fast food facility, the repetition of existing retail areas, delay in police response to crime, the potential for truancy and the negative impact on the horse uses in the area. She submitted opposition packets for the Commission to review.

LISA MAYER DORESO, Northwest Residents for Responsible Growth, appeared in opposition and pointed out that Hualapai Way is vacated to the west. Referencing Clark County future

developments, she stated that there would be a precedent set as a result of the City of Las Vegas' decision and that could result in the County determining that various uses were compatible. MS. DORESO asked for a show of hands to reflect the number of people in the audience who opposed the project.

MICHELLE DISHON, 9690 Wittig Avenue, appeared in opposition and concurred with previous speakers.

KATHLEEN BRUCE, 9880 Elkhorn Road, stated this project would negatively impact her property value and asked for denial.

CAROLE SQUIRES, 9685 Elkhorn Road, appeared in opposition.

BARBARA MANNING, 6970 North Jensen, opposed the project. She stated that she choose her property knowing it would not be bordered by track homes, was content living in the rural preservation area, had immense acreage and would not be surrounded by a lot of commercial development. She remarked that there is adequate retail services available and did not see a need for additional commercial.

RON HOLMAN, 9665 Elkhorn Road, appeared in opposition. He felt that the proposed supermarket would not be able to compete with the larger retail stores.

MR. FIORENTINO agreed that there is a substantial amount of commercial in the area. Based on the potential number of residential development, he believed the increased population would greatly benefit from the commercial services proposed.

COMMISSIONER DUNNAM stated he met with the residents and he didn't believe there was any difference whether people lived in the County or in the City. He remarked that from a global perspective, he believed MR. FIORENTINO's comments were correct and that eventually the I-215 will connect with the Hwy 95 and the existing right-of-way. He agreed that the project is appropriate and compatible for the area.

COMMISSIONER TRUESDELL remarked that this project is difficult as everyone is reminded of the history of the area developments and the compromises that have taken place over the years. He commented that neighborhood services are necessary and need to be addressed. He noted that a number of services are successful because the residents are patronizing them. COMMISSIONER TRUESDELL commended the applicant for working with the neighbors and making modifications to the site plans in order to incorporate their comments.

COMMISSIONER TROWBRIDGE acknowledged that the depressed streets would provide adequate buffering for the neighboring properties from light spillage as well as provide a buffer between the I-215 and the County developments to the north. He commended the applicant for doing an outstanding job of coordinating the architectural styling to be compatible with the area.

Recognizing the addition of dense landscaping and reduced signage, COMMISSIONER TROWBRIDGE stated that these features encouraged his support.

Having visited the site, COMMISSIONER QUINN remarked that although it appeared that the residents were being eased out, she felt confident that the project was appropriate for the area.

COMMISSIONER STEINMAN observed that the neighborhood is surrounded by intense development. He stated that the location is proper and would support the requests.

CHAIR GOYNES agreed with the comments of his colleagues. He felt the decision would be difficult but questioned what other project could be placed at a freeway exit. He commended the developer for taking the time and effort to buffer the residents. Additionally, CHAIR GOYNES stated that the developer had done his due diligence and believed this would set a high precedent.

CHAIR GOYNES declared the Public Hearing closed for Items 18-20.

City of Las Vegas Agenda Item No.: **18.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: MARCH 13, 2008**

**DEPARTMENT: PLANNING & DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER** ☐ **Consent** ☒ **Discussion**

**SUBJECT:**

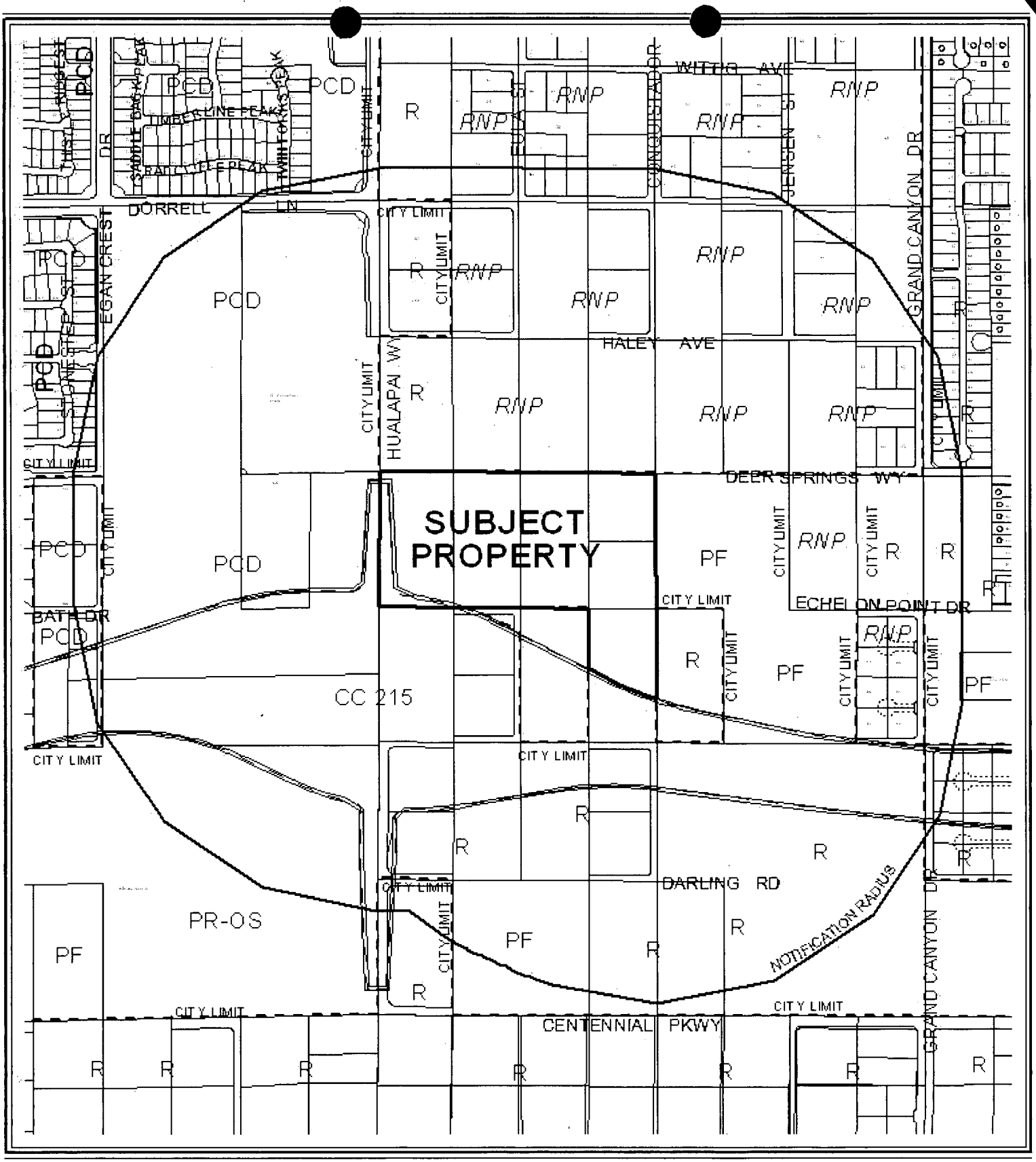
**ABEYANCE - RENOTIFICATION - ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross)

**CC: 04/16/2008**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **18** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
**DENIAL**

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Information Letter from Pinnacle Nevada
7. Protest letters, protest postcards, and telephone protests




**CASE:** **ZON-25758**

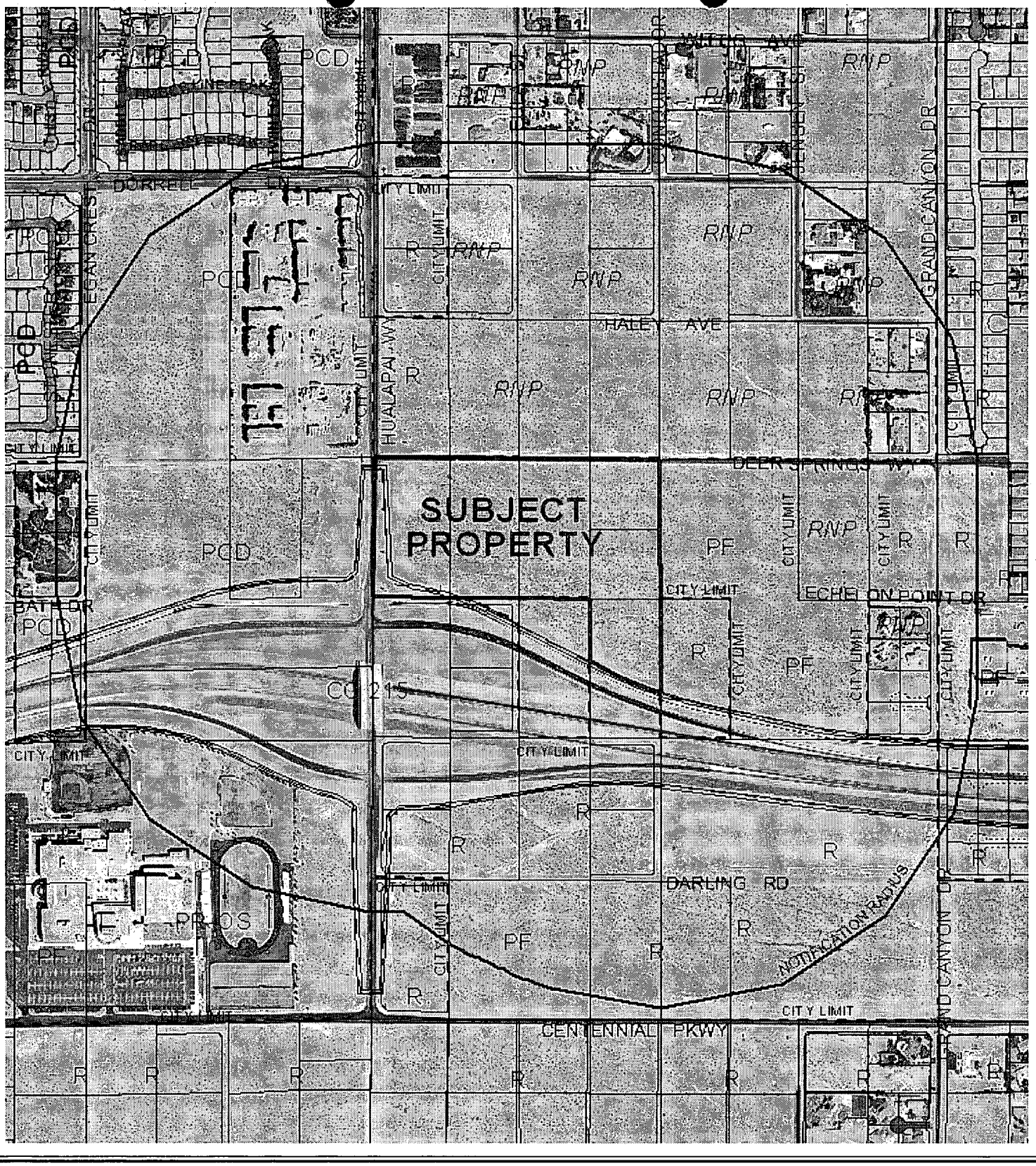
**RADIUS:** 1500 FT

**ZONING OF SUBJECT PROPERTY:**

U (PCD) [UNDEVELOPED (PLANNED COMMUNITY DEVELOPMENT)]

**PROPOSED ZONING OF SUBJECT PROPERTY:**

PD (PLANNED DEVELOPMENT)




0 500 Feet

**CASE:** **ZON-25758**

**RADIUS:** 1500 FT

**ZONING OF SUBJECT PROPERTY:**

U (PCD) [UNDEVELOPED (PLANNED COMMUNITY DEVELOPMENT)]

**PROPOSED ZONING OF SUBJECT PROPERTY:**

PD (PLANNED DEVELOPMENT)

City of Las Vegas

## AGENDA MEMO

**PLANNING COMMISSION MEETING DATE: MARCH 13, 2008**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: ABEYANCE - ZON-25758 - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.**

## ** CONDITIONS **

**STAFF RECOMMENDATION:** **DENIAL.** If Approved, subject to:

JM

**ZON-25758 - Staff Report Page One**
**March 13, 2008 - Planning Commission Meeting**

# ** STAFF REPORT **

## PROJECT DESCRIPTION

This is a request for a Rezoning from U (Undeveloped) [PCD (Planned Community Development)] to PD (Planned Development) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way.

The proposal does not meet the intent of the Planned Development (PD) District, which is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment or to provide a single-purpose or multi-use planned development. Therefore, staff recommends denial.

## BACKGROUND INFORMATION

| ***Related Relevant City Actions by P&D, Fire, Bldg., etc.*** | |
|---|---|
| 02/16/07 | Effective date of Annexation (ANX-12215) of 207.83 acres including the subject site. |
| 06/06/07 | City Council approved a request to Amend (GPA-20465) a portion of the Centennial Hills Sector Plan of the Master Plan from R (Rural Density Residential) to PCD (Planned Community Development) on 23.3 acres at the southeast corner of Hualapai Way and Deer Springs Way. Planning Commission and staff recommended denial. |
| 01/10/08 | Planning Commission approved an Abeyance request for a Site Development Plan Review for a proposed 200,300 square-foot retail development on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way to the 02/14/08 Planning Commission. |
| 02/14/08 | Planning Commission approved an Abeyance request for a Site Development Plan Review for a proposed 200,300 square-foot retail development on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way to the 03/13/08 Planning Commission. The item was re-notified as square footage and site design was modified. |
| ***Related Building Permits/Business Licenses*** | |
| There are no related building permits or business licenses that pertain to this site. | |
| ***Pre-Application Meeting*** | |
| 11/14/07 | A pre-application meeting was held with the applicant. The applicant proposed to a zone change to PD (Planned Development), a site development plan review for a 200,300 square foot commercial development and a vacation of patent easements. The applicant was informed that they would be required to dedicate right-of-ways and conduct drainage and traffic studies. Staff also mentioned that a 2.5 acre portion of the site was in the Interlocal Agreement, which would be an issue of concern. Submittal requirements were then explained in detail. |

JM

**ZON-25758 - Staff Report Page Two**
**March 13, 2008 - Planning Commission Meeting**

| *Field Check* | |
|---|---|
| 11/30/07 | A field check was made on site. The site is currently undeveloped with a population of desert shrubs and trees. |

| *Neighborhood Meeting* | |
|---|---|
| 03/29/07 | The subsequent zoning, site development plan and vacation applications do not require a neighborhood meeting. However, a neighborhood meeting was held for the General Plan Amendment (GPA-20465) at Mountain Crest Community Center at 5:30 PM. Twenty-two members of the public attended, generally expressing opposition to the proposed General Plan Amendment. Concerns raised included:<br>• Concerns that apartments will be built at this site<br>• Request for Single Family Homes only<br>• Property values will be lowered<br>• Request that the RNP not be changed<br>• Construction will cause traffic issues in the area<br>• Opposed to commercial or high density residential<br>• Project will increase traffic in area<br>• Opposed to change in land use and zoning |

| *Details of Application Request* | |
|---|---|
| *Site Area* | |
| Gross Acres | 23.62 |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|---|---|---|---|
| Subject Property | Undeveloped | PCD (Planned Community Development) | U (Undeveloped) |
| North | Undeveloped, Clark County 215 Beltway | RNP (Rural Neighborhood Preservation – Clark County) | Unincorporated Clark County R-E (Residential Estates) |
| South | Undeveloped | R (Rural Density Residential) and ROW (Right-of-Way) | Unincorporated Clark County R-E (Residential Estates) and Unincorporated Clark County Parcel Right-of-Way |
| East | Undeveloped | PCD (Planned Community Development) | PD (Planned Development) |

JM

| | | | |
|---|---|---|---|
| West | Undeveloped | R (Rural Density Residential) and PF-CC (Public Facility – Clark County) | U (Undeveloped) and Unincorporated Clark County R-E (Residential Estates) |

| *Special Districts/Zones* | *Yes* | *No* | *Compliance* |
|---|---|---|---|
| **Special Area Plan** | | X | NA |
| *Special Districts/Zones* | *Yes* | *No* | *Compliance* |
| **Special Purpose and Overlay Districts** | | | |
| PCD Planned Community Development | X | | N* |
| **Trails** | | X | NA |
| **Rural Preservation Overlay District** | | X | NA |
| **Development Impact Notification Assessment** | | X | NA |
| **Project of Regional Significance** | X | | Y |

*** PCD (Planned Community Development)**
The proposed development does not meet the minimum acreage requirements of the PCD (Planned Community Development) land use designation.

**Project of Regional Significance**

Staff has determined that the related proposed Rezoning and its companion items would meet the definition of a Project of Regional Significance as defined in the ordinance and has notified Clark County and other entities.

Comments were received by the Las Vegas Metropolitan Police Department, who replied that the proposed project has a potential to impact police services in the Northwest Area Command.

## DEVELOPMENT STANDARDS

Pursuant to Title 19.06, development standards within a PD (Planned Development) zoning district are determined through a Master Development Plan and accompanying Development Standards. In this case, the development standards are provided through the Site Development Plans.

| Existing Zoning | Permitted Density | Units Allowed |
|---|---|---|
| U (Undeveloped) | 2 du/ac | 46.6 Units |
| **Proposed Zoning** | **Permitted Density** | **Units Allowed** |
| PD (Planned Development) | N/A | N/A |
| **General Plan** | **Permitted Density** | **Units Allowed** |
| PCD (Planned Community Development) | 8 du/ac | 186 Units |

## ANALYSIS

### Interlocal Agreement

Of the 23-acre site, 2.5 acres are governed by the Interlocal Agreement. Per Section 3.F of the Clark County/City of Las Vegas Interlocal Agreement, which established a joint position on corporate boundaries, planning, public facilities, service provision and future annexations, *the areas identified as Excepted Areas on Exhibit A shall remain as rural neighborhood preservation areas for the life of the Interlocal Agreement. The City agrees that when a parcel of land within the Excepted Areas is annexed to the City, the City will maintain the same density allowed within the County by virtue of establishing a compatible City zoning district on the property, within the City, for the life of the Interlocal Agreement. The County agrees that those areas depicted as Excepted Areas on Exhibit A shall remain as rural neighborhood preservation areas for the life of the Interlocal Agreement.*

The entire site is in Expected Area of the Interlocal Agreement, which states in Section 1.A that Excepted Areas shall remain unincorporated for the term of this agreement, unless a petition for annexation is initiated by a private property owner for a particular property. On 02/16/07, this site was Annexed (ANX-12215) into the City of Las Vegas, including 207.83 acres. The site was designated U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan designation), which was recently Amended by City Council on 06/06/07 to PCD (Planned Community Development) General Plan designation. Although the City Council Amended the General Plan from RNP (Rural Neighborhood Preservation) to PCD (Planned Community Development) on a 2.5 acre portion of the site, the Interlocal Agreement states that areas depict as Excepted Areas on Exhibit A shall remain as rural neighborhood preservation areas for the life of the Interlocal Agreement.

### Zoning

Per 19.06.050, the intent of the Planned Development (PD) District is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment or to provide a single-purpose or multi-use planned development. The rezoning of property to the PD District may be deemed appropriate if the development proposed for the District can accomplish one or more of the following goals:

1. *Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community;*

   As the site is adjacent to areas protected by the Interlocal Agreement between Clark County and the City of Las Vegas, which limit the density to 2.0 du/ac, the 205,000 square-foot retail development is not harmonious and beneficial to the community.

2. *Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities;*

   This proposal does not achieve nor integrate economic and redevelopment opportunities.

3. *Providing for flexibility in the distribution of land uses, in the density of development, and in other matters typically regulated in zoning districts;*

   The site is all one uniform land use, retail and commercial uses.

4. *Providing for cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design;*

   The proposal does not provide a cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design.

5. *Providing for the redevelopment of areas where depreciation of any type has occurred.*

   This area is not designated as a redevelopment area; therefore, the proposal does not meet this goal.

6. *Providing for the revitalization of designated areas;*

   This area is not designated as a revitalization area; therefore, the proposal does not meet this goal.

7. *Promoting or allowing development to occur in accordance with a uniform set of standards which reflect the specific circumstances of the site;*

   The proposal has not developed standards that address the density and rural composition of the area adjacent to the site.

8. *Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities;*

   As a portion of the site is adjacent to areas protected by the Interlocal Agreement between Clark County and the City of Las Vegas, which limit the density to 2 du/ac, the proposal is deemed inappropriate and would result in incompatible uses which could create traffic and public service demands that exceed the capacity of existing or planned facilities.

9. *Encouraging area-sensitive site planning and design; and*

   The applicant is proposing a 205,000 square-foot retail development, which does not encourage area-sensitive site planning and design, within and adjacent to an area protected by the Interlocal Agreement between Clark County and the City of Las Vegas.

10. *Contributing to the health, safety and general welfare of the community and providing development which is compatible with the City's goals and objectives.*

    The proposal for a 205,000 square-foot retail development is contrary to the City's goals and objectives protected by the Interlocal Agreement between Clark County and the City of Las Vegas.

The PD (Planned Development) zoning that would be allowed in the PCD designation would permit a density of up to eight units per acre. Staff finds a density of eight dwelling units per acre to be incompatible with the adjacent Rural Neighborhood Preservation district.

**Development Agreement – Providence Square**

- **Land Use**

  The Master Development Plan identifies the land use permitted within Providence Square. The Plan defines one land use for the one 23.6 acre parcel as Neighborhood Commercial, which shall be comprised of a mixture commercial uses.

- **Permissible Uses**

  The Master Development Plan states that buildings, structures and land use for commercial purposes shall be developed and operated in accordance with the uses permitted in Permissible Use Schedule. The uses that are proposed are consistent with the C-1 (Limited Commercial) zoning district, which is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors.

- **Site Plan Guidelines**

  The Master Development Plan contains comprehensive section on development standards, site elements, building standards, lighting, landscape standards, architectural style and signage. Development standards such as setbacks, lot coverage, and building height are consistent with the C-1 (Limited Commercial) zoning district.

- Site elements discuss location and screening of service areas, site utilities and electrical equipment.
- Building standards illustrate building form and mass, building height, building materials and roof form.
- Acceptable building materials are painted stucco walls, split face CMU, hone CMU, concrete roof tile, slate, stone or brick accents, painted metal, glazing, glass, metal roof, metal canopies/trellis and concrete siding boards.
- Lighting will conform to the City of Las Vegas lighting codes, which apply to all public streets, parking lots or walkways thought the development to ensure a safety and illumination.
- Landscape standards shall conform to Title 19.12 Landscape Standards with all land covered by structures or developed as parking shall be landscaped with a minimum of 12 percent total landscape coverage of the site. A plant palette was included in the standards.
- Architectural style that is proposed are identified as American Traditional, which the applicant characterizes as four-sided architecture with flat concrete roof tiles or metal roofs, cupolas, use of brick or stone accents and trellises with traditional column or posts.
- Signage - the standards for free standing signs conform to the exhibits of the Master Development Plan. All non free standing signs shall be permitted in accordance with the standards of Title 19.14 of the Las Vegas Municipal Code and follow the standards for the C-1 Limited Commercial District with the following exceptions:
    - No exposed neon;
    - No animated signs
    - No roof-mounted signs
    - Wall and window signs shall be limited to 15% per building elevation. The area of the building elevation shall be the surface area of the elevation, measured from normal grade to the top of the wall, including windows, doors and other voids but not including the area of intervening portions of the elevation that face in another direction and that create offsets, articulations, entries or other architectural features.
    - Internal illumination shall be the only method of illumination permitted

**FINDINGS**

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   The proposed rezoning would bring the zoning at this site into conformance with the PCD (Planned Community Development) designation as listed under the Centennial Hills Sector Plan of the General Plan. However, the proposal does not meet the intent of the Planned Development (PD) District, which is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment or to provide a single-purpose or multi-use planned development. Therefore, staff recommends denial.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   The PD (Planned Development) zoning that would be allowed in the PCD designation would permit a density of up to eight units per acre. Staff finds a density of eight dwelling units per acre to be incompatible with the adjacent Rural Neighborhood Preservation district.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   Growth and development factors in the community do not indicate the need for or appropriateness of the rezoning. The development would be better located in an area that is not primarily single-family residential.

4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

   Adequate access to this site will be provided from Hualapai Way, a 100-foot wide Primary Arterial as designated by the Master Plan of Streets and Highways, and Deer Springs Way, an 80-foot wide Secondary Collector.

| | |
|---|---|
| NEIGHBORHOOD ASSOCIATIONS NOTIFIED | 3 |
| ASSEMBLY DISTRICT | 13 |
| SENATE DISTRICT | 9 |
| NOTICES MAILED | 58 |
| APPROVALS | 0 |
| PROTESTS | 18 |

City of Las Vegas Agenda Item No.: 24.

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

**PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2008**

**DEPARTMENT: PLANNING & DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER** ☐ Consent ☒ Discussion

**SUBJECT:**
**ABEYANCE - ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross)

| PROTESTS RECEIVED BEFORE: | | APPROVALS RECEIVED BEFORE: | |
|---|---|---|---|
| Planning Commission Mtg. | 18 | Planning Commission Mtg. | 0 |
| City Council Meeting | 0 | City Council Meeting | 0 |

**RECOMMENDATION:**
**DENIAL**

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report (Not Applicable)
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Information Letter from Pinnacle Nevada
7. Protest letters, protest postcards, and telephone protests
8. Abeyance Request by Quadrant Planning
9. Submitted after final agenda – Protest letter for Items 24 and 25

Motion made by GLENN TROWBRIDGE to Hold In Abeyance Items 6, 44-46 and 53 to 2/28/2008; Items 11, 24-31 and 36 to 3/13/2008; and Table Items 12-15, 32 and 33

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES, GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:
See Item 5 for related discussion.

City of Las Vegas Agenda Item No.: **24.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2008**

**DEPARTMENT: PLANNING & DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER** ☐ **Consent** ☒ **Discussion**

**SUBJECT:**

**ABEYANCE - ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross)

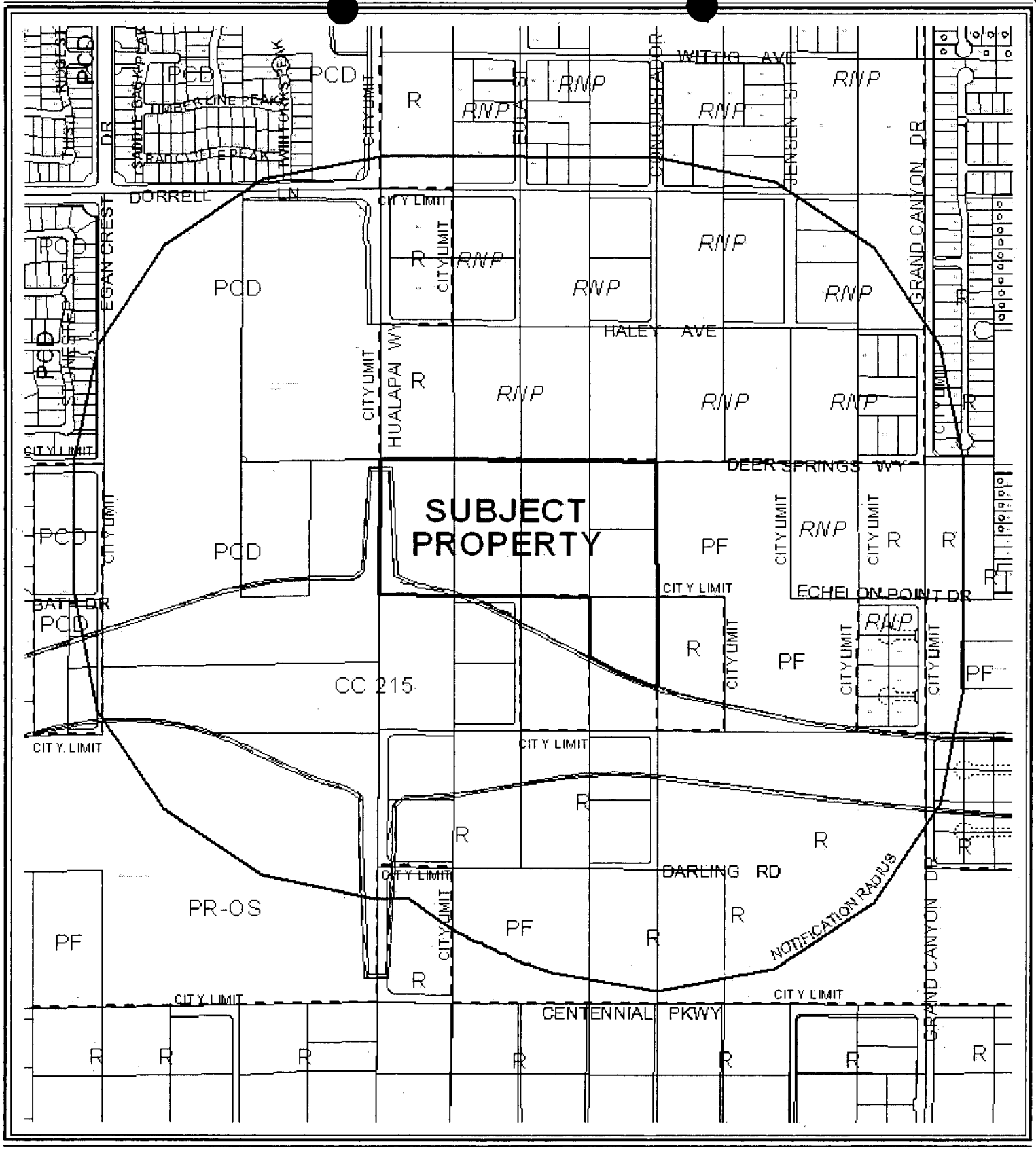
**APPLICANT REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE MARCH 13, 2008 PLANNING COMMISSION MEETING**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **17** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
**DENIAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report (Not Applicable)
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Information Letter from Pinnacle Nevada
7. Protest letters, protest postcards, and telephone protests
8. Request for Abeyance Letter from Quadrant Planning




0 500 Feet

**CASE:** **ZON-25758**

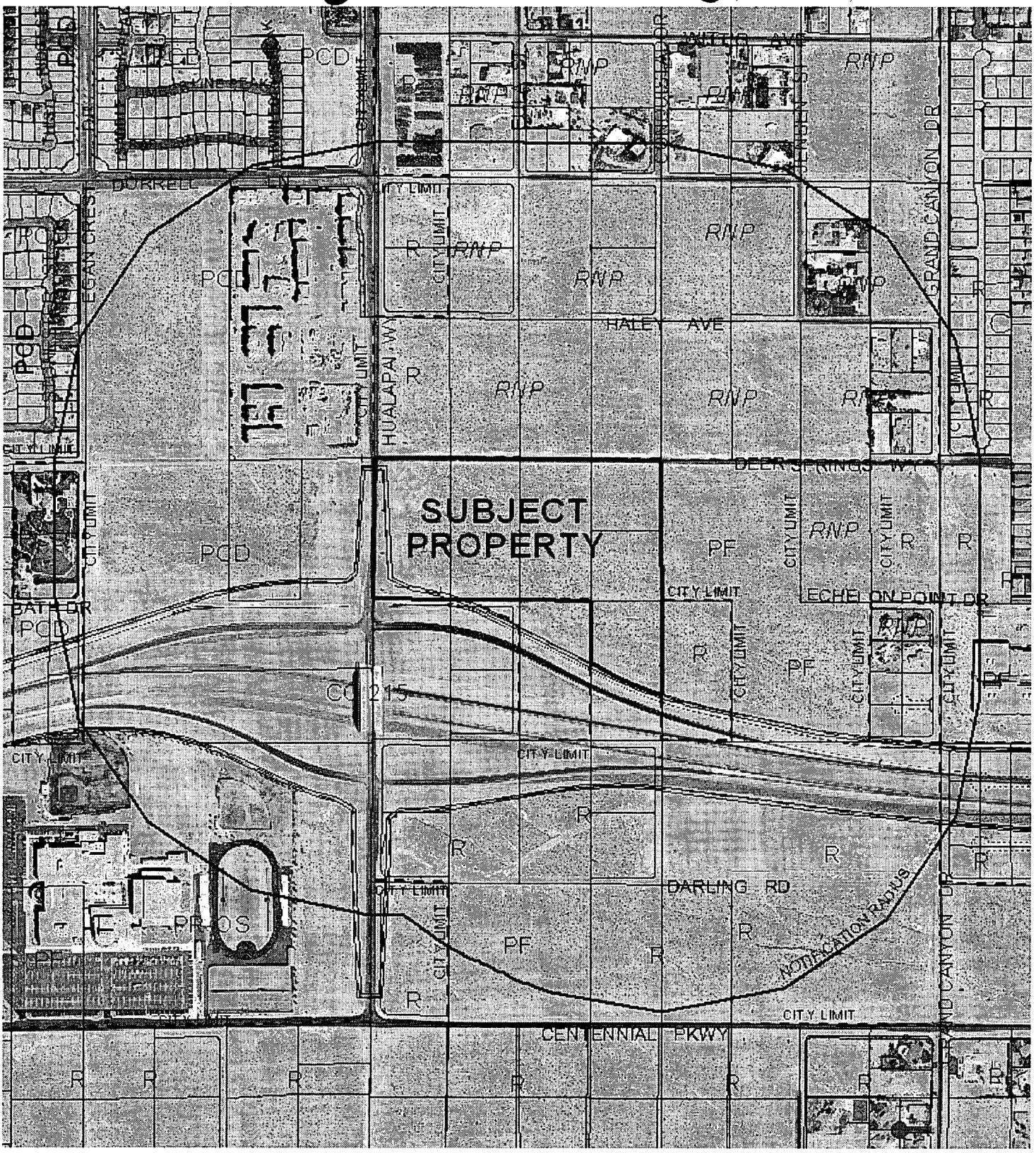
**RADIUS:** 1500 FT

**ZONING OF SUBJECT PROPERTY:**

U (PCD) [UNDEVELOPED (PLANNED COMMUNITY DEVELOPMENT)]

**PROPOSED ZONING OF SUBJECT PROPERTY:**

PD (PLANNED DEVELOPMENT)




0 500 Feet

**CASE:** **ZON-25758**

**RADIUS:** 1500 FT

**ZONING OF SUBJECT PROPERTY:**

U (PCD) [UNDEVELOPED (PLANNED COMMUNITY DEVELOPMENT)]

**PROPOSED ZONING OF SUBJECT PROPERTY:**

PD (PLANNED DEVELOPMENT)

City of Las Vegas

## AGENDA MEMO

**PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2008**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: ABEYANCE - ZON-25758 - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.**

# APPLICANT REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE MARCH 13, 2008 PLANNING COMMISSION MEETING

JM

City of Las Vegas Agenda Item No.: 28.

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
### PLANNING COMMISSION MEETING OF: JANUARY 10, 2008

**DEPARTMENT: PLANNING & DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER** ☐ Consent ☒ Discussion

**SUBJECT:**
**ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross)

**C.C.: 02/06/2008**

| PROTESTS RECEIVED BEFORE: | | APPROVALS RECEIVED BEFORE: | |
|---|---|---|---|
| Planning Commission Mtg. | 17 | Planning Commission Mtg. | 0 |
| City Council Meeting | 0 | City Council Meeting | 0 |

**RECOMMENDATION:**
**DENIAL**

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after final agenda – Abeyance request by Quadrant Planning for Items 28-30, Letter from Pinnacle Nevada Corp., protest letters, protest postcards for Items 28 and 29, and telephone protests

Motion made by RICHARD TRUESDELL to Hold In Abeyance Items 8, 24 and 25 to 1/24/2008; Items 28-35 to 2/14/2008; and Withdraw without prejudice Item 20

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
GLENN TROWBRIDGE, SAM DUNNAM, DAVID STEINMAN, BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:
See Item 5 for related discussion.

City of Las Vegas Agenda Item No.: **28.**

## *AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT*

**PLANNING COMMISSION MEETING OF: JANUARY 10, 2008**

**DEPARTMENT: PLANNING & DEVELOPMENT**
**DIRECTOR: M. MARGO WHEELER** ☐ **Consent** ☒ **Discussion**

**SUBJECT:**

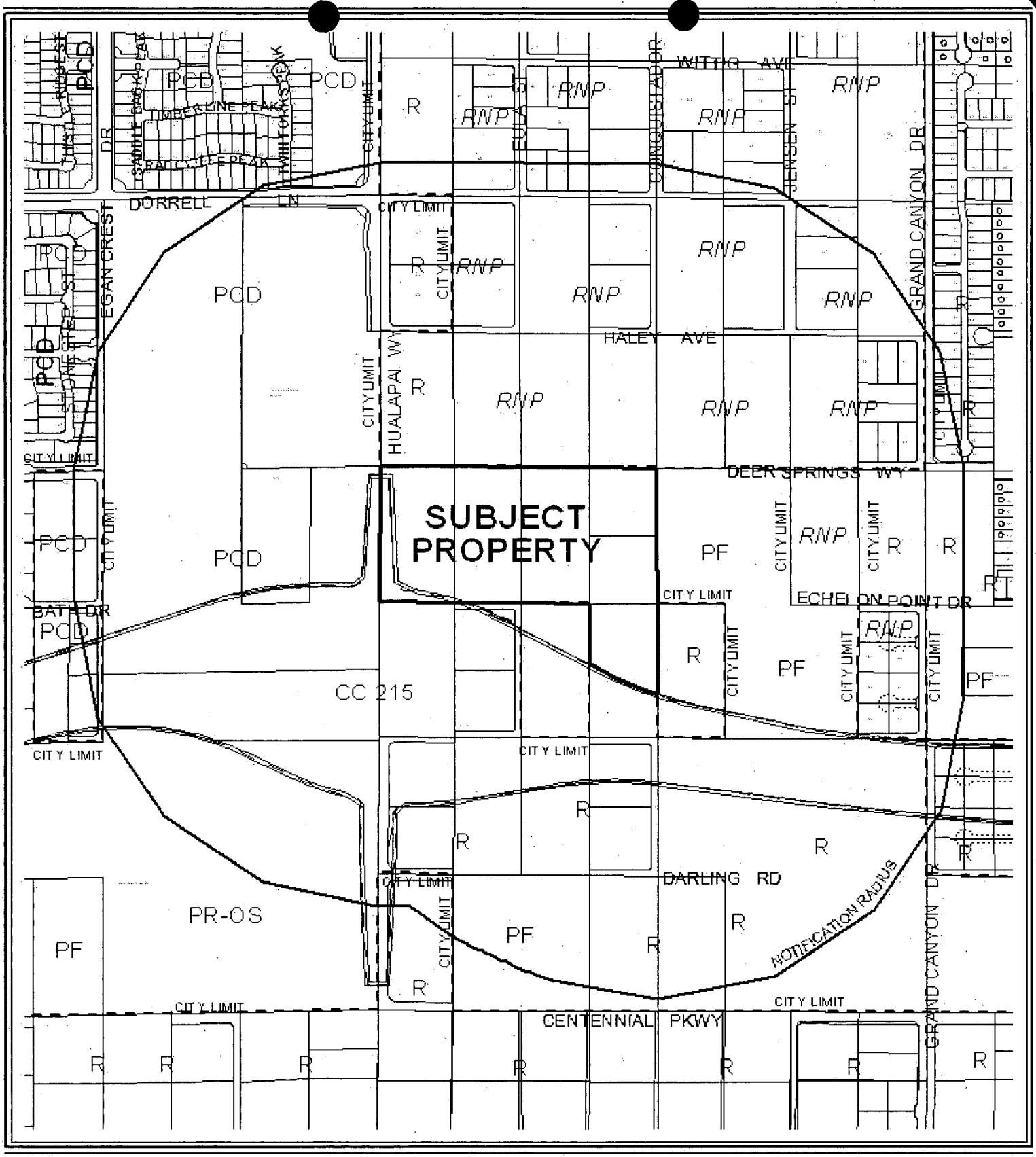
**ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross)

**C.C.: 02/06/2008**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | **0** | **Planning Commission Mtg.** | **0** |
| **City Council Meeting** | **0** | **City Council Meeting** | **0** |

**RECOMMENDATION:**
**DENIAL**

**BACKUP DOCUMENTATION:**
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter




**CASE:** **ZON-25758**

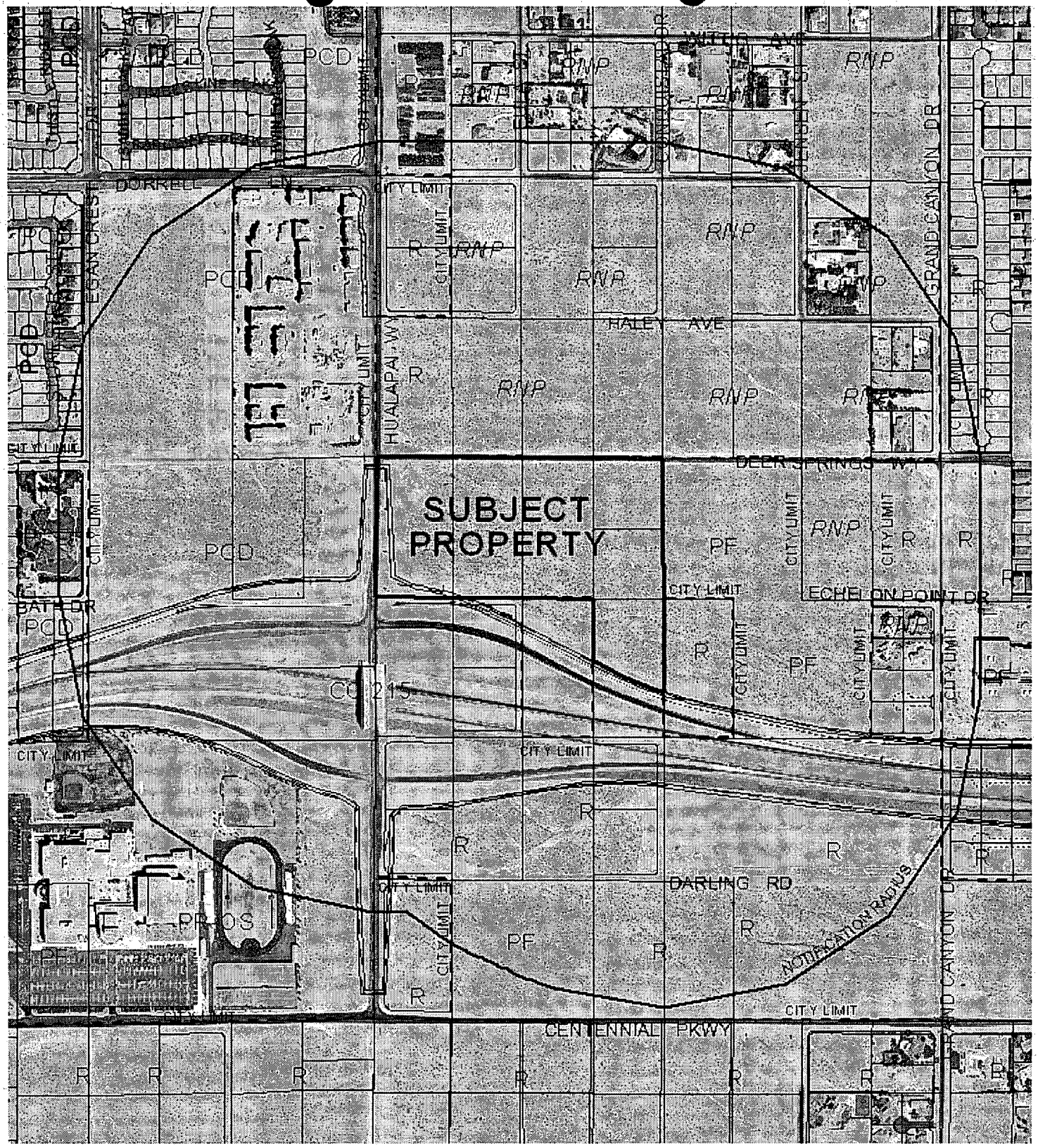
**RADIUS:** 1500 FT

**ZONING OF SUBJECT PROPERTY:**

U (PCD) [UNDEVELOPED (PLANNED COMMUNITY DEVELOPMENT)]

**PROPOSED ZONING OF SUBJECT PROPERTY:**

PD (PLANNED DEVELOPMENT)




0 500 Feet

**CASE:** **ZON-25758**

**RADIUS:** 1500 FT

**ZONING OF SUBJECT PROPERTY:**

U (PCD) [UNDEVELOPED (PLANNED COMMUNITY DEVELOPMENT)]

**PROPOSED ZONING OF SUBJECT PROPERTY:**

PD (PLANNED DEVELOPMENT)

City of Las Vegas

## AGENDA MEMO

**PLANNING COMMISSION MEETING DATE: JANUARY 10, 2008**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: ZON-25758 - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.**

## ** CONDITIONS **

**STAFF RECOMMENDATION:** **DENIAL.** If Approved, subject to:

JM

**ZON-25758 - Staff Report Page One**
**January 10, 2008 - Planning Commission Meeting**

# ** STAFF REPORT **

## PROJECT DESCRIPTION

This is a request for a Rezoning from U (Undeveloped) [PCD (Planned Community Development)] to PD (Planned Development) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way.

The proposal does not meet the intent of the Planned Development (PD) District, which is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment or to provide a single-purpose or multi-use planned development. Therefore, staff recommends denial.

## BACKGROUND INFORMATION

| ***Related Relevant City Actions by P&D, Fire, Bldg., etc.*** | |
|---|---|
| 02/16/07 | Effective date of Annexation (ANX-12215) of 207.83 acres including the subject site. |
| 06/06/07 | City Council approved a request to Amend (GPA-20465) a portion of the Centennial Hills Sector Plan of the Master Plan from R (Rural Density Residential) to PCD (Planned Community Development) on 23.3 acres at the southeast corner of Hualapai Way and Deer Springs Way. |
| ***Related Building Permits/Business Licenses*** | |
| There are no related building permits or business licenses that pertain to this site. | |
| ***Pre-Application Meeting*** | |
| 11/14/07 | A pre-application meeting was held with the applicant. The applicant proposed to a zone change to PD ( Planned Development), a site development plan review for a 200,300 square foot commercial development and a vacation of patent easements. The applicant was informed that they would be required to dedicate right-of-ways and conduct drainage and traffic studies. Staff also mentioned that a 2.5 acre portion of the site was in the Interlocal Agreement, which would be an issue of concern. Submittal requirements were then explained in detail. |
| ***Field Check*** | |
| 11/30/07 | A field check was made on site. The site is currently undeveloped with a population of desert shrubs and trees. |

| *Neighborhood Meeting* | |
|---|---|
| 03/29/07 | The subsequent zoning, site development plan and vacation applications do not require a neighborhood meeting. However, a neighborhood meeting was held for the General Plan Amendment (GPA-20465) at Mountain Crest Community Center at 5:30 PM. Twenty-two members of the public attended, generally expressing opposition to the proposed General Plan Amendment. Concerns raised included:<br>• Concerns that apartments will be built at this site<br>• Request for Single Family Homes only<br>• Property values will be lowered<br>• Request that the RNP not be changed<br>• Construction will cause traffic issues in the area<br>• Opposed to commercial or high density residential<br>• Project will increase traffic in area<br>• Opposed to change in land use and zoning |

| *Details of Application Request* | |
|---|---|
| *Site Area* | |
| Gross Acres | 23.62 |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|---|---|---|---|
| Subject Property | Undeveloped | PCD (Planned Community Development) | U (Undeveloped) |
| North | Undeveloped, Clark County 215 Beltway | RNP (Rural Neighborhood Preservation – Clark County) | Unincorporated Clark County R-E (Residential Estates) |
| South | Undeveloped | R (Rural Density Residential) and ROW (Right-of-Way) | Unincorporated Clark County R-E (Residential Estates) and Unincorporated Clark County Parcel Right-of-Way |
| East | Undeveloped | PCD (Planned Community Development) | PD (Planned Development) |
| West | Undeveloped | R (Rural Density Residential) and PF-CC (Public Facility – Clark County) | U (Undeveloped) and Unincorporated Clark County R-E (Residential Estates) |

| *Special Districts/Zones* | *Yes* | *No* | *Compliance* |
|---|---|---|---|
| **Special Area Plan** | | X | NA |
| *Special Districts/Zones* | *Yes* | *No* | *Compliance* |
| **Special Purpose and Overlay Districts** | | | |
| PCD Planned Community Development | X | | N* |
| **Trails** | | X | NA |
| **Rural Preservation Overlay District** | | X | NA |
| **Development Impact Notification Assessment** | | X | NA |
| **Project of Regional Significance** | X | | Y |

*** PCD (Planned Community Development)**
The proposed development does not meet the minimum acreage requirements of the PCD (Planned Community Development) land use designation.

**Project of Regional Significance**

Staff has determined that the related proposed Rezoning and its companion items would meet the definition of a Project of Regional Significance as defined in the ordinance and has notified Clark County and other entities.

Comments were received by the Las Vegas Metropolitan Police Department, who replied that the proposed project has a potential to impact police services in the Northwest Area Command.

## DEVELOPMENT STANDARDS

Pursuant to Title 19.06, development standards within a PD (Planned Development) zoning district are determined through a Master Development Plan and accompanying Development Standards. In this case, the development standards are provided through the Site Development Plans.

| Existing Zoning | Permitted Density | Units Allowed |
|---|---|---|
| U (Undeveloped) | 2 du/ac | 46.6 Units |
| **Proposed Zoning** | **Permitted Density** | **Units Allowed** |
| PD (Planned Development) | N/A | N/A |
| **General Plan** | **Permitted Density** | **Units Allowed** |
| PCD (Planned Community Development) | 8 du/ac | 186 Units |

## ANALYSIS

### Interlocal Agreement

Of the 23-acre site, 2.5 acres are governed by the Interlocal Agreement. Per Section 3.F of the Clark County/City of Las Vegas Interlocal Agreement, which established a joint position on corporate boundaries, planning, public facilities, service provision and future annexations, *the areas identified as Excepted Areas on Exhibit A shall remain as rural neighborhood preservation areas for the life of the Interlocal Agreement. The City agrees that when a parcel of land within the Excepted Areas is annexed to the City, the City will maintain the same density allowed within the County by virtue of establishing a compatible City zoning district on the property, within the City, for the life of the Interlocal Agreement. The County agrees that those areas depicted as Excepted Areas on Exhibit A shall remain as rural neighborhood preservation areas for the life of the Interlocal Agreement.*

The entire site is in Expected Area of the Interlocal Agreement, which states in Section 1.A that Excepted Areas shall remain unincorporated for the term of this agreement, unless a petition for annexation is initiated by a private property owner for a particular property. On 02/16/07, this site was Annexed (ANX-12215) into the City of Las Vegas, including 207.83 acres. The site was designated U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan designation), which was recently Amended by City Council on 06/06/07 to PCD (Planned Community Development) General Plan designation. Although the City Council Amended the General Plan from RNP (Rural Neighborhood Preservation) to PCD (Planned Community Development) on a 2.5 acre portion of the site, the Interlocal Agreement states that areas depict as Excepted Areas on Exhibit A shall remain as rural neighborhood preservation areas for the life of the Interlocal Agreement.

### Zoning

Per 19.06.050, the intent of the Planned Development (PD) District is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment or to provide a single-purpose or multi-use planned development. The rezoning of property to the PD District may be deemed appropriate if the development proposed for the District can accomplish one or more of the following goals:

1. *Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community;*

   As the site is adjacent to areas protected by the Interlocal Agreement between Clark County and the City of Las Vegas, which limit the density to 2 du/ac, the 200,300 square-foot retail development is not harmonious and beneficial to the community.

2. *Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities;*

   This proposal does not achieve nor integrate economic and redevelopment opportunities.

3. *Providing for flexibility in the distribution of land uses, in the density of development, and in other matters typically regulated in zoning districts;*

   The site is all one uniform land use, retail and commercial uses.

4. *Providing for cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design;*

   The proposal does not provide a cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design.

5. *Providing for the redevelopment of areas where depreciation of any type has occurred.*

   This area is not designated as a redevelopment area; therefore, the proposal does not meet this goal.

6. *Providing for the revitalization of designated areas;*

   This area is not designated as a revitalization area; therefore, the proposal does not meet this goal.

7. *Promoting or allowing development to occur in accordance with a uniform set of standards which reflect the specific circumstances of the site;*

   The proposal has not developed standards that address the density and rural composition of the area adjacent to the site.

8. *Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities;*

   As a portion of the site is adjacent to areas protected by the Interlocal Agreement between Clark County and the City of Las Vegas, which limit the density to 2 du/ac, the proposal is deemed inappropriate and would result in incompatible uses which could create traffic and public service demands that exceed the capacity of existing or planned facilities.

9. *Encouraging area-sensitive site planning and design; and*

   The applicant is proposing a 200,300 square-foot retail development, which does not encourage area-sensitive site planning and design, within and adjacent to an area protected by the Interlocal Agreement between Clark County and the City of Las Vegas.

10. *Contributing to the health, safety and general welfare of the community and providing development which is compatible with the City's goals and objectives.*

    The proposal for a 200,300 square-foot retail development is contrary to the City's goals and objectives protected by the Interlocal Agreement between Clark County and the City of Las Vegas.

The PD (Planned Development) zoning that would be allowed in the PCD designation would permit a density of up to eight units per acre. Staff finds a density of eight dwelling units per acre to be incompatible with the adjacent Rural Neighborhood Preservation district.

**Development Agreement – Providence Square**

- **Land Use**

  The Master Development Plan identifies the land use permitted within Providence Square. The Plan defines one land use for the one 23.6 acre parcel as Neighborhood Commercial, which shall be comprised of a mixture commercial uses.

- **Permissible Uses**

  The Master Development Plan states that buildings, structures and land use for commercial purposes shall be developed and operated in accordance with the uses permitted in Permissible Use Schedule. The uses that are proposed are consistent with the C-1 (Limited Commercial) zoning district, which is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors.

- **Site Plan Guidelines**

  The Master Development Plan contains comprehensive section on development standards, site elements, building standards, lighting, landscape standards, architectural style and signage. Development standards such as setbacks, lot coverage, and building height are consistent with the C-1 (Limited Commercial) zoning district.

- Site elements discuss location and screening of service areas, site utilities and electrical equipment.
- Building standards illustrate building form and mass, building height, building materials and roof form.
- Acceptable building materials are painted stucco walls, split face CMU, hone CMU, concrete roof tile, slate, stone or brick accents, painted metal, glazing, glass, metal roof, metal canopies/trellis and concrete siding boards.
- Lighting will conform to the City of Las Vegas lighting codes, which apply to all public streets, parking lots or walkways thought the development to ensure a safety and illumination.
- Landscape standards shall conform to Title 19.12 Landscape Standards with all land covered by structures or developed as parking shall be landscaped with a minimum of 12 percent total landscape coverage of the site. A plant palette was included in the standards.
- Architectural style that is proposed are identified as American Traditional, which the applicant characterizes as four-sided architecture with flat concrete roof tiles or metal roofs, cupolas, use of brick or stone accents and trellises with traditional column or posts.

## FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   The proposed rezoning would bring the zoning at this site into conformance with the PCD (Planned Community Development) designation as listed under the Centennial Hills Sector Plan of the General Plan. However, the proposal does not meet the intent of the Planned Development (PD) District, which is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment or to provide a single-purpose or multi-use planned development. Therefore, staff recommends denial.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   The PD (Planned Development) zoning that would be allowed in the PCD designation would permit a density of up to eight units per acre. Staff finds a density of eight dwelling units per acre to be incompatible with the adjacent Rural Neighborhood Preservation district.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   Growth and development factors in the community do not indicate the need for or appropriateness of the rezoning. The development would be better located in an area that is not primarily single-family residential.

4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

   Adequate access to this site will be provided from Hualapai Way, a 100-foot wide Primary Arterial as designated by the Master Plan of Streets and Highways, and Deer Springs Way, an 80-foot wide Secondary Collector.

| | |
|---|---|
| **NEIGHBORHOOD ASSOCIATIONS NOTIFIED** | 3 |
| **ASSEMBLY DISTRICT** | 13 |
| **SENATE DISTRICT** | 9 |
| **NOTICES MAILED** | 58 |
| **APPROVALS** | 0 |
| **PROTESTS** | 0 |

# City Council Action Letter




# Separator Sheet

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

April 18, 2008

Mr. Darrin Badger
KR Land Company, LLC
3455 Cliff Shadow Parkway, #220
Las Vegas, Nevada 89129

RE: ZON-25758 - REZONING
CITY COUNCIL MEETING OF APRIL 16, 2008
RELATED TO SDR-25760 AND VAC-25759

Dear Mr. Badger:

The City Council at a regular meeting held April 16, 2008 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013). The Notice of Final Action was filed with the Las Vegas City Clerk on April 17, 2008.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

Mr. Darrin Badger
Southwest Desert Equities, LLC
3455 Cliff Shadow Parkway, #220
Las Vegas, Nevada 89129

Mr. Chris Dingell
Quadrant Planning
3455 Cliff Shadow Parkway, #220
Las Vegas, Nevada 89129

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

# 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

March 14, 2008

Mr. Darrin Badger
KR Land Company, LLC
3455 Cliff Shadow Parkway, #220
Las Vegas, Nevada 89129

***RE: ABEYANCE - RENOTIFICATION - ZON-25758 - REZONING***

Dear Mr. Badger:

Your request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross), was considered by the Planning Commission on March 13, 2008.

The Planning Commission voted to recommend ***APPROVAL*** of your request.

This item will be considered by the City Council on ***April 16, 2008***, 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,

Andrew P. Reed

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Mr. Darrin Badger
Southwest Desert Equities, LLC
3455 Cliff Shadow Parkway, Suite #220
Las Vegas, Nevada 89129

Mr. Chris Dingell
Quadrant Planning
3455 Cliff Shadow Parkway, Suite #220
Las Vegas, Nevada 89129

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

07101-001-06-07

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

February 15, 2008

Mr. Darrin Badger
KR Land Company, LLC
3455 Cliff Shadow Parkway, #220
Las Vegas, Nevada 89129

***RE: ABEYANCE - ZON-25758 - REZONING***

Dear Mr. Badger:

Your Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross), was considered by the Planning Commission on February 14, 2008.

The Planning Commission voted to hold this item in ***ABEYANCE*** at the applicant's request.

This item is scheduled to be heard again at the ***March 13, 2008*** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Flinn Fagg, AICP
Planning Manager

FF:dm

cc: Mr. Darrin Badger
Southwest Desert Equities, LLC
3455 Cliff Shadow Parkway, #220
Las Vegas, Nevada 89129

Mr. Chris Dingell
Quadrant Planning
3455 Cliff Shadow Parkway, #220
Las Vegas, Nevada 89129

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

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

January 11, 2008

Mr. Darrin Badger
KR Land Company, LLC
3455 Cliff Shadow Parkway, #220
Las Vegas, Nevada 89129

***RE: ZON-25758 - REZONING***

Dear Mr. Badger:

Your Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross), was considered by the Planning Commission on January 10, 2008.

The Planning Commission voted to hold this item in ***ABEYANCE*** at the applicant's request.

This item is scheduled to be heard again at the ***February 14, 2008*** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Andrew P. Reed

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

cc: Mr. Darrin Badger
Southwest Desert Equities, LLC
3455 Cliff Shadow Parkway, #220
Las Vegas, Nevada 89129

Mr. Chris Dingell
Quadrant Planning
3455 Cliff Shadow Parkway, #220
Las Vegas, Nevada 89129

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

# 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

**December 28, 2007**

Mr. Darrin Badger
KR Land Company, LLC
3455 Cliff Shadow Parkway, #220
Las Vegas, Nevada 89129

***RE: ZON-25758 - REZONING***

Dear Mr. Badger:

Please be advised the City Planning Commission at its regular meeting on ***January 10, 2008*** 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 available on-line on ***Friday, January 4, 2008*** 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 Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

Andrew P. Reed

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

cc: Mr. Darrin Badger
Southwest Desert Equities, LLC
3455 Cliff Shadow Parkway, #220
Las Vegas, Nevada 89129

Mr. Chris Dingell
Quadrant Planning
3455 Cliff Shadow Parkway, #220
Las Vegas, Nevada 89129

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

07101-001-06-07

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

February 1, 2008

Mr. Darrin Badger
KR Land Company, LLC
3455 Cliff Shadow Parkway, #220
Las Vegas, Nevada 89129

***RE: ABEYANCE - ZON-25758 - REZONING***

Dear Mr. Badger:

Please be advised the City Planning Commission at its regular meeting on ***February 14, 2008*** 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 available on-line on ***Friday, February 8, 2008*** 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 Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

Andrew P. Reed

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

cc: Mr. Darrin Badger
Southwest Desert Equities, LLC
3455 Cliff Shadow Parkway, #220
Las Vegas, Nevada 89129

Mr. Chris Dingell
Quadrant Planning
3455 Cliff Shadow Parkway, #220
Las Vegas, Nevada 89129

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

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

**February 29, 2008**

Mr. Darrin Badger
KR Land Company, LLC
3455 Cliff Shadow Parkway, #220
Las Vegas, Nevada 89129

***RE: ABEYANCE - RENOTIFICATION - ZON-25758 - REZONING***

Dear Mr. Badger:

Please be advised the City Planning Commission at its regular meeting on ***March 13, 2008*** 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 available on-line on ***Friday, March 7, 2008*** 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 Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

Andrew P. Reed

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

cc: Mr. Darrin Badger
Southwest Desert Equities, LLC
3455 Cliff Shadow Parkway, #220
Las Vegas, Nevada 89129

Mr. Chris Dingell
Quadrant Planning
3455 Cliff Shadow Parkway, #220
Las Vegas, Nevada 89129

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

# Neighborhood Services List




# Separator Sheet

City of Las Vegas - Planning and Development Department.

# Development Notification

**PC Meeting: March 13, 2008**

**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:**

**ZON-25758**

Ridgegate LMA

Spinnaker Homes At Centennial Hills

Tripoly At Towne Center

City of Las Vegas - Planning and Development Department.

# Development Notification

**PC Meeting: 01/10/08**

**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:**

**ZON-25758**

Ridgegate LMA

Spinnaker Homes At Centennial Hills

Tripoly At Towne Center

# Public Hearing Notice



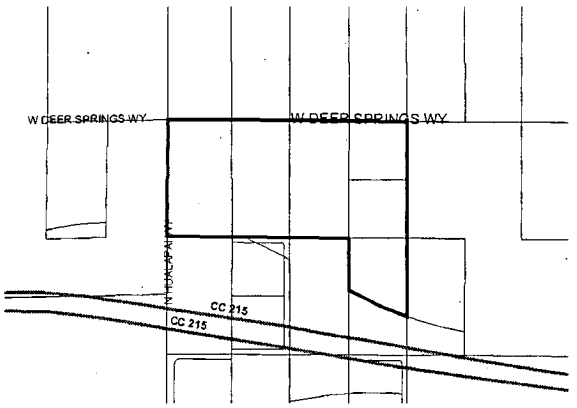

# Separator Sheet

## Application Information

ABEYANCE - RENOTIFICATION - ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross)

ABEYANCE - RENOTIFICATION - SDR-25760 – SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25758 - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Site Development Plan Review FOR A PROPOSED 200,300 SQUARE-FOOT RETAIL DEVELOPMENT on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), U (Undeveloped) [PCD (Planned Community Development)] Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Ross) NOTE: ITEM HAS BEEN AMENDED TO A 205,000 SQUARE-FOOT RETAIL DEVELOPMENT

## Application Location




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

## Public Hearing Information

**Meeting:** Planning Commission
**Date:** ***March 13, 2008***
**Time:** 6:00 P.M.
**Location:** City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 Information

ABEYANCE - RENOTIFICATION - ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross)

ABEYANCE - RENOTIFICATION - SDR-25760 – SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25758 - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Site Development Plan Review FOR A PROPOSED 200,300 SQUARE-FOOT RETAIL DEVELOPMENT on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), U (Undeveloped) [PCD (Planned Community Development)] Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Ross) NOTE: ITEM HAS BEEN AMENDED TO A 205,000 SQUARE-FOOT RETAIL DEVELOPMENT

## Application Location






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

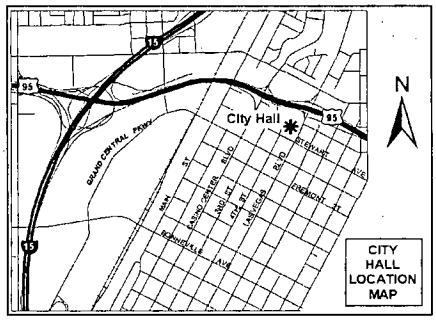
## Public Hearing Information

**Meeting:** Planning Commission
**Date:** ***March 13, 2008***
**Time:** 6:00 P.M.
**Location:** City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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.

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.

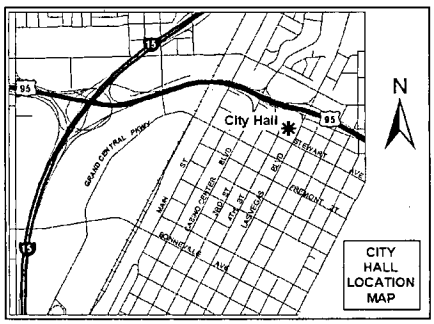
☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

**ZON-25758 & SDR-25760**

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.

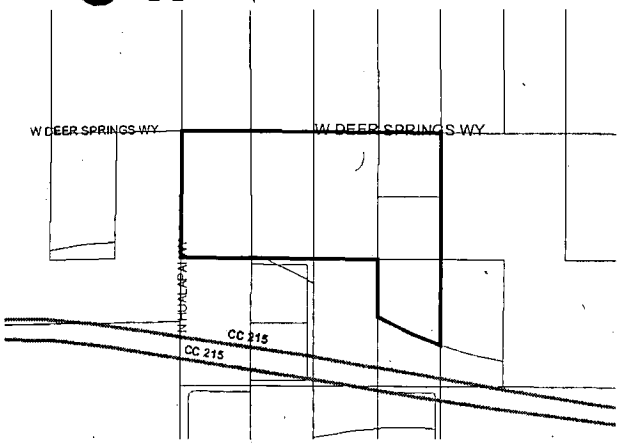
**ZON-25758 & SDR 25760**

## Application Information

ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross)

SDR-25760 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25758 - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Site Development Plan Review FOR A PROPOSED 200,300 SQUARE-FOOT RETAIL DEVELOPMENT on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), U (Undeveloped) [PCD (Planned Community Development)] Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Ross)

## Application Location




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

## Public Hearing Information

**Meeting:** Planning Commission
**Date:** ***January 10, 2008***
**Time:** 6:00 P.M.
**Location:** City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

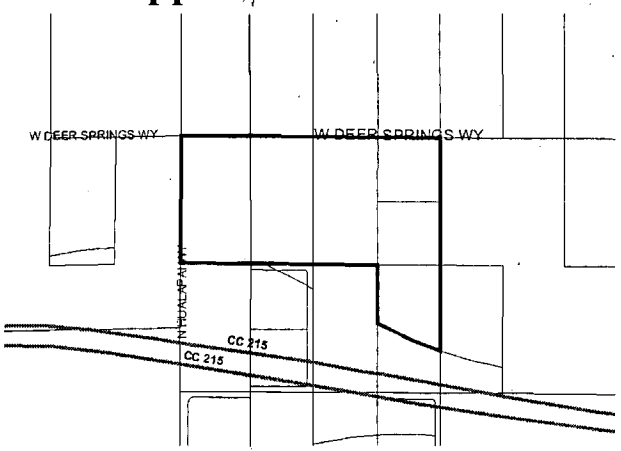
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development 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 Information

ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross)

SDR-25760 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25758 - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Site Development Plan Review FOR A PROPOSED 200,300 SQUARE-FOOT RETAIL DEVELOPMENT on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), U (Undeveloped) [PCD (Planned Community Development)] Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Ross)

## Application Location




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

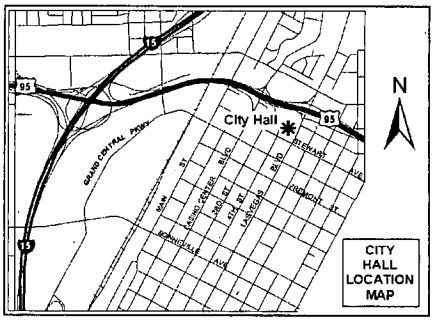
## Public Hearing Information

**Meeting:** Planning Commission
**Date:** ***January 10, 2008***
**Time:** 6:00 P.M.
**Location:** City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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.

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

# Official Notice of Public Hearing



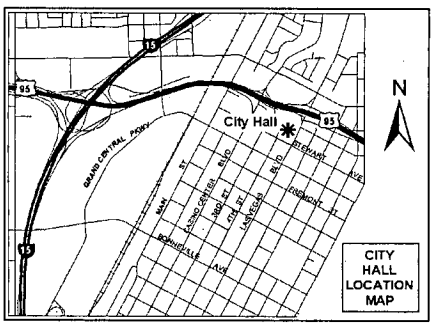

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

**ZON-25758 & SDR-25760**

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

# 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.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

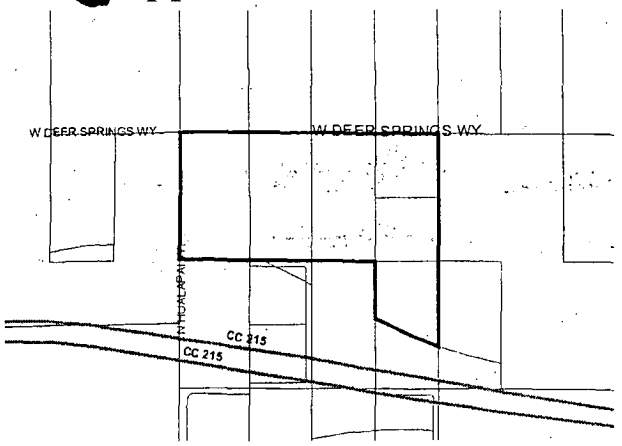
**ZON-25758 & SDR-25760**

## Application Information

ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross)

SDR-25760 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25758 - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Site Development Plan Review FOR A PROPOSED 200,300 SQUARE-FOOT RETAIL DEVELOPMENT on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), U (Undeveloped) [PCD (Planned Community Development)] Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Ross)

## Application Location




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

## Public Hearing Information

| | |
|---|---|
| **Meeting:** | Planning Commission |
| **Date:** | ***January 10, 2008*** |
| **Time:** | 6:00 P.M. |
| **Location:** | City Council Chambers<br>400 Stewart Avenue<br>Las Vegas, Nevada |

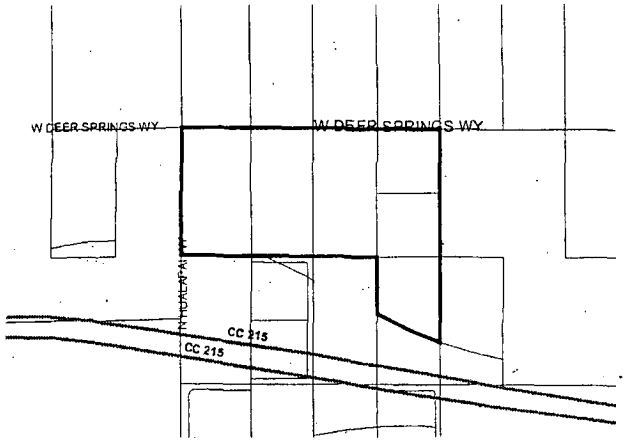
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development 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 Information

ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross)

SDR-25760 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25758 - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Site Development Plan Review FOR A PROPOSED 200,300 SQUARE-FOOT RETAIL DEVELOPMENT on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), U (Undeveloped) [PCD (Planned Community Development)] Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Ross)

## Application Location




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

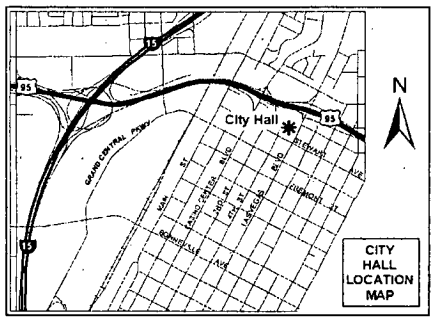
## Public Hearing Information

| | |
|---|---|
| **Meeting:** | Planning Commission |
| **Date:** | ***January 10, 2008*** |
| **Time:** | 6:00 P.M. |
| **Location:** | City Council Chambers<br>400 Stewart Avenue<br>Las Vegas, Nevada |

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.

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

# Official Notice of Public Hearing



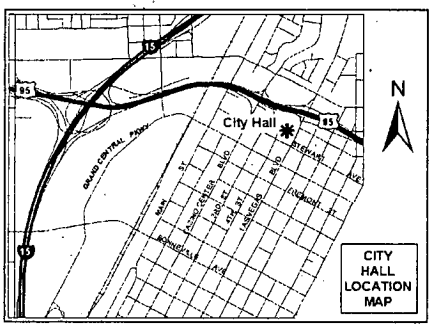

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

**ZON-25758 & SDR-25760**

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

# 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.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

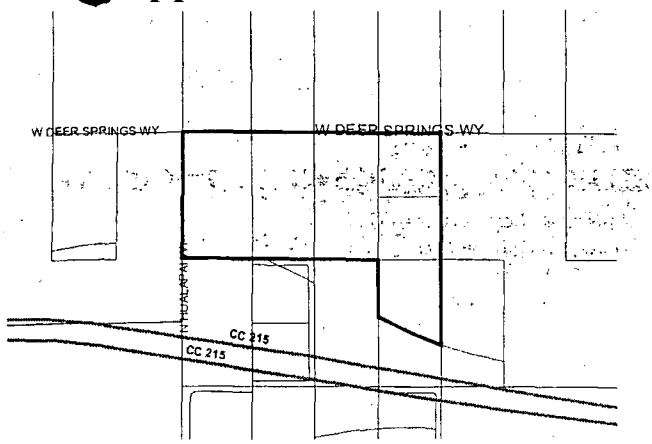
**ZON-25758 & SDR-25760**

## Application Information

ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross)

SDR-25760 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25758 - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Site Development Plan Review FOR A PROPOSED 200,300 SQUARE-FOOT RETAIL DEVELOPMENT on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), U (Undeveloped) [PCD (Planned Community Development)] Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Ross)

## Application Location




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

## Public Hearing Information

| | |
|---|---|
| **Meeting:** | Planning Commission |
| **Date:** | ***January 10, 2008*** |
| **Time:** | 6:00 P.M. |
| **Location:** | City Council Chambers<br>400 Stewart Avenue<br>Las Vegas, Nevada |

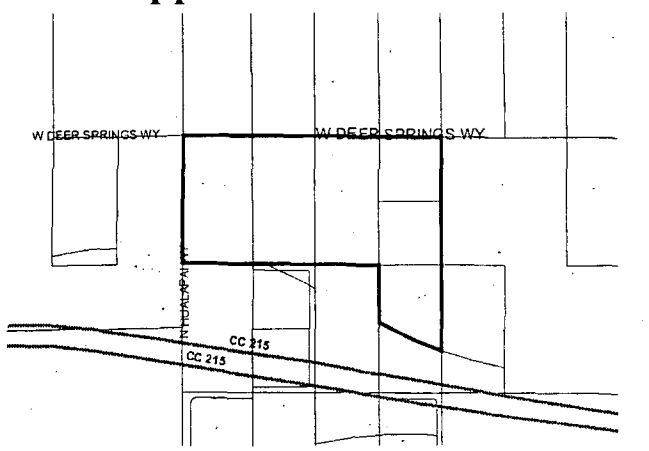
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development 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 Information

ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross)

SDR-25760 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25758 - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Site Development Plan Review FOR A PROPOSED 200,300 SQUARE-FOOT RETAIL DEVELOPMENT on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), U (Undeveloped) [PCD (Planned Community Development)] Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Ross)

## Application Location




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

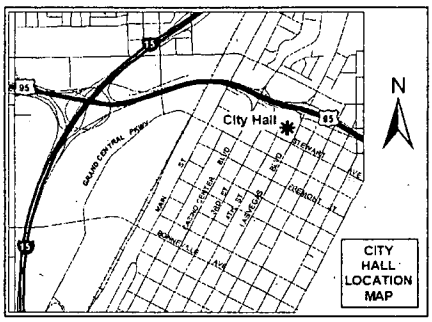
## Public Hearing Information

| | |
|---|---|
| **Meeting:** | Planning Commission |
| **Date:** | ***January 10, 2008*** |
| **Time:** | 6:00 P.M. |
| **Location:** | City Council Chambers<br>400 Stewart Avenue<br>Las Vegas, Nevada |

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.

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

# Official Notice of Public Hearing



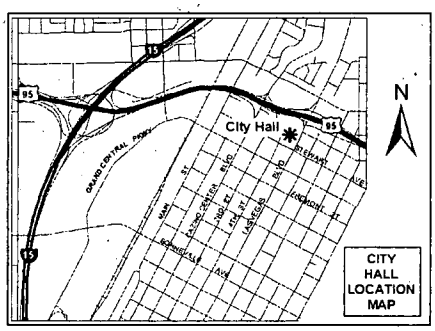

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

**ZON-25758 & SDR-25760**

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

# 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.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

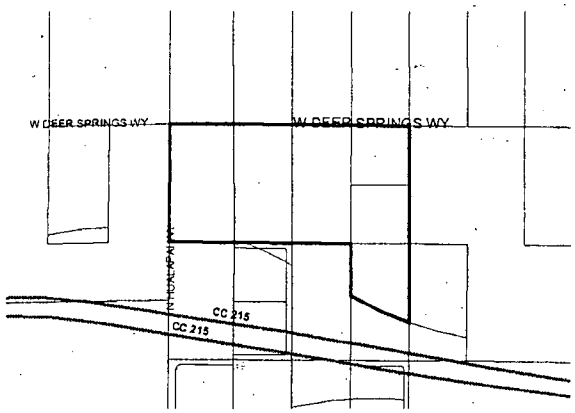
**ZON-25758 & SDR-25760**

## Application Information

ABEYANCE - RENOTIFICATION - ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross)

ABEYANCE - RENOTIFICATION - SDR-25760 – SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25758 - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Site Development Plan Review FOR A PROPOSED 200,300 SQUARE-FOOT RETAIL DEVELOPMENT on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), U (Undeveloped) [PCD (Planned Community Development)] Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Ross) NOTE: ITEM HAS BEEN AMENDED TO A 205,000 SQUARE-FOOT RETAIL DEVELOPMENT

## Application Location




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

## Public Hearing Information

| | |
|---|---|
| **Meeting:** | Planning Commission |
| **Date:** | ***March 13, 2008*** |
| **Time:** | 6:00 P.M. |
| **Location:** | City Council Chambers<br>400 Stewart Avenue<br>Las Vegas, Nevada |

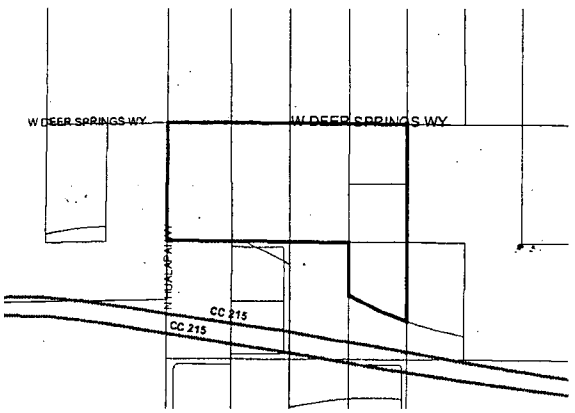
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development 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 Information

ABEYANCE - RENOTIFICATION - ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross)

ABEYANCE - RENOTIFICATION - SDR-25760 – SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25758 - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Site Development Plan Review FOR A PROPOSED 200,300 SQUARE-FOOT RETAIL DEVELOPMENT on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), U (Undeveloped) [PCD (Planned Community Development)] Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Ross) NOTE: ITEM HAS BEEN AMENDED TO A 205,000 SQUARE-FOOT RETAIL DEVELOPMENT

## Application Location




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

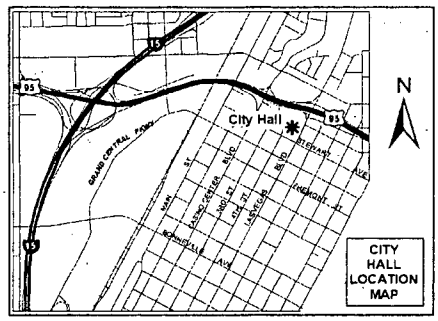
## Public Hearing Information

| | |
|---|---|
| **Meeting:** | Planning Commission |
| **Date:** | ***March 13, 2008*** |
| **Time:** | 6:00 P.M. |
| **Location:** | City Council Chambers<br>400 Stewart Avenue<br>Las Vegas, Nevada |

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.

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.

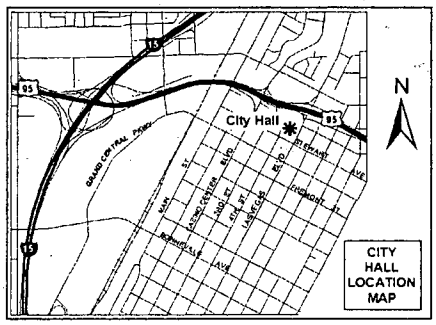
☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

**ZON-25758 & SDR-25760**

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.

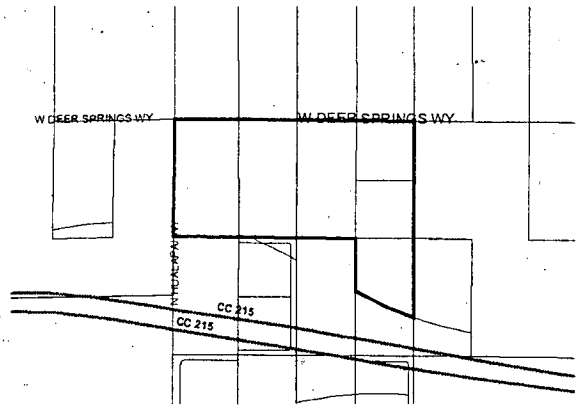
**ZON-25758 & SDR 25760**

## Application Information

ABEYANCE - RENOTIFICATION - ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross)

ABEYANCE - RENOTIFICATION - SDR-25760 – SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25758 - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Site Development Plan Review FOR A PROPOSED 200,300 SQUARE-FOOT RETAIL DEVELOPMENT on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), U (Undeveloped) [PCD (Planned Community Development)] Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Ross) NOTE: ITEM HAS BEEN AMENDED TO A 205,000 SQUARE-FOOT RETAIL DEVELOPMENT

## Application Location




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

## Public Hearing Information

| | |
|---|---|
| **Meeting:** | Planning Commission |
| **Date:** | ***March 13, 2008*** |
| **Time:** | 6:00 P.M. |
| **Location:** | City Council Chambers<br>400 Stewart Avenue<br>Las Vegas, Nevada |

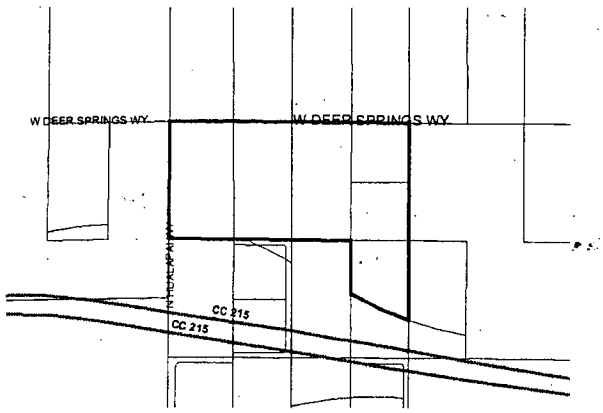
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development 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 Information

ABEYANCE - RENOTIFICATION - ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross)

ABEYANCE - RENOTIFICATION - SDR-25760 – SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25758 - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Site Development Plan Review FOR A PROPOSED 200,300 SQUARE-FOOT RETAIL DEVELOPMENT on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), U (Undeveloped) [PCD (Planned Community Development)] Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Ross) NOTE: ITEM HAS BEEN AMENDED TO A 205,000 SQUARE-FOOT RETAIL DEVELOPMENT

## Application Location



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

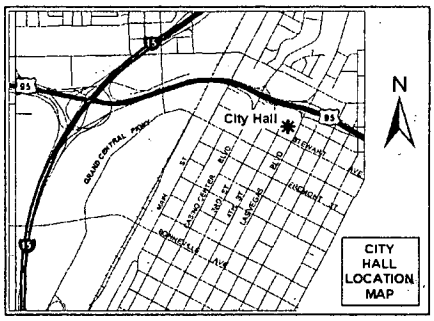
## Public Hearing Information

| | |
|---|---|
| **Meeting:** | Planning Commission |
| **Date:** | ***March 13, 2008*** |
| **Time:** | 6:00 P.M. |
| **Location:** | City Council Chambers<br>400 Stewart Avenue<br>Las Vegas, Nevada |

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.

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.

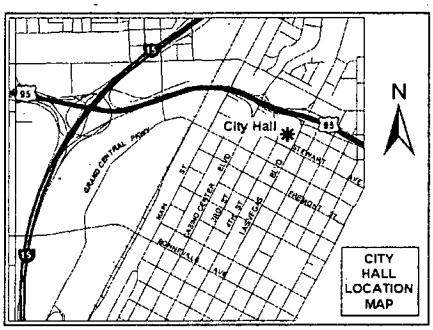
☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

**ZON-25758 & SDR-25760**

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.

**ZON-25758 & SDR 25760**

# Affidavit of Sign Posting




# Separator Sheet

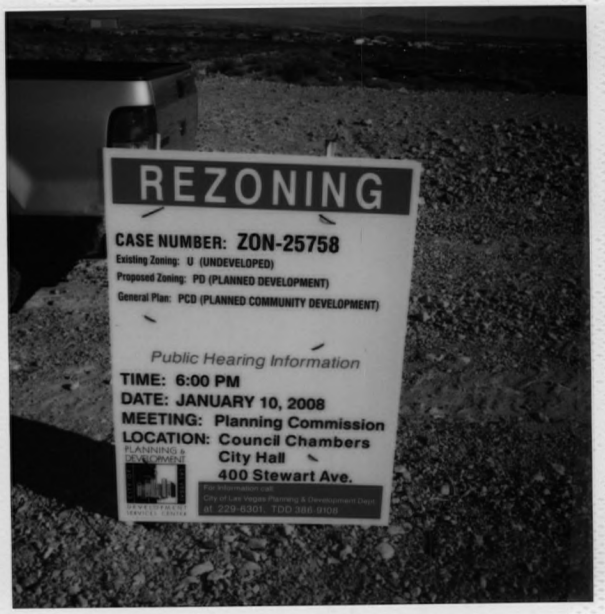
# CITY OF LAS VEGAS
# SIGN POSTING AFFIDAVIT

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

***CASE NUMBER:*** **ZON-25758**

***MEETING DATE:*** **01/10/08 PC**

**Sign Pro** does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.




HUALAPAI



HUALAPAI

I-215

Signature

12-30-07
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

# Extraction List




# Separator Sheet

13/9

C

PARCELS 118
LABELS 58

## *Report of All Selected Parcels*

**Case Number:** ZON-25758

SDR-25760

**Printed On:** Thu: December 6, 2007

| Owner | Address | Parcel Numbe |
|---|---|---|
| | | 12624697003 |
| | | 12624597005 |
| | | 12624597006 |
| | | 12624597003 |
| | | 12624697002 |
| BELVOIR PAUL R | P O BOX 3472 SOUTH PASADENA CA | 12519202005 |
| BRAIN SURGERY L L C | 3455 CLIFFS SHADOWS PKWY #220 LAS VEGAS NV | 12519301013 |
| BROOKS ROY L & KAREN S | 9615 W HALEY AVE LAS VEGAS NV | 12519202017 |
| CATSMAN DOUGLAS P | 6655 N GRAND CANYON DR LAS VEGAS NV | 12519301024 |
| CHICAS KIMBERLY A & PATRICK J | 6940 N JENSEN ST LAS VEGAS NV | 12519203005 |
| CHILTON GARY & KAREN | 6695 N GRAND CANYON DR LAS VEGAS NV | 12519301022 |
| CHU VINCENT & SYLVIE N | 7015 N JENSEN ST LAS VEGAS NV | 12519102032 |
| COLEMAN-TOLL LIMITED PARTNERSHIP | 1140 N TOWN CENTER DR #350 LAS VEGAS NV | 12519102011 |
| COUNTY OF CLARK(PUBLIC WORKS) | 500 S GRAND CENTRAL PKWY LAS VEGAS NV | 12624701009 |
| COUNTY OF CLARK(PUBLIC WORKS) | 500 S GRAND CENTRAL PKWY LAS VEGAS NV | 12624701010 |
| COUNTY OF CLARK(PUBLIC WORKS) | 500 S GRAND CENTRAL PKWY LAS VEGAS NV | 12624701008 |
| COUNTY OF CLARK(PUBLIC WORKS) | 500 S GRAND CENTRAL PKWY LAS VEGAS NV | 12519301009 |
| COUNTY OF CLARK(PUBLIC WORKS) | 500 S GRAND CENTRAL PKWY LAS VEGAS NV | 12519801014 |
| COUNTY OF CLARK(PUBLIC WORKS) | 500 S GRAND CENTRAL PKWY LAS VEGAS NV | 12519301011 |
| COUNTY OF CLARK(PUBLIC WORKS) | 500 S GRAND CENTRAL PKWY LAS VEGAS NV | 12519801007 |
| COUNTY OF CLARK(PUBLIC WORKS) | 500 S GRAND CENTRAL PKWY LAS VEGAS NV | 12519401001 |
| COUNTY OF CLARK(PUBLIC WORKS) | 500 S GRAND CENTRAL PKWY LAS VEGAS NV | 12519801006 |
| DANVILLE LAND INVESTMENTS | 5888 W SUNSET RD #200 LAS VEGAS NV | 12624516108 |
| DANVILLE LAND INVESTMENTS | 5888 W SUNSET RD #200 LAS VEGAS NV | 12624516106 |
| DANVILLE LAND INVESTMENTS | 5888 W SUNSET RD #200 LAS VEGAS NV | 12624516109 |
| DAY STAR VENTURES L L C | 6985 W SAHARA #201 LAS VEGAS NV | 12519201003 |
| DAY STAR VENTURES L L C | 6985 W SAHARA #201 LAS VEGAS NV | 12519201001 |
| DESERT HILLS PROPERTIES L L C | 3455 CLIFF SHADOW PKWY #220 LAS VEGAS NV | 12519301003 |
| DORSEY PHILLIP M | 10203 RADCLIFFE PEAK AVE LAS VEGAS NV | 12624516019 |
| FAIRFIELD HUALAPAI L L C | %R SWANSON TAX DEPT #1270 5510 MOREHOUSE DR #200 SAN DIEGO CA | 12624510011 |
| FISHER TERESA & TERESA L | H C R 38 BOX 107 LAS VEGAS NV | 12519103015 |
| FREUND MYRON M | 4112 EXTENSO DR NO LAS VEGAS NV | 12519301017 |

## *Report of All Selected Parcels*

**Case Number:** ZON-25758

**Printed On:** Thu: December 6, 2007

| Owner | Address | Parcel Numbe |
|---|---|---|
| FREUND MYRON M | 4112 EXTENSO DR NO LAS VEGAS NV | 12519301018 |
| FREUND MYRON M | 4112 EXTENSO DR NO LAS VEGAS NV | 12519301020 |
| FREUND MYRON M | 4112 EXTENSO DR NO LAS VEGAS NV | 12519301019 |
| G L K HOLDINGS I L L C | 2816 VISTA DEL SOL LAS VEGAS NV | 12519401008 |
| GLAZE JOHN L TRUST | 9640 DEER SPRINGS WY LAS VEGAS NV | 12519202021 |
| GRAHAM KELLY R & CONSTANCE G | 10100 DRYFORK AVE LAS VEGAS NV | 12519203003 |
| GRAVES JOHN J JR | 601 S SIXTH ST LAS VEGAS NV | 12519102033 |
| GUANLAO CARLITO C & D REV LIV TR | 3442 COMMENDATION DR LAS VEGAS NV | 12519701001 |
| HALVORSON MICHAEL C & DENISE J | 9840 DORRELL LN LAS VEGAS NV | 12519103004 |
| HILFER DONALD M & S D REV LIV TR | 6685 N GRAND CANYON DR LAS VEGAS NV | 12519301021 |
| IZZO JOHN FAMILY TRUST | 2100 SPRINGSTEAD ST LAS VEGAS NV | 12519103010 |
| IZZO JOHN FAMILY TRUST | 2100 SPRINGSTEAD ST LAS VEGAS NV | 12519103011 |
| K R LAND COMPANY L L C | %FOCUS COML GROUP 3455 CLIFF SHADOWS PKWY LAS VEGAS NV | 12519301001 |
| KIRK BRYAN | 6850 GRAND CANYON DR LAS VEGAS NV | 12519202020 |
| KIRK BRYAN | 6850 GRAND CANYON DR LAS VEGAS NV | 12519202022 |
| KIRK BRYAN | 6850 GRAND CANYON DR LAS VEGAS NV | 12519202019 |
| LAMP LIGHT AT DEER SPRINGS L L C | 1755 VILLAGE CENTER CIR #150 LAS VEGAS NV | 12519301008 |
| LAMP LIGHT AT DEER SPRINGS L L C | 1755 VILLAGE CENTER CIR #150 LAS VEGAS NV | 12519301007 |
| LAS VEGAS VALLEY WATER DISTRICT | %P MISKEY 1001 S VALLEY VIEW BLVD LAS VEGAS NV | 12519301014 |
| LEMMON LIVING TRUST | 9645 W HALEY AVE LAS VEGAS NV | 12519202018 |
| LEMMON LIVING TRUST | 9645 HALEY AVE LAS VEGAS NV | 12519202016 |
| LEMMON LIVING TRUST | 9645 HALEY AVE LAS VEGAS NV | 12519202015 |
| LIU REX F | 10225 DEER SPRINGS WY LAS VEGAS NV | 12624701004 |
| M B M FAMILY TRUST | 6970 N JENSEN ST LAS VEGAS NV | 12519203004 |
| MANCHESTER MARY E & SANFORD H IV | 6675 N GRAND CANYON LAS VEGAS NV | 12519301023 |
| MASSI FAMILY SPENDTHRIFT TR ETAL | 5 WOOD CREEK CT LAS VEGAS NV | 12624701011 |
| MASSI FAMILY SPENDTHRIFT TRUST | %A & E MASSI TRS 3202 W CHARLESTON BLVD LAS VEGAS NV | 12519202006 |
| MCCARTHY THORNTON RANDALL | 10225 DEER SPRINGS WY LAS VEGAS NV | 12624701005 |
| NELSON JERRY E & NANCY R | 6923 EDINBOROUGH DR COLORADO SPRINGS CO | 12519301010 |
| NOBIS FAMILY TRUST ETAL | 5 WOOD CREEK CT LAS VEGAS NV | 12624701012 |
| NORTHWEST INVESTMENTS L L C | 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV | 12519301002 |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12624611011 |

## *Report of All Selected Parcels*

**Case Number:** ZON-25758

**Printed On:** Thu: December 6, 2007

| Owner | Address | Parcel Numbe |
|---|---|---|
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12624612007 |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12624612089 |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12624612006 |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12624612005 |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12624612004 |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12624612002 |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12624611009 |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12624612001 |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12624612090 |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12624611005 |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12624612003 |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519615008 |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519615034 |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519615011 |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519615009 |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519615007 |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519615006 |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519615005 |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519615033 |
| PARDEE HOMES NEVADA | 10880 WILSHIRE BLVD #1900 LOS ANGELES CA | 12519615010 |
| PICERNE PROVIDENCE L L C | %MERITAX PPTY TAX CONSULTANTS 9201 N 25TH AVE #140 PHOENIX AZ | 12624610004 |
| PINNACLE NEVADA CORP | %F WYATT 8080 W SAHARA AVE #D LAS VEGAS NV | 12519202012 |
| PINNACLE NEVADA CORP | 8080 W SAHARA AVE #D LAS VEGAS NV | 12519202002 |
| PINNACLE NEVADA CORP | 8080 W SAHARA AVE #D LAS VEGAS NV | 12519202004 |
| PINNACLE NEVADA CORP | %F WYATT 8080 W SAHARA AVE #D LAS VEGAS NV | 12519202011 |
| PINNACLE NEVADA CORP | 8080 W SAHARA #D LAS VEGAS NV | 12519202010 |
| PINNACLE NEVADA CORP | 8080 W SAHARA AVE #D LAS VEGAS NV | 12519202009 |
| PINNACLE NEVADA CORP | 8080 W SAHARA AVE #D LAS VEGAS NV | 12519202003 |
| PINNACLE-NEVADA CORP | 8080 W SAHARA AVE #D LAS VEGAS NV | 12519202001 |
| PLATT CRAIG | 7025 EULA ST LAS VEGAS NV | 12519101005 |
| SOLVIE JOHN J & BRIGITTE M | 7030 N CONQUISTADOR ST LAS VEGAS NV | 12519102034 |
| SOUTHWEST DESERT EQUITIES L L C | 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV | 12519401006 |

## *Report of All Selected Parcels*

**Case Number:** ZON-25758 **Printed On:** Thu: December 6, 2007

| Owner | Address | Parcel Numbe |
|---|---|---|
| SOUTHWEST DESERT EQUITIES L L C | %FOCUS COML GROUP 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV | 12519401009 |
| SOUTHWEST DESERT EQUITIES L L C | %FOCUS COML GROUP 3320 N BUFFALO DR #204 LAS VEGAS NV | 12519401002 |
| SOUTHWEST DESERT EQUITIES L L C | 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV | 12519401011 |
| SOUTHWEST DESERT EQUITIES L L C | 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV | 12519401005 |
| SOUTHWEST DESERT EQUITIES L L C | %K HERMANSON 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV | 12519401010 |
| SOUTHWEST DESERT EQUITIES L L C | %J RITTER 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV | 12519301005 |
| SOUTHWEST DESERT EQUITIES L L C | 3455 CLIFF SHADOW PKWY #220 LAS VEGAS NV | 12519101003 |
| SOUTHWEST DESERT EQUITIES L L C | 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV | 12519301004 |
| USA | WASHINGTON DC | 12519301012 |
| USA | WASHINGTON DC | 12519701011 |
| USA | WASHINGTON DC | 12519401003 |
| USA | WASHINGTON DC | 12624701014 |
| USA | WASHINGTON DC | 12519401007 |
| USA | WASHINGTON DC | 12519301006 |
| USA | WASHINGTON DC | 12624801006 |
| W F INVESTORS L L C | 3455 CLIFF SHADOW PKWY #220 LAS VEGAS NV | 12519201002 |
| W F INVESTORS L L C | 3455 CLIFF SHADOW PKWY #220 LAS VEGAS NV | 12519201004 |
| WILEY ROBERT T & SAUSIPARN | 2132 SIERRA HEIGHTS DR LAS VEGAS NV | 12519202008 |
| WONG MORTON M F & E REV 1997 TR | 2281 RIVIERA ST RENO NV | 12519202007 |
| WOODSIDE SOMERSET L L C | %S URE 5888 W SUNSET RD #200 LAS VEGAS NV | 12624516018 |
| WOODSIDE SOMERSET L L C | %S URE 5888 W SUNSET RD #200 LAS VEGAS NV | 12624516020 |
| YADEGAR FARIBORZ & J REV LIV TR | 6055 W BROOKS AVE LAS VEGAS NV | 12519203002 |

# SOFI




# Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-003

Name of Property Owner: DESERT HILLS PROPERTIES, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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: _____ MHF

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-001

Name of Property Owner: K R LAND COMPANY, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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: _____ MHF CJC

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 20 07

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-002

Name of Property Owner: NORTHWEST INVESTMENTS, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-003

Name of Property Owner: DESERT HILLS PROPERTIES, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-004; 005

Name of Property Owner: SOUTHWEST DESERT EQUITIES, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-013

Name of Property Owner: BRAIN SURGERY

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-001

Name of Property Owner: K R LAND COMPANY, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 20 07

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-002

Name of Property Owner: NORTHWEST INVESTMENTS, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-003

Name of Property Owner: DESERT HILLS PROPERTIES, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-004; 005

Name of Property Owner: SOUTHWEST DESERT EQUITIES, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-013

Name of Property Owner: BRAIN SURGERY

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-7999-1
My Appt. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-001

Name of Property Owner: K R LAND COMPANY, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appl. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-002

Name of Property Owner: NORTHWEST INVESTMENTS, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appl. No. 03-79991-1
My Appl. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-003

Name of Property Owner: DESERT HILLS PROPERTIES, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-004; 005

Name of Property Owner: SOUTHWEST DESERT EQUITIES, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-013

Name of Property Owner: BRAIN SURGERY

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-7999-1
My Appl. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.pdf

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-001

Name of Property Owner: K R LAND COMPANY, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 20 07

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appl. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-002

Name of Property Owner: NORTHWEST INVESTMENTS, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-003

Name of Property Owner: DESERT HILLS PROPERTIES, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-004; 005

Name of Property Owner: SOUTHWEST DESERT EQUITIES, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-013

Name of Property Owner: BRAIN SURGERY

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-7999-1
My Appt. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-002

Name of Property Owner: NORTHWEST INVESTMENTS, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

MHF

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-013

Name of Property Owner: BRAIN SURGERY

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

MHF

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-004; 005

Name of Property Owner: SOUTHWEST DESERT EQUITIES, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-25758 APN: 125-19-301-001

Name of Property Owner: K R LAND COMPANY, LLC

Name of Applicant: SOUTHWEST DESERT EQUITIES, LLC

Name of Representative: DARRIN BADGER

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: _____ MHF CJC

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 20 07

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

RECEIVED
NOV 27 2007

# Application




# Separator Sheet

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** ZONE CHANGE

**Project Address (Location)** SEC OF HUALAPAI AND DEERSPRINGS

**Project Name** PROVIDENCE SQUARE **Proposed Use** PLANNED DEVELOPMENT

**Assessor's Parcel #(s)** 125-19-301-001 **Ward #** 6

**General Plan:** existing PCD proposed ____ **Zoning:** existing U(PCD) proposed PD

**Commercial Square Footage** N/A **Floor Area Ratio** N/A

**Gross Acres** 5.43 **Lots/Units** N/A **Density** N/A

**Additional Information**

**PROPERTY OWNER** K R LAND COMPANY, LLC **Contact** DARRIN BADGER

**Address** 3455 CLIFF SHADOWS PKWY, #220 **Phone:** 242-4949 **Fax:** 242-0414

**City** LAS VEGAS **State** NV **Zip** 89129

**APPLICANT** SOUTHWEST DESERT EQUITIES, LLC **Contact** DARRIN BADGER

**Address** 3455 CLIFF SHADOWS PKWY, #220 **Phone:** 242-4949 **Fax:** 242-0414

**City** LAS VEGAS **State** NV **Zip** 89129

**REPRESENTATIVE** QUADRANT PLANNING **Contact** CHRIS DINGELL

**Address** 3455 CLIFF SHADOWS PKWY, #220 **Phone:** 216-2096 **Fax:** 242-0414

**City** LAS VEGAS **State** NV **Zip** 89129

**Property Owner Signature*** _____

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

**Print Name** John A. Ritter

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

MHF

CJC

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | ZON-25758 |
| Meeting Date: | 1/10/08 |
| Total Fee: | $1,000 |
| Date Received:* | 11/27/08 |
| Received By: | Ben S. |

*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

RECEIVED
NOV 27 2007

Revised 04/26/05

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** ZONE CHANGE

**Project Address (Location)** SEC OF HUALAPAI WAY AND DEER SPRINGS WAY

**Project Name** PROVIDENCE SQUARE **Proposed Use** PLANNED DEVELOPMENT

**Assessor's Parcel #(s)** 125-19-301-004; 005 **Ward #** 6

**General Plan:** existing PCD proposed _____ **Zoning:** existing U(PCD) proposed PD

**Commercial Square Footage** N/A **Floor Area Ratio** N/A

**Gross Acres** 5.04 **Lots/Units** N/A **Density** N/A

**Additional Information**

**PROPERTY OWNER** SOUTHWEST DESERT EQUITIES, LLC **Contact** DARRIN BADGER

**Address** 3455 CLIFF SHADOWS PKWY, #220 **Phone:** 242-4949 **Fax:** 242-0414

**City** LAS VEGAS **State** NV **Zip** 89129

**APPLICANT** SOUTHWEST DESERT EQUITIES, LLC **Contact** DARRIN BADGER

**Address** 3455 CLIFF SHADOWS PKWY, #220 **Phone:** 242-4949 **Fax:** 242-0414

**City** LAS VEGAS **State** NV **Zip** 89129

**REPRESENTATIVE** QUADRANT PLANNING **Contact** CHRIS DINGELL

**Address** 3455 CLIFF SHADOWS PKWY, #220 **Phone:** 216-2096 **Fax:** 242-0414

**City** LAS VEGAS **State** NV **Zip** 89129

**Property Owner Signature*** _____

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

**Print Name** JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

MHF CJC

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | ZON-25758 |
| **Meeting Date:** | 1/10/08 |
| **Total Fee:** | $1,000 |
| **Date Received:*** | 11/27/08 |
| **Received By:** | Bc. S. |

*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

RECEIVED
NOV 27 2007

Revised 04/26/05

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** ZONE CHANGE

**Project Address (Location)** SEC OF HUALAPAI WAY AND DEER SPRINGS WAY

**Project Name** PROVIDENCE SQUARE **Proposed Use** PLANNED DEVELOPMENT

**Assessor's Parcel #(s)** 125-19-301-013 **Ward #** 6

**General Plan:** existing PCD proposed _____ **Zoning:** existing U(PCD) proposed _____

**Commercial Square Footage** N/A **Floor Area Ratio** N/A

**Gross Acres** 2.93 **Lots/Units** N/A **Density** N/A

**Additional Information**

**PROPERTY OWNER** BRAIN SURGERY, LLC **Contact** DARRIN BADGER

**Address** 3455 CLIFF SHADOWS PKWY, #220 **Phone:** 242-4949 **Fax:** 242-0414

**City** LAS VEGAS **State** NV **Zip** 89129

**APPLICANT** SOUTHWEST DESERT EQUITIES, LLC **Contact** DARRIN BADGER

**Address** 3455 CLIFF SHADOWS PKWY, #220 **Phone:** 242-4949 **Fax:** 242-0414

**City** LAS VEGAS **State** NV **Zip** 89129

**REPRESENTATIVE** QUADRANT PLANNING **Contact** CHRIS DINGELL

**Address** 3455 CLIFF SHADOWS PKWY, #220 **Phone:** 216-2096 **Fax:** 242-0414

**City** LAS VEGAS **State** NV **Zip** 89129

**Property Owner Signature*** _____

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

**Print Name** JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

MHF CJC

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | ZON-25758 |
| Meeting Date: | 1/10/08 |
| Total Fee: | $1,000 |
| Date Received:* | 11/27/08 |
| Received By: | Bcn S. |

*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

RECEIVED
NOV 27 2007

Revised 04/26/05

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** ZONE CHANGE

**Project Address (Location)** SEC OF HUALAPAI WAY AND DEER SPRINGS WAY

**Project Name** N/A **Proposed Use** PLANNED DEVELOPMENT

**Assessor's Parcel #(s)** 125-19-301-002 **Ward #** 6

**General Plan:** existing PCD proposed ____ **Zoning:** existing U(PCD) proposed PD

**Commercial Square Footage** N/A **Floor Area Ratio** N/A

**Gross Acres** 5.09 **Lots/Units** N/A **Density** N/A

**Additional Information**

**PROPERTY OWNER** NORTHWEST INVESTMENTS, LLC **Contact** DARRIN BADGER

**Address** 3455 CLIFF SHADOWS PKWY, #220 **Phone:** 242-4949 **Fax:** 242-0414

**City** LAS VEGAS **State** NV **Zip** 89129

**APPLICANT** SOUTHWEST DESERT EQUITIES, LLC **Contact** DARRIN BADGER

**Address** 3455 CLIFF SHADOWS PKWY, #220 **Phone:** 242-4949 **Fax:** 242-0414

**City** LAS VEGAS **State** NV **Zip** 89129

**REPRESENTATIVE** QUADRANT PLANNING **Contact** CHRIS DINGELL

**Address** 3455 CLIFF SHADOWS PKWY, #220 **Phone:** 216-2096 **Fax:** 242-0414

**City** LAS VEGAS **State** NV **Zip** 89129

**Property Owner Signature*** _____

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

**Print Name** JONH A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007 MHF CJC

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | ZON-25758 |
| Meeting Date: | 1/10/08 |
| Total Fee: | $1,000 |
| Date Received:* | 11/27/08 |
| Received By: | B.S. |

*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

RECEIVED
NOV 27 2007

Revised 04/26/05

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** ZONE CHANGE

**Project Address (Location)** SEC OF HUALAPAI WAY AND DEER SPRINGS WAY

**Project Name** N/A **Proposed Use** PLANNED DEVELOPMENT

**Assessor's Parcel #(s)** 125-19-301-003 **Ward #** 6

**General Plan:** existing PCD proposed _____ **Zoning:** existing U(PCD) proposed _____

**Commercial Square Footage** N/A **Floor Area Ratio** N/A

**Gross Acres** 5.09 **Lots/Units** N/A **Density** N/A

**Additional Information**

| | | | |
|---|---|---|---|
| **PROPERTY OWNER** | DESERT HILLS PROPERTIES, LLC | **Contact** | DARRIN BADGER |
| **Address** | 3455 CLIFF SHADOWS PKWY, #220 | **Phone:** 242-4949 | **Fax:** 242-0414 |
| **City** | LAS VEGAS | **State** NV | **Zip** 89129 |

| | | | |
|---|---|---|---|
| **APPLICANT** | SW DESERT EQUITIES, LLC | **Contact** | DARRIN BADGER |
| **Address** | 3455 CLIFF SHADOWS PKWY, #220 | **Phone:** 242-4949 | **Fax:** 242-0414 |
| **City** | LAS VEGAS | **State** NV | **Zip** 89129 |

| | | | |
|---|---|---|---|
| **REPRESENTATIVE** | QUADRANT PLANNING | **Contact** | CHRIS DINGELL |
| **Address** | 3455 CLIFF SHADOWS PKWY, #220 | **Phone:** 216-2096 | **Fax:** 242-0414 |
| **City** | LAS VEGAS | **State** NV | **Zip** 89129 |

**Property Owner Signature*** _____

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

**Print Name** JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007 MHF CJC

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2011

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| **Case #** | ZON-25758 |
| **Meeting Date:** | 1/10/08 |
| **Total Fee:** | $1,000 |
| **Date Received:*** | 11/27/08 |
| **Received By:** | Bcs |

*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

RECEIVED
NOV 27 2007

Revised 04/26/05

# Pinnacle Nevada Corp.

City of Las Vegas
400 E. Stewart Avenue
Las Vegas, NV 89101

ATT: Councilman Steven Ross
RE: ZON-25758, SDR-25760

Dear Councilman Ross:

The above application is requesting approval for a shopping center on about 23 acres located at the SE corner of Hualapai and Deer Springs. We currently own 35 acres (In the Clark County RNP) across Deer Springs to the north, and about 1300' of our property fronts Deer Springs.
After we became aware of the development plans for this site, we made application for a non-conforming zone change with Clark County and have been working with the neighborhood residents as it relates to our plan. Our application as submitted has an overall net density of under 3.5 units per acre, a density that the neighbors would prefer we reduce.
We would appreciate your review of our current site plan as it relates to development of the subject property. Although our plan is not approved it can hopefully assist the City Council and staff in visualizing some of the concerns the proposed project presents to the land owners on the north side of Deer Springs. As you will notice, we act as a buffer between the subject site and the RNP residents to the east and north.
Briefly, our concerns are as follows:

1. **Original designated use**: This site I believe was originally master-planned for about 3.5 units per acre, which provided a buffer between the freeway interchange and the property along Deer Springs. As a builder, we can understand the difficulty in building at 3.5 units per acre on this site given the proximity of the beltway, the off-ramp, and the existing apartments on the west side of Hualapai.
2. **Proposed project-impact on existing property:** The project that is now proposed is a substantial increase in terms of the intensity of traffic and its visual impact in this neighborhood from the original land use designation. This creates a major impact on the owners of the land on the north side of Deer Springs given the RNP designation on most of this property.
3. **Proposed traffic flow:** It is rare to see large commercial project fronting an 80' right of way such as Deer Springs. Our property will be impacted by the number and location of access points onto Deer Springs. We would prefer to see fewer access points onto Deer Springs and to try and locate them as far west as possible.
4. **Our traffic flow:** In reaction to our discussions with neighbors and to minimize our impact on them, we have a single entry designed on Deer Springs. Our project becomes less feasible to service off of Deer Springs unless the proposed project can shift access further west, away from our site. It is not an engineering issue, but one of marketing and desirability for our buyers and future homeowners.

RECEIVED
JAN 09 2008

8080 W. Sahara Avenue, Suite D • Las Vegas, Nevada 89117
Phone 702.228.0720 • Fax 702.951.6555

5. **Landscaping and buffering**: Please consider maximizing setbacks along Deer Springs to the extent possible and requiring berming and heavy landscape to reduce the visual impact of commercial buildings and parking areas from our side of the street.

In closing, it is our hope that any final action for this property would take into consideration the residential development that will occur on the north side of Deer Springs. In addition, we would appreciate the inclusion of conditions that require the applicant to address the above concerns to the extent possible.
Thank you for your consideration.

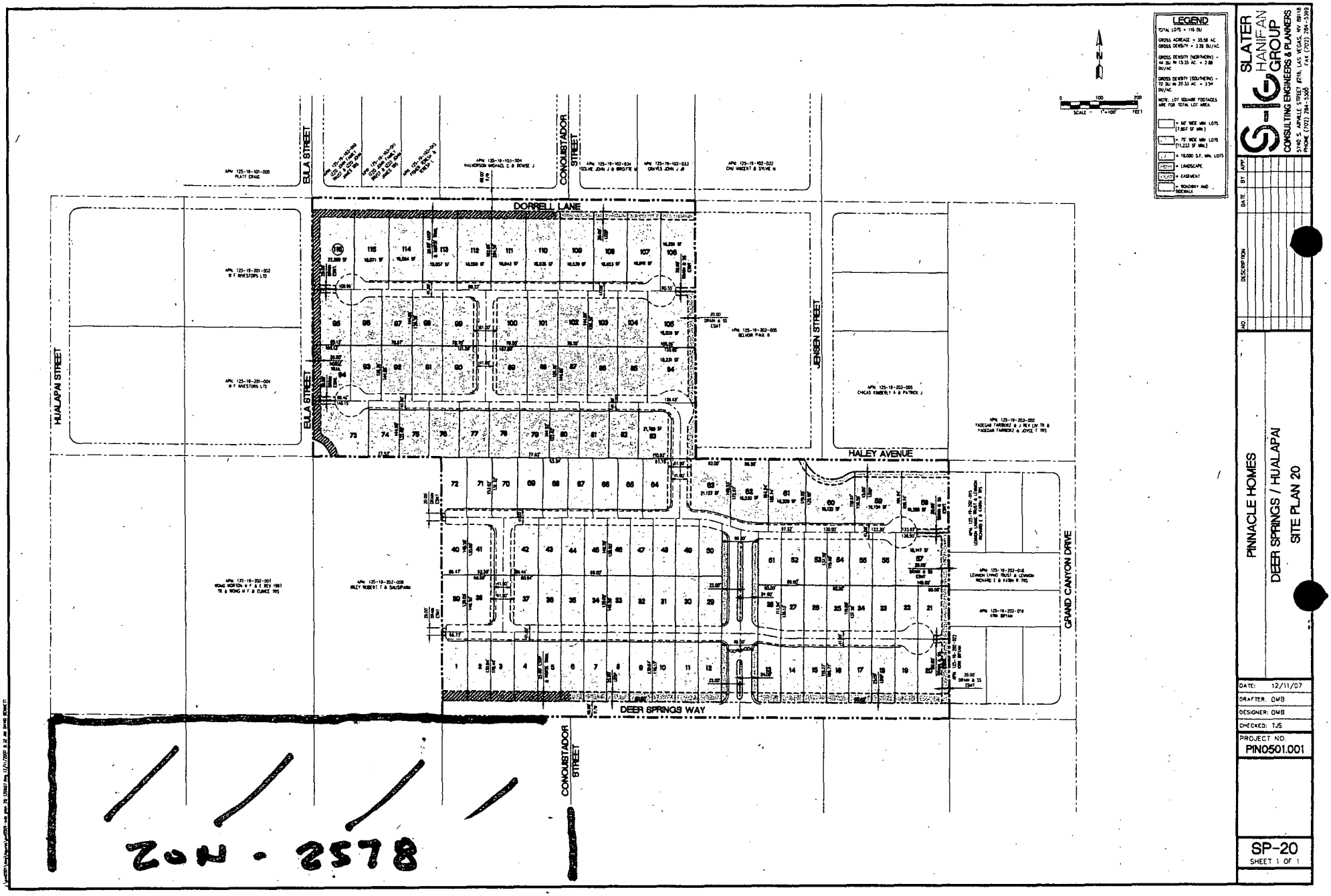
Sincerely,

Frank E. Wyatt
President

CC: Councilman Brown
Commissioner Chip Maxfield

Submitted after final agenda
Date 1/10/08 PC 28, Item 29

RECEIVED
JAN 09 2008




ZON - 2578

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #116, LAS VEGAS, NV 89118
PHONE (702) 384-3300 FAX (702) 384-3393

| NO. | DESCRIPTION | DATE | BY | APP. |
|---|---|---|---|---|

PINNACLE HOMES
DEER SPRINGS / HUALAPAI
SITE PLAN 20

DATE: 12/11/07
DRAFTER: DMB
DESIGNER: DMB
CHECKED: TJS
PROJECT NO.
PIN0501.001

SP-20
SHEET 1 OF 1

# Pinnacle Nevada Corp.

City of Las Vegas
400 E. Stewart Avenue
Las Vegas, NV 89101

ATT: Councilman Steven Ross
RE: ZON-25758, SDR-25760

Dear Councilman Ross:

The above application is requesting approval for a shopping center on about 23 acres located at the SE corner of Hualapai and Deer Springs. We currently own 35 acres (In the Clark County RNP) across Deer Springs to the north, and about 1300' of our property fronts Deer Springs.
After we became aware of the development plans for this site, we made application for a non-conforming zone change with Clark County and have been working with the neighborhood residents as it relates to our plan. Our application as submitted has an overall net density of under 3.5 units per acre, a density that the neighbors would prefer we reduce.
We would appreciate your review of our current site plan as it relates to development of the subject property. Although our plan is not approved it can hopefully assist the City Council and staff in visualizing some of the concerns the proposed project presents to the land owners on the north side of Deer Springs. As you will notice, we act as a buffer between the subject site and the RNP residents to the east and north.
Briefly, our concerns are as follows:

1. **Original designated use**: This site I believe was originally master-planned for about 3.5 units per acre, which provided a buffer between the freeway interchange and the property along Deer Springs. As a builder, we can understand the difficulty in building at 3.5 units per acre on this site given the proximity of the beltway, the off-ramp, and the existing apartments on the west side of Hualapai.
2. **Proposed project-impact on existing property:** The project that is now proposed is a substantial increase in terms of the intensity of traffic and its visual impact in this neighborhood from the original land use designation. This creates a major impact on the owners of the land on the north side of Deer Springs given the RNP designation on most of this property.
3. **Proposed traffic flow:** It is rare to see large commercial project fronting an 80' right of way such as Deer Springs. Our property will be impacted by the number and location of access points onto Deer Springs. We would prefer to see fewer access points onto Deer Springs and to try and locate them as far west as possible.
4. **Our traffic flow:** In reaction to our discussions with neighbors and to minimize our impact on them, we have a single entry designed on Deer Springs. Our project becomes less feasible to service off of Deer Springs unless the proposed project can shift access further west, away from our site. It is not an engineering issue, but one of marketing and desirability for our buyers and future homeowners.

RECEIVED
JAN 09 2008

8080 W. Sahara Avenue, Suite D • Las Vegas, Nevada 89117
Phone 702.228.0720 • Fax 702.951.6555

5. **Landscaping and buffering**: Please consider maximizing setbacks along Deer Springs to the extent possible and requiring berming and heavy landscape to reduce the visual impact of commercial buildings and parking areas from our side of the street.

In closing, it is our hope that any final action for this property would take into consideration the residential development that will occur on the north side of Deer Springs. In addition, we would appreciate the inclusion of conditions that require the applicant to address the above concerns to the extent possible.
Thank you for your consideration.

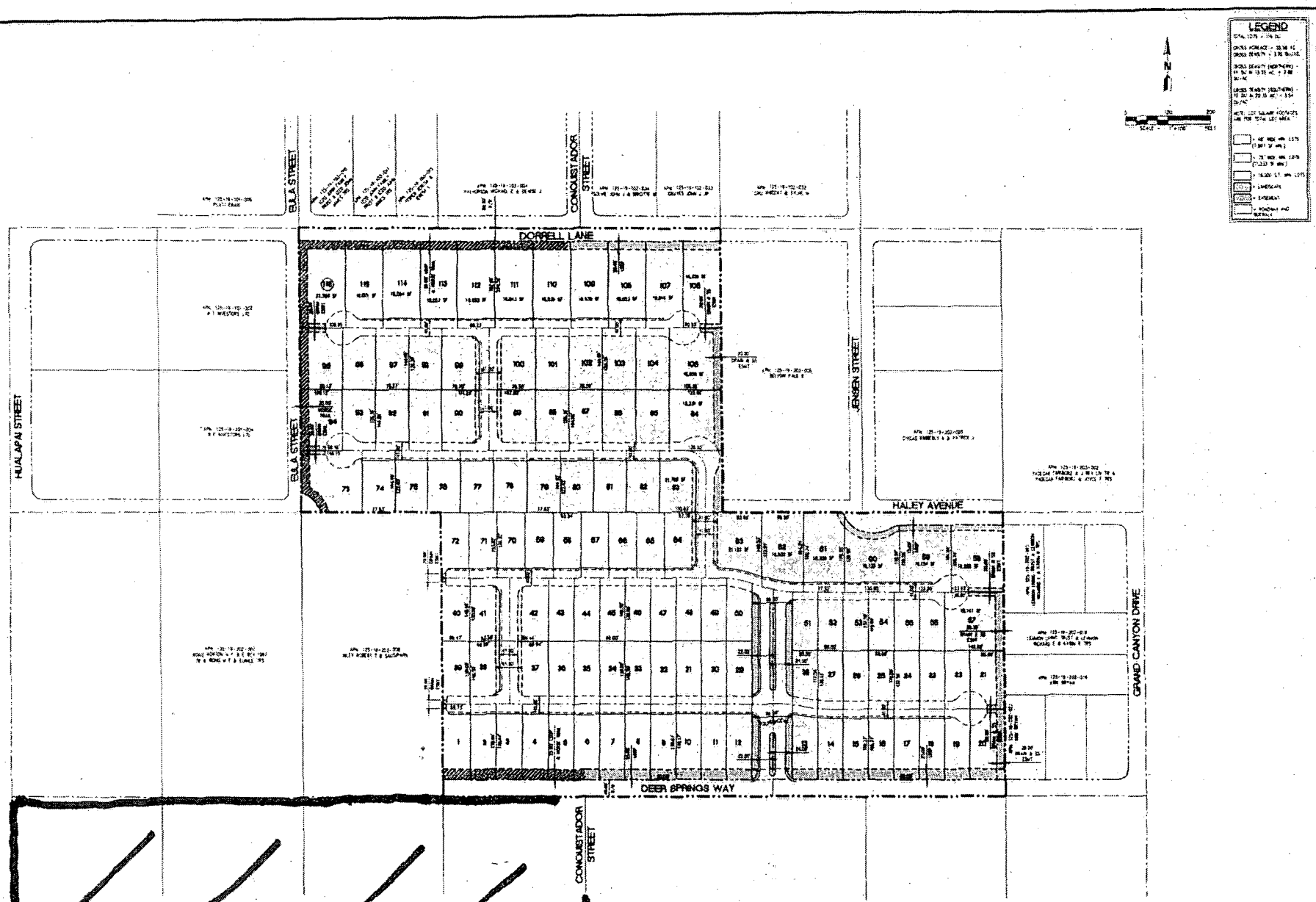
Sincerely,

Frank E. Wyatt
President

CC: Councilman Brown
Commissioner Chip Maxfield

Submitted after final agenda
Date 1/10/08 PC Item 28, 29

RECEIVED
JAN 09 2008


LEGEND
DORRELL LANE
HUALAPAI STREET
E & A STREET
CONQUISTADOR STREET
JENSEN STREET
HALEY AVENUE
GRAND CANYON DRIVE
DEER SPRINGS WAY
CONQUISTADOR STREET
N
SLATER GROUP
CONSULTING ENGINEERS & PLANNERS
PINNACLE HOMES
DEER SPRINGS / HUALAPAI
SITE PLAN 20
DATE: 12/11/07
DRAFTER: DWB
DESIGNER: DWB
CHECKED: TJS
PROJECT NO.: PIN0501.001
SP-20
SHEET 1 OF 1

ZON - 2578

# Justification Letter




# Separator Sheet

KUMMER KAEMPFER

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

SUMMERLIN OFFICE

ELIZABETH M. SOROKAC
esorokac@kkbrf.com
702.693.4274

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.693.4260
Fax: 702.939.8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

November 15, 2007

*Via Hand Delivery*

Ms. Margo Wheeler, AICP
Director
City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, Nevada 89101

***Re: Justification Letter for Providence Square***
***APNs-125-19-301-001, 002, 003, 004, 005 and 013 ("Property")***
***Zone Change to Planned Development ("Application")***

Dear Ms. Wheeler:

This office represents the applicant on the Application. A change to the City of Las Vegas General Plan for this Property from Desert Rural Density Residential and Rural Neighborhood Preservation to Planned Community Development was approved by the Las Vegas City Council on June 6, 2007. This Application requests a zone change from Undeveloped Rural U(PCD) to Planned Development (PD).

The Property is 23.62 gross acres located on the northeast corner of the 215 Beltway and Hualapai Way. The master development plan and development standards required by LVMC 19.06.050(C) are set forth in the Providence Square Design Guidelines and Development Standards ("Providence Square Standards") submitted as part of this Application. The Providence Square Standards address all of the elements set forth in LVMC 19.06.050(B) and sets forth the permitted uses within the plan area.

The rezoning of the Property to PD is appropriate because it accomplishes each of the following goals:

1. This use of the Property is orderly and harmonious with the surrounding uses because the Property is bordered by the following:

   a. North-Right-of-Way
   b. South-Right-of-Way, BLM land and an approved cell tower site;
   c. East-BLM land

RECEIVED
NOV 27 2007

**ZON-25758**
**SDR-25760**
**01/10/08 PC**

LAW FIRMS WORLDWIDE MERITAS

d. West-Right-of-Way

2. Providence Square will provide a variety of commercial development that is necessary to serve the existing residents in the area, including travelers along the Beltway and new residents of the Providence community and other communities being constructed in the area.

3. Providence Square will be developed under uniform standards that will meet or exceed the other commercial development planned in the immediate area and the standards take into account the unique location of this parcel along the 215 Beltway and Hualapai.

4. Because of Providence Square's location at the intersection of the 215 Beltway and Hualapai Way, the development of Providence Square as a commercial development is appropriate in this location.

The Providence Square Standards meet all requirements of LVMC 19.06.050, including the intent of the PD District as outlined above. The Providence Square Standards provide land use restrictions, permitted and prohibited uses and guidelines for the development of the Property, including, but not limited to, development standards, building standards, lighting, landscaping, architectural style and signage. In addition to the Providence Square Standards, Conditions, Covenants and Restrictions will be developed for the Property.

The applicant respectfully requests your approval of the rezoning of the Property to PD and the approval of the Providence Square Standards. Please contact me at (702) 693-4274 if you have any questions regarding this matter.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Elizabeth Sorokac

Elizabeth M. Sorokac

EMS/anc

RECEIVED
NOV 27 2007

ZON-25758
SDR-25760
01/10/08 PC

KUMMER KAEMPFER

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

SUMMERLIN OFFICE

ELIZABETH M. SOROKAC
esorokac@kkbrf.com
702.693.4274

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.693.4260
Fax: 702.939.8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

November 15, 2007

*Via Hand Delivery*

Ms. Margo Wheeler, AICP
Director
City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, Nevada 89101

***Re: Justification Letter for Providence Square***
***APNs-125-19-301-001, 002, 003, 004, 005 and 013 ("Property")***
***Zone Change to Planned Development ("Application")***

Dear Ms. Wheeler:

This office represents the applicant on the Application. A change to the City of Las Vegas General Plan for this Property from Desert Rural Density Residential and Rural Neighborhood Preservation to Planned Community Development was approved by the Las Vegas City Council on June 6, 2007. This Application requests a zone change from Undeveloped Rural U(PCD) to Planned Development (PD).

The Property is 23.62 gross acres located on the northeast corner of the 215 Beltway and Hualapai Way. The master development plan and development standards required by LVMC 19.06.050(C) are set forth in the Providence Square Design Guidelines and Development Standards ("Providence Square Standards") submitted as part of this Application. The Providence Square Standards address all of the elements set forth in LVMC 19.06.050(B) and sets forth the permitted uses within the plan area.

The rezoning of the Property to PD is appropriate because it accomplishes each of the following goals:

1. This use of the Property is orderly and harmonious with the surrounding uses because the Property is bordered by the following:

   a. North-Right-of-Way
   b. South-Right-of-Way, BLM land and an approved cell tower site;
   c. East-BLM land

RECEIVED
NOV 27 2007

**ZON-25758**
**SDR-25760**
**01/10/08 PC**

d. West-Right-of-Way

2. Providence Square will provide a variety of commercial development that is necessary to serve the existing residents in the area, including travelers along the Beltway and new residents of the Providence community and other communities being constructed in the area.

3. Providence Square will be developed under uniform standards that will meet or exceed the other commercial development planned in the immediate area and the standards take into account the unique location of this parcel along the 215 Beltway and Hualapai.

4. Because of Providence Square's location at the intersection of the 215 Beltway and Hualapai Way, the development of Providence Square as a commercial development is appropriate in this location.

The Providence Square Standards meet all requirements of LVMC 19.06.050, including the intent of the PD District as outlined above. The Providence Square Standards provide land use restrictions, permitted and prohibited uses and guidelines for the development of the Property, including, but not limited to, development standards, building standards, lighting, landscaping, architectural style and signage. In addition to the Providence Square Standards, Conditions, Covenants and Restrictions will be developed for the Property.

The applicant respectfully requests your approval of the rezoning of the Property to PD and the approval of the Providence Square Standards. Please contact me at (702) 693-4274 if you have any questions regarding this matter.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Elizabeth Sorokac

Elizabeth M. Sorokac

EMS/anc

RECEIVED
NOV 27 2007

**ZON-25758**
**SDR-25760**
**01/10/08 PC**

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

SUMMERLIN OFFICE

ELIZABETH M. SOROKAC
esorokac@kkbrf.com
702.693.4274

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.693.4260
Fax: 702.939.8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

November 15, 2007

*Via Hand Delivery*

Ms. Margo Wheeler, AICP
Director
City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, Nevada 89101

***Re: Justification Letter for Providence Square***
***APNs-125-19-301-001, 002, 003, 004, 005 and 013 ("Property")***
***Zone Change to Planned Development ("Application")***

Dear Ms. Wheeler:

This office represents the applicant on the Application. A change to the City of Las Vegas General Plan for this Property from Desert Rural Density Residential and Rural Neighborhood Preservation to Planned Community Development was approved by the Las Vegas City Council on June 6, 2007. This Application requests a zone change from Undeveloped Rural U(PCD) to Planned Development (PD).

The Property is 23.62 gross acres located on the northeast corner of the 215 Beltway and Hualapai Way. The master development plan and development standards required by LVMC 19.06.050(C) are set forth in the Providence Square Design Guidelines and Development Standards ("Providence Square Standards") submitted as part of this Application. The Providence Square Standards address all of the elements set forth in LVMC 19.06.050(B) and sets forth the permitted uses within the plan area.

The rezoning of the Property to PD is appropriate because it accomplishes each of the following goals:

1. This use of the Property is orderly and harmonious with the surrounding uses because the Property is bordered by the following:

   a. North-Right-of-Way
   b. South-Right-of-Way, BLM land and an approved cell tower site;
   c. East-BLM land

RECEIVED
NOV 27 2007

**ZON-25758**
**SDR-25760**
**01/10/08 PC**

d. West-Right-of-Way

2. Providence Square will provide a variety of commercial development that is necessary to serve the existing residents in the area, including travelers along the Beltway and new residents of the Providence community and other communities being constructed in the area.

3. Providence Square will be developed under uniform standards that will meet or exceed the other commercial development planned in the immediate area and the standards take into account the unique location of this parcel along the 215 Beltway and Hualapai.

4. Because of Providence Square's location at the intersection of the 215 Beltway and Hualapai Way, the development of Providence Square as a commercial development is appropriate in this location.

The Providence Square Standards meet all requirements of LVMC 19.06.050, including the intent of the PD District as outlined above. The Providence Square Standards provide land use restrictions, permitted and prohibited uses and guidelines for the development of the Property, including, but not limited to, development standards, building standards, lighting, landscaping, architectural style and signage. In addition to the Providence Square Standards, Conditions, Covenants and Restrictions will be developed for the Property.

The applicant respectfully requests your approval of the rezoning of the Property to PD and the approval of the Providence Square Standards. Please contact me at (702) 693-4274 if you have any questions regarding this matter.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Elizabeth Sorokac

Elizabeth M. Sorokac

EMS/anc

RECEIVED
NOV 27 2007

**ZON-25758**
**SDR-25760**
**01/10/08 PC**

# Pinnacle Nevada Corp.

City of Las Vegas
400 E. Stewart Avenue
Las Vegas, NV 89101

ATT: Councilman Steven Ross
RE: ZON-25758, SDR-25760

Dear Councilman Ross:

The above application is requesting approval for a shopping center on about 23 acres located at the SE corner of Hualapai and Deer Springs. We currently own 35 acres (In the Clark County RNP) across Deer Springs to the north, and about 1300' of our property fronts Deer Springs.
After we became aware of the development plans for this site, we made application for a non-conforming zone change with Clark County and have been working with the neighborhood residents as it relates to our plan. Our application as submitted has an overall net density of under 3.5 units per acre, a density that the neighbors would prefer we reduce.
We would appreciate your review of our current site plan as it relates to development of the subject property. Although our plan is not approved it can hopefully assist the City Council and staff in visualizing some of the concerns the proposed project presents to the land owners on the north side of Deer Springs. As you will notice, we act as a buffer between the subject site and the RNP residents to the east and north.
Briefly, our concerns are as follows:

1. **Original designated use**: This site I believe was originally master-planned for about 3.5 units per acre, which provided a buffer between the freeway interchange and the property along Deer Springs. As a builder, we can understand the difficulty in building at 3.5 units per acre on this site given the proximity of the beltway, the off-ramp, and the existing apartments on the west side of Hualapai.
2. **Proposed project-impact on existing property:** The project that is now proposed is a substantial increase in terms of the intensity of traffic and its visual impact in this neighborhood from the original land use designation. This creates a major impact on the owners of the land on the north side of Deer Springs given the RNP designation on most of this property.
3. **Proposed traffic flow:** It is rare to see large commercial project fronting an 80' right of way such as Deer Springs. Our property will be impacted by the number and location of access points onto Deer Springs. We would prefer to see fewer access points onto Deer Springs and to try and locate them as far west as possible.
4. **Our traffic flow:** In reaction to our discussions with neighbors and to minimize our impact on them, we have a single entry designed on Deer Springs. Our project becomes less feasible to service off of Deer Springs unless the proposed project can shift access further west, away from our site. It is not an engineering issue, but one of marketing and desirability for our buyers and future homeowners.

RECEIVED
JAN 09 2008

8080 W. Sahara Avenue, Suite D • Las Vegas, Nevada 89117
Phone 702.228.0720 • Fax 702.951.6555

5. **Landscaping and buffering**: Please consider maximizing setbacks along Deer Springs to the extent possible and requiring berming and heavy landscape to reduce the visual impact of commercial buildings and parking areas from our side of the street.

In closing, it is our hope that any final action for this property would take into consideration the residential development that will occur on the north side of Deer Springs. In addition, we would appreciate the inclusion of conditions that require the applicant to address the above concerns to the extent possible.
Thank you for your consideration.

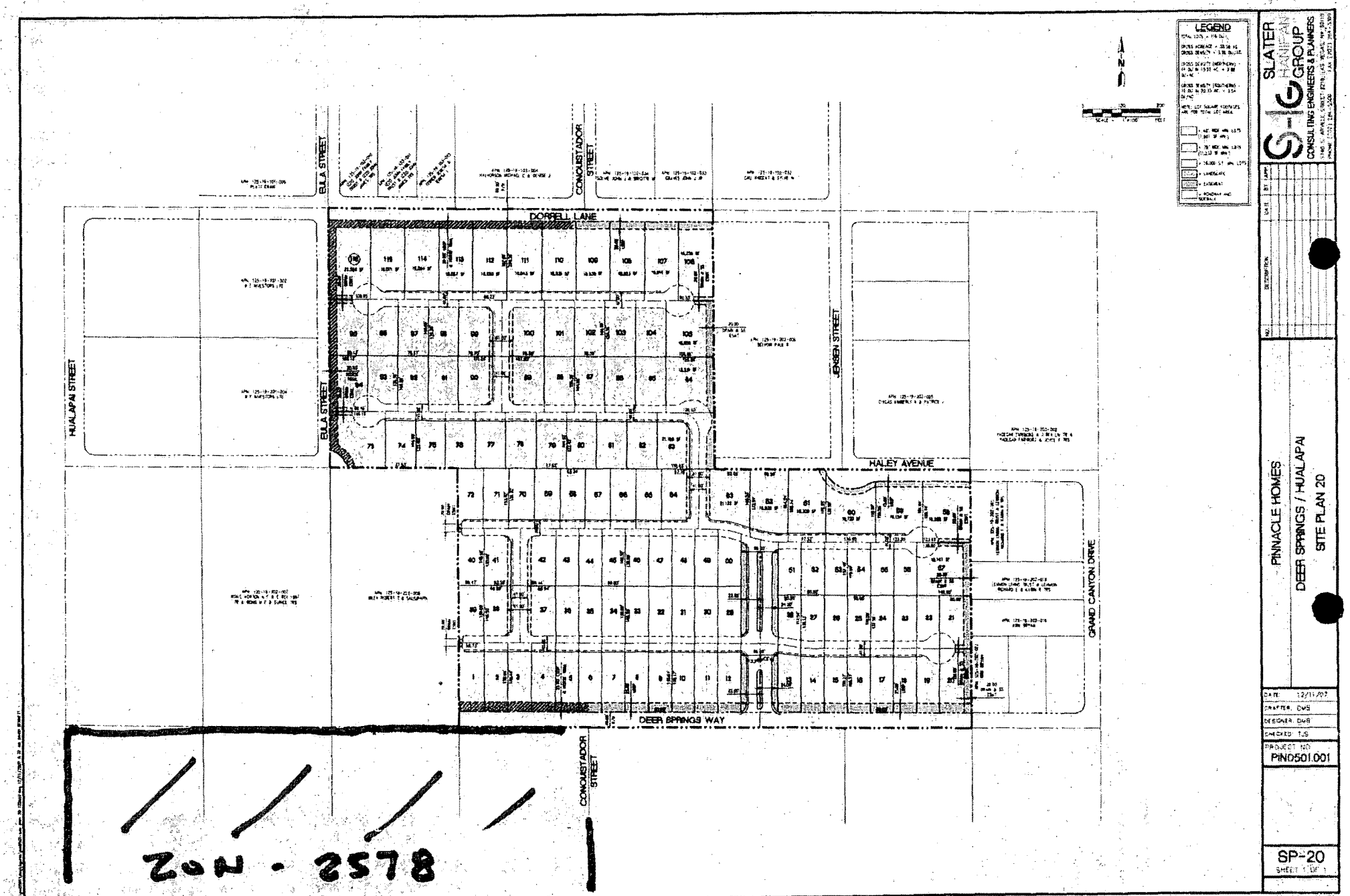
Sincerely,

Frank E. Wyatt
President

CC: Councilman Brown
Commissioner Chip Maxfield

Submitted after final agenda
Date 1/10/08 PC Item 28, 29

RECEIVED
JAN 09 2008


LEGEND
DORRELL LANE
ELLA STREET
CONQUISTADOR STREET
HUALAPAI STREET
JENSEN STREET
HALEY AVENUE
GRAND CANYON DRIVE
DEER SPRINGS WAY
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
PINNACLE HOMES
DEER SPRINGS / HUALAPAI
SITE PLAN 20
DATE 12/11/07
DRAFTER DMS
DESIGNER DMS
CHECKED TJS
PROJECT NO. PIN0501.001
SP-20
SHEET 1 OF 1

ZON - 2578

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.693.4260
Fax: 702.939.8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

SUMMERLIN OFFICE

ELIZABETH M. SOROKAC
esorokac@kkbrf.com
702.693.4274

November 15, 2007

*Via Hand Delivery*

Ms. Margo Wheeler, AICP
Director
City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, Nevada 89101

***Re: Justification Letter for Providence Square***
***APNs-125-19-301-001, 002, 003, 004, 005 and 013 ("Property")***
***Zone Change to Planned Development ("Application")***

Dear Ms. Wheeler:

This office represents the applicant on the Application. A change to the City of Las Vegas General Plan for this Property from Desert Rural Density Residential and Rural Neighborhood Preservation to Planned Community Development was approved by the Las Vegas City Council on June 6, 2007. This Application requests a zone change from Undeveloped Rural U(PCD) to Planned Development (PD).

The Property is 23.62 gross acres located on the northeast corner of the 215 Beltway and Hualapai Way. The master development plan and development standards required by LVMC 19.06.050(C) are set forth in the Providence Square Design Guidelines and Development Standards ("Providence Square Standards") submitted as part of this Application. The Providence Square Standards address all of the elements set forth in LVMC 19.06.050(B) and sets forth the permitted uses within the plan area.

The rezoning of the Property to PD is appropriate because it accomplishes each of the following goals:

1. This use of the Property is orderly and harmonious with the surrounding uses because the Property is bordered by the following:

   a. North-Right-of-Way
   b. South-Right-of-Way, BLM land and an approved cell tower site;
   c. East-BLM land

RECEIVED
NOV 27 2007

**ZON-25758**
**SDR-25760**
**01/10/08 PC**

d. West-Right-of-Way

2. Providence Square will provide a variety of commercial development that is necessary to serve the existing residents in the area, including travelers along the Beltway and new residents of the Providence community and other communities being constructed in the area.

3. Providence Square will be developed under uniform standards that will meet or exceed the other commercial development planned in the immediate area and the standards take into account the unique location of this parcel along the 215 Beltway and Hualapai.

4. Because of Providence Square's location at the intersection of the 215 Beltway and Hualapai Way, the development of Providence Square as a commercial development is appropriate in this location.

The Providence Square Standards meet all requirements of LVMC 19.06.050, including the intent of the PD District as outlined above. The Providence Square Standards provide land use restrictions, permitted and prohibited uses and guidelines for the development of the Property, including, but not limited to, development standards, building standards, lighting, landscaping, architectural style and signage. In addition to the Providence Square Standards, Conditions, Covenants and Restrictions will be developed for the Property.

The applicant respectfully requests your approval of the rezoning of the Property to PD and the approval of the Providence Square Standards. Please contact me at (702) 693-4274 if you have any questions regarding this matter.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Elizabeth Sorokac

Elizabeth M. Sorókac

EMS/anc

RECEIVED
NOV 27 2007

**ZON-25758**
**SDR-25760**
**01/10/08 PC**

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.693.4260
Fax: 702.939.8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

SUMMERLIN OFFICE

ELIZABETH M. SOROKAC
esorokac@kkbrf.com
702.693.4274

November 15, 2007

*Via Hand Delivery*

Ms. Margo Wheeler, AICP
Director
City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, Nevada 89101

***Re: Justification Letter for Providence Square — APNs-125-19-301-001, 002, 003, 004, 005 and 013 ("Property") Zone Change to Planned Development ("Application")***

Dear Ms. Wheeler:

This office represents the applicant on the Application. A change to the City of Las Vegas General Plan for this Property from Desert Rural Density Residential and Rural Neighborhood Preservation to Planned Community Development was approved by the Las Vegas City Council on June 6, 2007. This Application requests a zone change from Undeveloped Rural U(PCD) to Planned Development (PD).

The Property is 23.62 gross acres located on the northeast corner of the 215 Beltway and Hualapai Way. The master development plan and development standards required by LVMC 19.06.050(C) are set forth in the Providence Square Design Guidelines and Development Standards ("Providence Square Standards") submitted as part of this Application. The Providence Square Standards address all of the elements set forth in LVMC 19.06.050(B) and sets forth the permitted uses within the plan area.

The rezoning of the Property to PD is appropriate because it accomplishes each of the following goals:

1. This use of the Property is orderly and harmonious with the surrounding uses because the Property is bordered by the following:

   a. North-Right-of-Way
   b. South-Right-of-Way, BLM land and an approved cell tower site;
   c. East-BLM land

RECEIVED
NOV 27 2007

**ZON-25758**
**SDR-25760**
**01/10/08 PC**

d. West-Right-of-Way

2. Providence Square will provide a variety of commercial development that is necessary to serve the existing residents in the area, including travelers along the Beltway and new residents of the Providence community and other communities being constructed in the area.

3. Providence Square will be developed under uniform standards that will meet or exceed the other commercial development planned in the immediate area and the standards take into account the unique location of this parcel along the 215 Beltway and Hualapai.

4. Because of Providence Square's location at the intersection of the 215 Beltway and Hualapai Way, the development of Providence Square as a commercial development is appropriate in this location.

The Providence Square Standards meet all requirements of LVMC 19.06.050, including the intent of the PD District as outlined above. The Providence Square Standards provide land use restrictions, permitted and prohibited uses and guidelines for the development of the Property, including, but not limited to, development standards, building standards, lighting, landscaping, architectural style and signage. In addition to the Providence Square Standards, Conditions, Covenants and Restrictions will be developed for the Property.

The applicant respectfully requests your approval of the rezoning of the Property to PD and the approval of the Providence Square Standards. Please contact me at (702) 693-4274 if you have any questions regarding this matter.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Elizabeth Sorokac

Elizabeth M. Sorokac

EMS/anc

RECEIVED
NOV 27 2007

**ZON-25758**
**SDR-25760**
**01/10/08 PC**

# Route Form




# Separator Sheet

# *C I T Y  OF  L A S  V E G A S*

## INTER-OFFICE MEMORANDUM
## REQUEST FOR COMMENT

**ZON-25758**

*FROM: PLANNING AND DEVELOPMENT*

**SDR-25760**

~~01/10/08 PC~~

**HAND DELIVERED**

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

**SENT VIA COURIER/INTER-OFFICE MAIL/ OR US MAIL**

| | | |
|---|---|---|
| CCSD | GUY CORRADO | 4212 EUCALYPTUS ANNEX |
| METRO | SGT. ROBERT ROSHACK | 7th FLOOR CITY HALL |
| OFFICE OF BUSINESS DEVELOPMENT | DAVID BRATCHER | 2nd FLOOR CITY HALL EXPANSION |
| NEIGHBORHOOD SERVICES | ANNE KILPONEN | 2nd Floor City Hall |
| *TEFO (DPW) | TOM WILKING | 3104 BONANZA ROAD |
| *SID (DPW) | T. McDANIEL | 4th FLOOR CITY HALL |
| *SURVEY (DPW) | ALAN RIEKKI | WEST YARD |

** 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>*

# *CITY OF LAS VEGAS*

## INTER-OFFICE MEMORANDUM
## REQUEST FOR COMMENT

| ***FROM: PLANNING AND DEVELOPMENT*** | ZON-25758, SDR-25760<br>REVISED 02/14/08 |
|---|---|

**HAND DELIVERED**

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

**SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL**

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

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

SDPR
01/30/2008

# 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***


***ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL.*** - *Request for a Rezoning FROM: U (PCD) [UNDEVELOPED (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross)*

*PLANNING COMMISSION:* ***JANUARY 10, 2008*** *CITY COUNCIL:* ***FEBRUARY 6, 2008***

*CASE PLANNER:* ***ANDY REED*** ☒ ***PUBLIC HEARING***

***Comments Due:*** ***DECEMBER 12, 2007***

*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 Dorothy Marsili* ***(damarsili@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:***

# Hansen Sheet




# Separator Sheet

**A/P #** 25758 REZONING

## Application Information

**Stages**

| | Date / Time | By | | Date / Time | By |
|---|---|---|---|---|---|
| **Processed** | 11/27/2007 09:47 | 983510 | **Temp COO** | | |
| **Approved** | | | **COO Issued** | | |
| **Final** | | | **Expires** | | |

**Associated Information**

| | | | |
|---|---|---|---|
| **Type of Work** | | **# Plans** | 0 |
| **Dept of Commerce** | | **# Plans** | 0 |
| **Priority** | ☒ **Auto Reviews** | **Bill Group** | |

**Valuation**

| | |
|---|---|
| **Declared Valuation** | 0.00 |
| **Calculated Valuation** | 0.00 |
| **Actual Valuation** | 0.00 |

**Description of Work**

ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Rezoning FROM: U(PCD) [UNDEVELOPED (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross)

**Parent A/P #**
**Project #** 25758 **Project/Phase Name** PROVIDENCE SQUARE - PD ZONE CH **Phase #**
**Size/Area** 23.62 ACRE **Size Description** **Subdivision Code**
**Proposed Start** **Proposed Stop** **% Completed** 0.00
**% Complete Formula**

## Property/Site Information

**Parcel** 12519301001

**Location**

## Owner/Tenant

**Contact ID** AC648663 **Name** K R LAND COMPANY L L C
**Mailing Address** 3455 CLIFF SHADOWS PKWY **Organization** % FOCUS COML GROUP
**City** LAS VEGAS **State/Province** NV
**ZIP/PC** 89129-1062 **Country** ☐ **Foreign**
**Day Phone** **Evening Phone**
**Fax** **Mobile #**

## Linked Addresses

No Addresses are linked to this Application

## A/P Linked Addresses

No Addresses are linked to this Application

## Linked Parcels

No Parcels are linked to this Application

## A/P Linked Parcels

12519301001
12519301002
12519301003
12519301004
12519301005
12519301013

## Applicants/Contacts

## Applicants/Contacts

**Primary** N **Capacity** OWNER **Contact ID** AC648663 ☐ **Foreign**
**Effective** **Expire**
**Name** K R LAND COMPANY L L C
**Day Phone** **Eve Phone** **Organization** % FOCUS COML GROUP
**Pager** **PIN #** **Position**
**Fax** **Mobile** **Profession**
**E-Mail**
**Address** 3455 CLIFF SHADOWS PKWY
LAS VEGAS, NV 89129-1062
**Seasonal Addr**

**Valid From** **To**
**Comments**
No Comments

**Primary** N **Capacity** APPL **Contact ID** AC1160962 ☐ **Foreign**
**Effective** **Expire**
**Name** SOUTHWEST DESERT EQUITIES L L C
**Day Phone** (702)242-4949 x **Eve Phone** **Organization** % FOCUS COML GROUP INC
**Pager** **PIN #** **Position**
**Fax** (702)242-0414 **Mobile** **Profession**
**E-Mail**
**Address** 3455 CLIFF SHADOWS PKWY #220
LAS VEGAS, NV 89129
**Seasonal Addr**

**Valid From** **To**
**Comments**
Darren Badger

**Primary** Y **Capacity** OTHER **Other** REP **Contact ID** AC866561 ☐ **Foreign**
**Effective** **Expire**
**Name** QUADRANT PLANNING
**Day Phone** (702)242-4949 x **Eve Phone** **Organization**
**Pager** **PIN #** **Position**
**Fax** (702)242-0414 **Mobile** **Profession**
**E-Mail**
**Address** 3455 CLIFF SHADOWS PKWY
SUITE 220
LAS VEGAS, NV 89129
**Seasonal Addr**

**Valid From** **To**
**Comments**
Chris Dingell

## Contractors

No Contractors

## Item Description — Item Status

## Review Activities

| Act # | Act Type | Status | Waived | Issued | Started | Completed | Comp By | Comments |
|---|---|---|---|---|---|---|---|---|
| 242965 | B&S PLAN | 0 | N | 11/27/2007 17:28 | | | | |

**Review Activities**

| Act # | Act Type | Status | Waived | Issued | Started | Completed | Comp By | Comments |
|---|---|---|---|---|---|---|---|---|
| 242963 | DEVCO | 0 | N | 11/27/2007 17:28 | | | | |
| 242974 | FIRE ENG | 0 | N | 11/27/2007 17:28 | | | | |
| 242966 | FLOOD | 0 | N | 11/27/2007 17:28 | | | | |
| 242967 | LAND DEV | 0 | N | 11/27/2007 17:28 | | | | |
| 242964 | NEIGH P&S | 0 | N | 11/27/2007 17:28 | | | | |
| 242968 | ROW | 0 | N | 11/27/2007 17:28 | | | | |
| 242969 | SEWER | 0 | N | 11/27/2007 17:28 | | | | |
| 242972 | SID | 0 | N | 11/27/2007 17:28 | | | | |
| 242973 | SURVEY | 0 | N | 11/27/2007 17:28 | | | | |
| 242971 | TEFO | 0 | N | 11/27/2007 17:28 | | | | |
| 242970 | TRAFFIC | 0 | N | 11/27/2007 17:28 | | | | |

**Check Conditions**

| Condition | Approval Required | Approved By | Approved Date | Applied By | Applied Date | Assigned | Supervisor Comments |
|---|---|---|---|---|---|---|---|

No Conditions

**Planning Condition**

| Description | Effective | Expire | Comments |
|---|---|---|---|

There is no planning condition for this project.

## REZONING

Y **DINA Required?** Y **PRS** N **Parent required?** **Zoning Information**

**Final City Council letter received**

**Annotated minutes recieved**

**Is there a condition of approval for a Required Review?**

**If yes, when does it need to be reviewed?** **ROI Expired**

**Staff Recommendation**

**Meeting Information**

**Zoning Information**

| Acres | Existing Ordinance # | Existing ROI Added By | Existing ROI Modified By | Proposed Comments | Approved | ROI? | ROI Exp Date | Ordinance Adopted |
|---|---|---|---|---|---|---|---|---|
| 23.62 | U(PCD) | BSTICKA | RSUMMERFIELD | PD | | | | |

**Meeting Information**

| Meeting Date | Meeting Type | Meeting Status | YES Votes | NO Votes | ABSTENTIONS | Comments | Added By | Add Date | Modified By | Modified Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 01/10/2008 | PC | SCHEDULED | 0 | 0 | 0 | | BSTICKA | 11/27/2007 | | |

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

No children exist for this project

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

No Employee Entries

| Log Action | Description | Entered By | Start | Stop | Hours | Comments |
|---|---|---|---|---|---|---|
| PAYMNT | CK NAME,# WHO PICKED UP PERMIT | 983657 | 11/27/2007 10:20 | | 0.00 | Brain Surgery LLC ck 10117, Desert HIlls Properties ck 10194, KR Land Co ck 10072, NOrthwest INvestment ck 194, southwest Desert ck 11214 each check for $520.00 / Chris Dingell / 216-2096 |

# Project Checklist




# Separator Sheet

| Pre-Application Conference Item Required YES | NO | CITY OF LAS VEGAS<br>Planning & Development Department<br>SUBMITTAL CHECKLIST | PLANNING & DEVELOPMENT |
|---|---|---|---|

| | | APPLICATION PACKET | |
|---|---|---|---|
| ☑ | ☐ | Signed and notarized by ***all*** property owners or authorized agent(s) | **NOTES:** |
| ☑ | ☐ | Grant deed and legal description | **Visit the City's website for blank application, SOFI, and DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." --> "Apply for -> Planning Applications"** |
| ☑ | ☐ | ***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): $ 700.00 + $ 300.00 + $ - = $ 1,000.00 Total | |
| ☑ | ☐ | Statement of Financial Interest | |
| ☑ | ☐ | Assessor's Parcel Map | |
| ☐ | ☑ | Development Impact Notice and Assessment (DINA) | |
| ☐ | ☑ | Project of Regional Significance | |
| ☐ | ☑ | Color & Materials Board per Site Development Plan Review Submittal Requirements | |

| | | SITE PLAN | |
|---|---|---|---|
| ☑ | ☐ | 11" x 17" min. to 24" x 36" max. page size | **Folded Plans:** 18 |
| ☑ | ☐ | North arrow, scale, and vicinity map | **Colored, Rolled Plans:** 1 |
| ☑ | ☐ | ***All*** property lines and present dimensions labeled | **NOTES:** |
| ☑ | ☐ | ***All*** building setbacks labeled | **The applicant will supply the development plan and design guidelines as discussed with the city.** |
| ☑ | ☐ | ***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: 1 space / 250 SF of GFA. | |
| ☑ | ☐ | Parking space count and typical dimensions labeled | |
| ☑ | ☐ | #regular + #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:** 0 |
| ☐ | ☑ | North arrow, scale, and vicinity map | **Colored, Rolled Plans:** 0 |
| ☐ | ☑ | ***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:** 0 |
| ☐ | ☑ | Scale and building dimensions labeled | **Colored, Rolled Plans:** 0 |
| ☐ | ☑ | 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:** 0 |
| ☐ | ☑ | Scale and building dimensions labeled | **Rolled Plans:** 0 |
| ☐ | ☑ | ***All*** building entrances/exits shown | **NOTES:** |
| ☐ | ☑ | Use of ***all*** rooms noted/labeled | RECEIVED NOV 27 2007 |
| ☐ | ☑ | 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.

| | | | |
|---|---|---|---|
| **Applicant:** | Chris Dingell | **Application Type:** | Rezoning |
| **Company:** | Quadrant Planning | **Application Purpose:** | To PD to establish the Providence Square Master Plan |
| **APN:** | 125-19-301-001 thru 005 and 013 | **Location:** | SEC Hualapai / Deer Springs |
| **Planner's Signature:** | Robert Summerfield 11/14/07 | **Pre-App. Meeting Date:** | Wednesday, November 14, 2007 |
| | **Planner:** ROBERT SUMMERFIELD, PLANNER II | **Earliest Submittal Deadline:** | Tuesday, November 27, 2007 |
| | | **Earliest PC Meeting Date:** | Thursday, January 10, 2008 |

PLANNING & DEVELOPMENT

# CITY OF LAS VEGAS

[X] **Meeting** [ ] **Conversation Record**

[ ] **Telephone**

Page 1 of _____
Date November 14, 2007
Time 9:00 AM

**Project Name** Providence Square Shopping Center

Conversation between CLV P&D Representative(s): ROBERT SUMMERFIELD, PLANNER II FRED SOLIS, SENIOR PLANNER
and,

| Name | Company/Department | Phone | FAX |
|---|---|---|---|
| Chris Dingell | Quadrant Planning | (702) 216-2096 | |
| Jonathan Groppenbacher | CLV Public Works - Traffic Engineering | | |
| Roger Bailey | CLV Public Works - Engineering Planning | | |
| Gary Reid | CLV Public Works - Engineering Planning | | |
| Rod Clark | CLV Building and Safety - Permits | | |

[ ] **see Meeting Attendance Sheet**

**Comments:** ** Complete Submittal Packets **MUST** be received by Planning staff no later than **2:00 PM** of the Submittal Deadline Date, no exceptions. Please see the attached "Submittal Appointments Scheduling Process - 2007" for useful info.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: N/A - NO PLANS APPLY TO THIS SITE

- Vacation of patent easements;
- PW: ROW dedications; Drainage study; Traffic Study;
- Commercial Subdivision (check with Bldg. about any proposed lot lines)
- Bldg: dual access aisles for all disability spaces.

-- A zone change to PD to approve the development standards will need to be a preceding or companion case to the site development plan review.

- Interlocal agreement is an issue of concern for staff.

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 --**

*City of Las Vegas*

# CURRENT PLANNING PROJECT CHECKLIST

Project Name: ZON-25758

Applicant Name: Chris Angell  Telephone: 216-2096

Project Number: _____  Ward Number: _____

## STAFF ACTIONS

| | Initial/Date | | Initial/Date |
|---|---|---|---|
| ☐ Pre-App. Meeting Date: | | ☐ DRT Outcome: | |
| ☐ App. Filing Date: | | ☐ Applicant Contacted: | |
| ☐ App. Accuracy Checked: | | ☐ Site Visit Completed: | |
| ☐ Routing Form Sent: | 11-30-07 | ☐ Photos Taken: | |
| ☐ DRT Meeting Date: | 12-11-07 | | |

*Notes*: _____

## P. C. ACTIONS

| | Initial/Date | | Initial/Date |
|---|---|---|---|
| ☐ Hearing Notice Rec'd: | | ☐ PC Meeting Date: | 01-10-08 |
| ☐ Hearing Notices Mailed: | 12-21-07 | ☐ PC Action: | |
| ☐ Draft Report Sent to PC: | 01-04-08 | ☐ Letter to Applicant: | 12-28-07 |
| ☐ Final Report Reviewed: | | ☐ PC Minutes Filed: | |

*Additional PC Conditions*: _____

## C. C. ACTIONS

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

☐ **RELATED FILES**: _____

☐ See **ADMINISTRATIVE ACTIONS** Sheet

*City of Las Vegas*

# ADMINISTRATIVE ACTIONS

☐ Action: _____

Date: _____ Staff: _____

Notes: _____

_____

_____

_____

_____

_____

---

☐ Action: _____

Date: _____ Staff: _____

Notes: _____

_____

_____

_____

_____

_____

---

☐ Action: _____

Date: _____ Staff: _____

Notes: _____

_____

_____

_____

_____

_____

---

☐ Action: _____

Date: _____ Staff: _____

Notes: _____

_____

_____

_____

_____

_____

# DINA 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

December 3, 2007

Guy Corrado
Clark County School District
Facilities Department
2832 E. Flamingo
Las Vegas, NV 89109

Re: Development Impact Notice and Assessment (DINA)
Project of Regional Significance

Providence Square
ZON-25758
125-19-301-001

Dear Mr. Corrado,

Pursuant to 1999 Statutes of Nevada, Chapter 481, and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that the project in reference is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan, and your Agency may be affected by the proposal.

It is the responsibility of the affected Agency to determine whether the proposed project would have a negative impact on the level of services it provides and if any mitigation measures to reduce the impacts of the project are necessary.

Therefore, as an affected Agency, this Environmental Impact Assessment referral is being forwarded for your review of potential negative impacts and to request your comments. Such comments may propose suggestions for mitigation measures to reduce any such negative impacts.

Comments must be submitted to the Department no later than December 20, 2007.

Please forward comments to Agenda Technician Dorothy Marsili.

Sincerely,

Andy Reed, AICP
Planning Supervisor
areed@lasvegasnevada.gov
(702) 229-6882

Enclosures:
1. Environmental Impact Assessment Report ZON-25758
2. Location Map
3. Project Plans

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

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

December 3, 2007

John Day
City of Las Vegas Department of Public Works
Sanitary Sewers Division
Development Services Center
731 S. 4th Street
Las Vegas, NV 89101

Re: Development Impact Notice and Assessment (DINA)
Project of Regional Significance

Providence Square
ZON-25758
125-19-301-001

Dear Mr. Day,

Pursuant to 1999 Statutes of Nevada, Chapter 481, and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that the project in reference is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan, and your Agency may be affected by the proposal.

It is the responsibility of the affected Agency to determine whether the proposed project would have a negative impact on the level of services it provides and if any mitigation measures to reduce the impacts of the project are necessary.

Therefore, as an affected Agency, this Environmental Impact Assessment referral is being forwarded for your review of potential negative impacts and to request your comments. Such comments may propose suggestions for mitigation measures to reduce any such negative impacts.

Comments must be submitted to the Department no later than December 20, 2007.

Please forward comments to Agenda Technician Dorothy Marsili.

Sincerely,

Andy Reed, AICP
Planning Supervisor
areed@lasvegasnevada.gov
(702) 229-6882

Enclosures:
1. Environmental Impact Assessment Report ZON-25758
2. Location Map
3. Project Plans

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

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

December 3, 2007

Azarang Mirkhah
City of Las Vegas Fire and Rescue Department
Fire Prevention Division
731 S. 4th Street
Las Vegas, NV 89101

Re: Development Impact Notice and Assessment (DINA)
Project of Regional Significance

Providence Square
ZON-25758
125-19-301-001

Dear Mr. Mirkhah,

Pursuant to 1999 Statutes of Nevada, Chapter 481, and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that the project in reference is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan, and your Agency may be affected by the proposal.

It is the responsibility of the affected Agency to determine whether the proposed project would have a negative impact on the level of services it provides and if any mitigation measures to reduce the impacts of the project are necessary.

Therefore, as an affected Agency, this Environmental Impact Assessment referral is being forwarded for your review of potential negative impacts and to request your comments. Such comments may propose suggestions for mitigation measures to reduce any such negative impacts.

Comments must be submitted to the Department no later than December 20, 2007.

Please forward comments to Agenda Technician Dorothy Marsili.

Sincerely,

Andy Reed, AICP
Planning Supervisor
areed@lasvegasnevada.gov
(702) 229-6882

Enclosures:
1. Environmental Impact Assessment Report ZON-25758
2. Location Map
3. Project Plans

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

07101-001-06-07

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

December 3, 2007

Tom Roberts
Metropolitan Police Department
Intergovernmental Services
400 Stewart Ave.
Las Vegas, NV 89101

Re: Development Impact Notice and Assessment (DINA)
Project of Regional Significance

Providence Square
ZON-25758
125-19-301-001

Dear Mr. Roberts,

Pursuant to 1999 Statutes of Nevada, Chapter 481, and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that the project in reference is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan, and your Agency may be affected by the proposal.

It is the responsibility of the affected Agency to determine whether the proposed project would have a negative impact on the level of services it provides and if any mitigation measures to reduce the impacts of the project are necessary.

Therefore, as an affected Agency, this Environmental Impact Assessment referral is being forwarded for your review of potential negative impacts and to request your comments. Such comments may propose suggestions for mitigation measures to reduce any such negative impacts.

Comments must be submitted to the Department no later than December 20, 2007.

Please forward comments to Agenda Technician Dorothy Marsili.

Sincerely,

Andy Reed, AICP
Planning Supervisor
areed@lasvegasnevada.gov
(702) 229-6882

Enclosures:
1. Environmental Impact Assessment Report ZON-25758
2. Location Map
3. Project Plans

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

07101-001-06-07

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

December 3, 2007

George Jacoby
Las Vegas Valley Water District
Engineering Service Department
1001 S. Valley View Blvd.
Las Vegas, NV 89153

Re: Development Impact Notice and Assessment (DINA)
Project of Regional Significance

Providence Square
ZON-25758
125-19-301-001

Dear Mr. Jacoby,

Pursuant to 1999 Statutes of Nevada, Chapter 481, and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that the project in reference is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan, and your Agency may be affected by the proposal.

It is the responsibility of the affected Agency to determine whether the proposed project would have a negative impact on the level of services it provides and if any mitigation measures to reduce the impacts of the project are necessary.

Therefore, as an affected Agency, this Environmental Impact Assessment referral is being forwarded for your review of potential negative impacts and to request your comments. Such comments may propose suggestions for mitigation measures to reduce any such negative impacts.

Comments must be submitted to the Department no later than December 20, 2007.

Please forward comments to Agenda Technician Dorothy Marsili.

Sincerely,

Andy Reed, AICP
Planning Supervisor
areed@lasvegasnevada.gov
(702) 229-6882

Enclosures:
1. Environmental Impact Assessment Report ZON-25758
2. Location Map
3. Project Plans

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

07101-001-06-07

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

December 3, 2007

Rick Schroder
City of Las Vegas Department of Public Works
Traffic Engineering Division
Development Services Center
731 S. 4th Street
Las Vegas, NV 89101

Re: Development Impact Notice and Assessment (DINA)
Project of Regional Significance

Providence Square
ZON-25758
125-19-301-001

Dear Mr. Schroder,

Pursuant to 1999 Statutes of Nevada, Chapter 481, and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that the project in reference is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan, and your Agency may be affected by the proposal.

It is the responsibility of the affected Agency to determine whether the proposed project would have a negative impact on the level of services it provides and if any mitigation measures to reduce the impacts of the project are necessary.

Therefore, as an affected Agency, this Environmental Impact Assessment referral is being forwarded for your review of potential negative impacts and to request your comments. Such comments may propose suggestions for mitigation measures to reduce any such negative impacts.

Comments must be submitted to the Department no later than December 20, 2007.

Please forward comments to Agenda Technician Dorothy Marsili.

Sincerely,

Andy Reed, AICP
Planning Supervisor
areed@lasvegasnevada.gov
(702) 229-6882

Enclosures:
1. Environmental Impact Assessment Report ZON-25758
2. Location Map
3. Project Plans

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

07101-001-06-07

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

December 3, 2007

Randy Fultz
City of Las Vegas Department of Public Works
Flood Control Division
Development Services Center
731 S. 4th Street
Las Vegas, NV 89101

Re: Development Impact Notice and Assessment (DINA)
Project of Regional Significance

Providence Square
ZON-25758
125-19-301-001

Dear Mr. Fultz,

Pursuant to 1999 Statutes of Nevada, Chapter 481, and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that the project in reference is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan, and your Agency may be affected by the proposal.

It is the responsibility of the affected Agency to determine whether the proposed project would have a negative impact on the level of services it provides and if any mitigation measures to reduce the impacts of the project are necessary.

Therefore, as an affected Agency, this Environmental Impact Assessment referral is being forwarded for your review of potential negative impacts and to request your comments. Such comments may propose suggestions for mitigation measures to reduce any such negative impacts.

Comments must be submitted to the Department no later than December 20, 2007.

Please forward comments to Agenda Technician Dorothy Marsili.

Sincerely,

Andy Reed, AICP
Planning Supervisor
areed@lasvegasnevada.gov
(702) 229-6882

Enclosures:
1. Environmental Impact Assessment Report ZON-25758
2. Location Map
3. Project Plans

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

07101-001-06-07

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

December 3, 2007

Barbara Ginoulias
Clark County Government Center
Current Planning Division
500 S. Grand Central Parkway
Las Vegas, NV 89155-1741

Re: Development Impact Notice and Assessment (DINA)
Project of Regional Significance

Providence Square
ZON-25758
125-19-301-001

Dear Ms. Ginoulias,

Pursuant to 1999 Statutes of Nevada, Chapter 481, and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that the project in reference is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan, and your Agency may be affected by the proposal.

It is the responsibility of the affected Agency to determine whether the proposed project would have a negative impact on the level of services it provides and if any mitigation measures to reduce the impacts of the project are necessary.

Therefore, as an affected Agency, this Environmental Impact Assessment referral is being forwarded for your review of potential negative impacts and to request your comments. Such comments may propose suggestions for mitigation measures to reduce any such negative impacts.

Comments must be submitted to the Department no later than December 20, 2007.

Please forward comments to Agenda Technician Dorothy Marsili.

Sincerely,

Andy Reed, AICP
Planning Supervisor
areed@lasvegasnevada.gov
(702) 229-6882

Enclosures:
1. Environmental Impact Assessment Report ZON-25758
2. Location Map
3. Project Plans

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

07101-001-06-07

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

December 3, 2007

Bruce Turner
Regional Transportation Commission
600 So. Grand Central Parkway
Suite 350
Las Vegas, NV 89101

Re: Development Impact Notice and Assessment (DINA)
Project of Regional Significance

Providence Square
ZON-25758
125-19-301-001

Dear Mr. Turner,

Pursuant to 1999 Statutes of Nevada, Chapter 481, and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that the project in reference is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan, and your Agency may be affected by the proposal.

It is the responsibility of the affected Agency to determine whether the proposed project would have a negative impact on the level of services it provides and if any mitigation measures to reduce the impacts of the project are necessary.

Therefore, as an affected Agency, this Environmental Impact Assessment referral is being forwarded for your review of potential negative impacts and to request your comments. Such comments may propose suggestions for mitigation measures to reduce any such negative impacts.

Comments must be submitted to the Department no later than December 20, 2007.

Please forward comments to Agenda Technician Dorothy Marsili.

Sincerely,

Andrew P. Reed

Andy Reed, AICP
Planning Supervisor
areed@lasvegasnevada.gov
(702) 229-6882

Enclosures:
1. Environmental Impact Assessment Report ZON-25758
2. Location Map
3. Project Plans

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

07101-001-06-07

CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT

# ENVIRONMENTAL IMPACT ASSESSMENT

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. The Environmental Impact Assessment forms attached herein must be prepared for each factor* and submitted for evaluation.

| | | |
|---|---|---|
| √ | **1** | **Project Description** |
| √ | **2** | **Transportation and Traffic** |
| √ | **3** | **Schools** |
| √ | **4** | **Emergency Services** |
| √ | **5** | **Housing** |
| √ | **6** | **Mass Transit** |
| √ | **7** | **Open Space and Recreation** |
| √ | **8** | **Hydrology** |
| √ | **9** | **Water Quality** |
| √ | **10** | **Utilities and Service System** |

* Bold question numbers denote minimum NRS requirements

RECEIVED
NOV 27 2007

## Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as Providence Square, located at the southeast corner of Hualapai Way and Deer Springs Way.

This document is being prepared by:

Company Name: Focus Property Group

Address: 3455 Cliff Shadows Parkway, Suite 220

LasVegas, NV

89129

Contact Person:

Name: Lenny Badger

Title: VP, Real Estate Portfolio Management

Telephone: 702-242-4949

Fax: 702-528-2046

E-mail: lbadger@focuspropertygroup.com

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct.

I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: _____ Date: 11/20/07

Name: Lenny M. Badger

Title: VP, Real Estate Portfolio Management

RECEIVED
NOV 27 2007

# 1 Project Description

| | | |
|---|---|---|
| 1.a | Project title: | Providence Square |
| 1.b | Application #: | ZON-25758 / SDR-25760 |
| 1.c | Project location: | Southeast corner of Hualapai Way and Deer Springs Way |
| 1.d | Project sponsor | |
| | Name: | Southwest Desert Equities, LLC |
| | Address: | 3455 Cliff Shadows Parkway, Suite 220, Las Vegas, NV 89129 |
| | Telephone: | 702-242-4949 |
| 1.e | G. P. designation: | PCD (Planned Community Development) |
| 1.f | Zoning: | U-PD |
| 1.g | Project description: | |
| | Total site acreage: | 23.62 acres |
| | i) Residential | |
| | Total units: | N/A |
| | FAR per Lot: | N/A |
| | Lot Coverage per Lot: | N/A |
| | ii) Hospitality | |
| | Total rooms: | N/A |
| | Total entertainment: | N/A |
| | iii) Commercial | |
| | Total S.F.: | 200,300 s.f. |
| | Total FAR: | 22.5 |
| | Total Lot Coverage: | 20% |
| 1.h | Briefly describe the project's surrounding land use and setting: | |
| | North: | (R-E) Future Residential |
| | East: | (U-PF) Future Public Facility & (R-E) Future LVVWD Reservior Site |
| | South: | (R-E) Future Residential & CR-215 Beltway right-of-way |
| | West: | (PD) Future Planned Development |
| 1.i | Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary): | |



RECEIVED
NOV 27 2007

Narrative: The project is comprised of a 23.6-acre commercial retail shopping center with approximately 200,300 s.f. of retail, service and restaurant space dispersed amongst 14 proposed buildings. Careful attention has been made to architectural detail throughout the project and a well though-out landscape plan has been envisioned for the site that incorporates extensive landscaped parking and setback areas.

The project is designed to be a convenient, aesthetically pleasing and desirable destination for the surrounding community.

RECEIVED
NOV 27 2007

## 2 Transportation and Traffic

2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain: Yes. This will be verified by the City of Las Vegas Fire Department during the review of the project civil improvement plans.

---

2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain: Yes. The project shall provide approximatly 992 parking spaces, where 802 are required by LVMC parking requirements.

---

2.c Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

Explain: No. The proposed facility would not increase hazards due to a design feature or incompatible uses.

---

2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain: Yes. The site shall have access to Hualapai Way, Deer Springs Way, Conquistador Street and

---

**2.e** Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table: See Trip Generation Tables on the following sheets.



RECEIVED
NOV 27 2007

| TRIP GENERATION<br>ITE CODE 492<br>FITNESS CLUB<br>40,000 square feet | |
|---|---|
| **AM Peak Hour** | |
| Average Rate = 1.21 Trips per 1,000 square feet<br>T=(1.21)(40)<br>T=48 Trips | |
| 42% Entering<br>20 Trips | 58% Exiting<br>28 Trips |
| **PM Peak Hour** | |
| Average Rate = 4.05 Trips per 1,000 square feet<br>T=(4.05)(40)<br>T=162 Trips | |
| 51% Entering<br>83 Trips | 49% Exiting<br>79 Trips |

| TRIP GENERATION<br>ITE CODE 820<br>Shopping Center<br>74,900 square feet | |
|---|---|
| **AM Peak Hour** | |
| Average Rate = 1.03 Trips per 1,000 square feet<br>T=(1.03)( 74.90)<br>T=77 Trips | |
| 61% Entering<br>47 Trips | 39% Exiting<br>30 Trips |
| **PM Peak Hour** | |
| Average Rate = 3.75 Trips per 1,000 square feet<br>T=(4.05)(74.90)<br>T=281 Trips | |
| 48% Entering<br>135 Trips | 52% Exiting<br>146 Trips |
| **Weekday** | |
| Average Rate = 42.94 Trips per 1,000 square feet<br>T=(4.05)(74.90)<br>T=3216 Trips | |
| 50% Entering<br>1608 Trips | 50% Exiting<br>1608 Trips |

RECEIVED
NOV 27 2007

| TRIP GENERATION<br>ITE CODE 850<br>Supermarket<br>67,000 square feet | |
|---|---|
| **AM Peak Hour** | |
| Average Rate = 3.25 Trips per 1,000 square feet<br>T=(3.25)( 67)<br>T=218 Trips | |
| 61% Entering<br>133 Trips | 39% Exiting<br>85 Trips |
| **PM Peak Hour** | |
| Average Rate = 10.45 Trips per 1,000 square feet<br>T=(10.45)(67)<br>T=700 Trips | |
| 51% Entering<br>357 Trips | 49% Exiting<br>343 Trips |
| **Weekday** | |
| Average Rate = 102.24 Trips per 1,000 square feet<br>T=(102.24)(67)<br>T=6850 Trips | |
| 50% Entering<br>3425 Trips | 50% Exiting<br>3425 Trips |

| TRIP GENERATION<br>ITE CODE 934<br>Fast Food w/ Drive-Through Window<br>13,600 square feet | |
|---|---|
| **AM Peak Hour** | |
| Average Rate = 53.11 Trips per 1,000 square feet<br>T=(53.11)( 13.6)<br>T=722 Trips | |
| 51% Entering<br>368 Trips | 49% Exiting<br>354 Trips |
| **PM Peak Hour** | |
| Average Rate = 496.12 Trips per 1,000 square feet<br>T=(34.64)(13.6)<br>T=471 Trips | |
| 52% Entering<br>245 Trips | 48% Exiting<br>226 Trips |
| **Weekday** | |
| Average Rate = 496.12 Trips per 1,000 square feet<br>T=(496.12)(13.6)<br>T=6748 Trips | |
| 50% Entering<br>3374 Trips | 50% Exiting<br>3374 Trips |

RECEIVED
NOV 27 2007

## 3 Schools

3.a What is the total number of proposed residential units?

Conventional units: N/A

Age-restricted units: N/A

**3.b** Based upon the student generation factors utilized by Clark County School District[1] what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name: N/A

Distance from site[2]: N/A

Number of pupils: N/A

Junior High/Middle School

School name: N/A

Distance from site[2]: N/A

Number of pupils: N/A

High School

School name: N/A

Distance from site[2]: N/A

Number of pupils: N/A

1 See Exhibit 1

2 Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.



RECEIVED
NOV 27 2007

## 4 Emergency Services

**4.a** Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

| Fire | |
|---|---|
| Name of the facility: | Fire Station 41 - City of Las Vegas |
| Existing/proposed: | Existing |
| Distance from site[3]: | 2.35 mi. |

| Police | |
|---|---|
| Name of the facility: | Northwest Area Command - Las Vegas Metropolitan Police Department |
| Existing/proposed: | Existing |
| Distance from site[3]: | 4.29 mi. |

| Emergency Services | |
|---|---|
| Name of the facility: | Centennial Hills Hospital |
| Existing/proposed: | Proposed |
| Distance from site[3]: | 1.28 mi. |

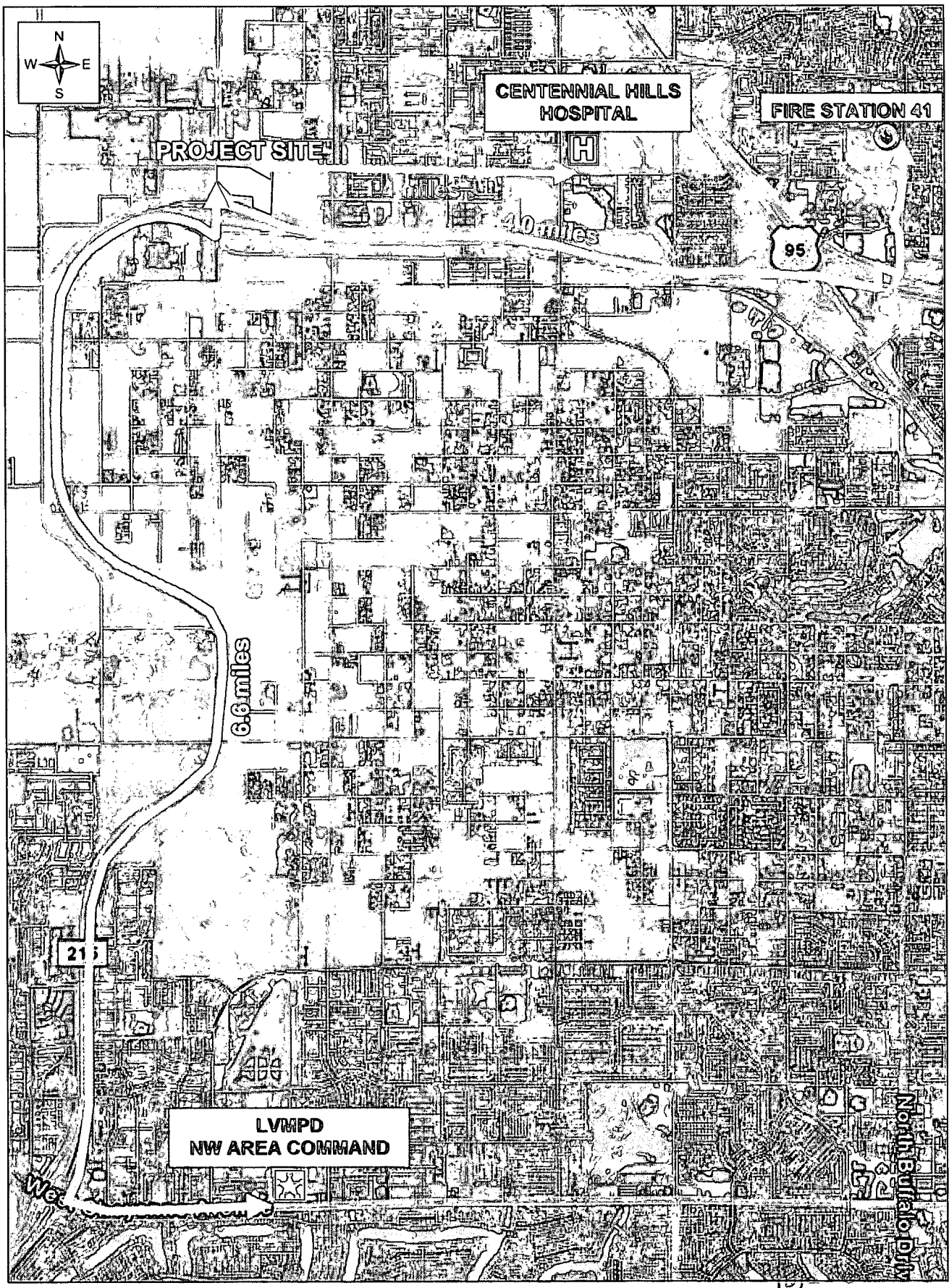
4.b Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain: No significant increase in demand for emergency services is anticipated as as result of the proposed project.

3 Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.

RECEIVED
NOV 27 2007

## FIGURE 1: EMERGENCY SERVICES PRIMARY ROUTE MAP




RECEIVED
NOV 27 2007

## 5 Housing

5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain: Approximatley 2.5 acres of the Project is designated Rural Neighborhood Preservation Area in the Centennial Hills Land Use Plan.

5.b Would the project displace or eliminate existing housing?

Explain: No. The site is currently vacant, undeveloped land and will not displace any existing housing.

5.c What are the project characteristics, in terms of:

Density: N/A

Height: 40' max.

Gated community: N/A

Housing Type: N/A

Home ownership: No

**5.d** Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain: The Proposal will not adversely affect area housing but will benefit the surrounding community by providing convenient and desireable facilities, services and ameneties.



RECEIVED
NOV 27 2007

## 6 Mass Transit

6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name: Citizen's Area Transit Route 106 - Rancho/Centennial Hills

Location: Southwest Corner of Durango/Deer Springs

Distance from site[4]: 1.41 mi.

6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points?

Explain: No. This project is not expected to require a new bus route. However, as the bus system continues to expand, routes may be added that serve this project.

**6.c** Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

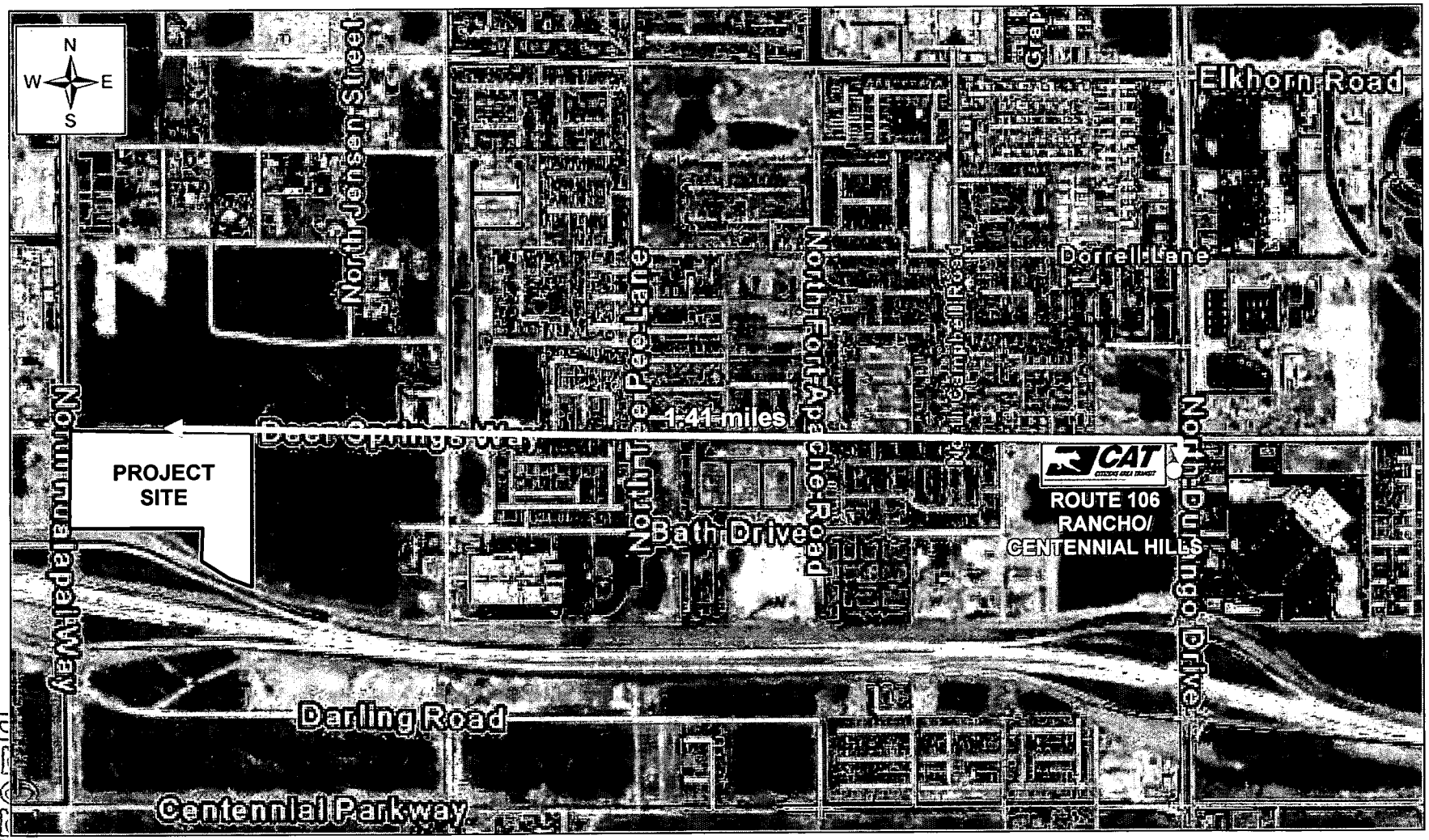
Explain: This project is not expected to have an effect on the bus system as service is not currently provided to the area.

4 Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.



RECEIVED
NOV 27 2007

## FIGURE 2: PRIMARY PEDESTRIAN ROUTE TO NEAREST MASS TRANSIT




RECEIVED
NOV 27 2007

## 7 Open Space and Recreation

7.a Provide the distance from the site of the proposal to the nearest existing[5] or planned[6] (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name: Mountain Ridge Park

Location: 7151 Oso Blanca Rd.

Distance from site[7]: 1.93 mi.

Community Park

Park name: Mountain Ridge Park

Location: 7151 Oso Blanca Rd.

Distance from site[7]: 1.93 mi.

Regional Park

Park name: Floyd Lamb Park at Tule Springs

Location: Northeast corner of Durango Dr./Iron Mountain Rd.

Distance from site[7]: 3.41 mi.

7.b Based upon 1990 US Census population table[8], what would be the total population generated by the proposed project?

Explain: N/A

7.c How much public parkland would be included in the proposed project?

Explain: N/A

**7.d** Provide a brief statement setting forth the anticipated effects of the proposal on open space and recreation.

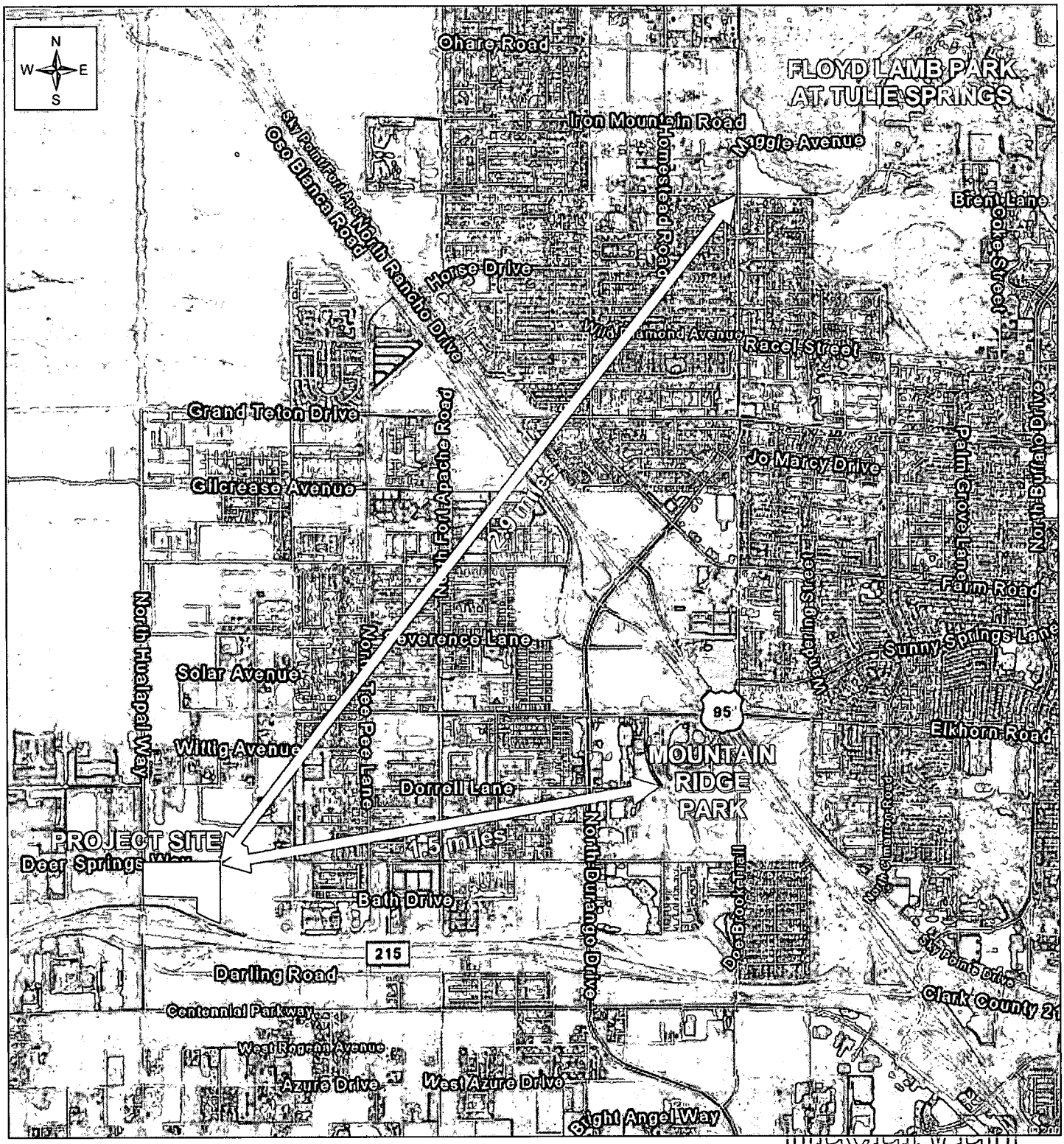
Explain: This commercial development will provide open space for landscaping and outdoor seating and gathering areas.

5 See Exhibit 2
6 See Exhibit 3
7 Attach a map indicating the straight distance from the project property line to the park property line.
8 See Exhibit 4



RECEIVED
NOV 27 2007

## FIGURE 3: RECREATION AREAS MAP



# 8 Hydrology

8.a Would the proposed project alter the existing drainage pattern of the site area?

Explain: The proposed project routes storm runoff in accordance with City of Las Vegas drainage policies. A conceptual drainage study was prepared for the site which established the routing of flow and drainage patterns through the site. The study was approved by the City of Las Vegas on October 18, 2007. A copy of the approval memorandum is included with this submittal.

---

**8.b** What is the quantity of the increase in storm water runoff generated by the proposed project, estimated by using standards hydrologic method?

Explain: The conceptual drainage study estimated a 29 cfs increase in flows due to development of the site. This increase in flows was approved by the City of Las Vegas as all site storm runoff from the site will be captured by and conveyed within a storm sewer system that will discharge into the existing regional flood control channel along the north side of the CR-215 Beltway right-of-way, with negligible impact to the functioning of the channel.

---

**8.c** Would the total quantity of water runoff after construction exceed the capacity of existing or planned storm water drainage system?

Explain: No. The regional flood control system was designed to accommodate post-development storm runoff amounts. Hydraulic analysis within the approved project conceptual drainage study established a negligable impact to available system capacity.

---

8.d Would the proposed project result in the construction of a new storm water drainage facility or the expansion of existing facilities? Is the storm water facility identified in the Neighborhood, City Wide or the Regional Master Plans?

Explain: An on-site stormwater collection system is proposed that includes an off-site 42-inch reinforced concrete pipe stormsewer main within Conquistador Street that will discharge into the Beltway Channel. This facility is not identified on any neighborhood, city-wide or regional master plans.

---

8.e Would the proposed project place housing within a 100-year special flood hazard area as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)?

Explain: No. According to Flood Insurance Rate Map32003C1750 E, the site is not within a special flood hazard area.

---

8.f Would the proposed project require drainage mitigation to protect the development from interim flows?



RECEIVED
NOV 27 2007

Explain: Minimal or no interim drainage mitiation measures are anticipated and will be addressed within the technical drainage study required prior to permitting and construction of the project.

---

8.g Would the proposed project development meet the Clark County Regional Flood Control District – Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions?

Explain: Yes. As documented in the approved conceptual drainage study, all streets meet the criteria for street flow and dry lanes under both existing and ultimate flow conditions.

RECEIVED
NOV 27 2007

## 9 Water Quality

9.a Would water service provided to the proposed project by an existing or planned facility?

Explain: The site will be serviced from the Las Vegas Valley Water District's existing 42-inch water transmission main within Hualapai Way via a proposed distribution main.

---

**9.b** Would the proposed project result in the construction of a new water treatment facility or expansion of existing facilities?

Explain: No. There is existing capacity in the existing 42-inch water transmission main to serve the project.

---

**9.c** What is the quantity of water that the project will demand during and after completion of the project, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project?

Explain: During construction:

Assume: - 2 ft excavation across entire site = 0.67 yards

- Excavation completed in 60 calendar days at 8 hours a day
- Total gross area = 23.6 acres = 114,224 square yards

Therefore: (6 gal*0.67 yards*114,224 square yards) /

(40 working days*8 hours*60 min.)

= 23.9 gallons per minute for 40 working days

= 458,880 gal. total water use in 40 working days

After completion:

Total gross area of site = 23.6 acres

Commercial Demand Flow Rate = 2.10 gpm/ac Average Day

Therefore: 23.6 acres*2.10 gpm/acre = 49.6 gpm

and 49.6 gpm*24 hours*60 min. = 71,424 gal/day



RECEIVED
NOV 27 2007

## 10 Utilities and Service System

10.a Would the proposed project connect to an existing or planned sewer system?

Explain: The project will connect to an existing 12-inch sewer main in Deer Springs Way.

---

**10.b** What is the quantity of sewage affluent generated by the proposed project, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project?

Explain: Estimate of Average Flow = 800 gal/acre/day (Retail)

Peak Flow = 3.5*Average Flow

Therefore:

Average Flow = 23.6 acres*800 gal/acre/day = 18,880 gal/day

18,880 gal/day = 0.01888 MGD

Peak Flow = 3.5*0.01888 = 0.066 MGD

Per the City of Las Vegas, the flow rate for the existing 12" sewer main in Deer Springs Way is 0.05 MGD. A 12" sewer at 75% full and 1% slope can carry 0.30 MGD.

---

**10.c** Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility?

Explain: No. The sewer system was sufficiently oversized to provide capacity for area development.

---

10.d Would the proposed project generate any industrial waste?

Explain: No. The project is Commercial Retail and will not be generating any industrial waste.



RECEIVED
NOV 27 2007

# EXHIBIT 1

Clark County School District
April 9, 2002

2001-2001 Valley-wide Student Yields

| Grade | Student Yield | |
|---|---|---|
| | Single-Family | Multi-Family |
| K-5 | 0.218 | 0.142 |
| 6-8 | 0.116 | 0.061 |
| 9-12 | 0.138 | 0.060 |

Single-Family units include mobile homes and townhouse.
Multi-Family units include a combination of apartments, plexes, and condominiums.
P & 13: Pre-school and Sunset School.

RECEIVED
NOV 27 2007

# EXHIBIT 2

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Existing City Parks
(Map 1, pp. 11)

| Parks Name | Classification | | | Acres |
|---|---|---|---|---|
| | N | C | R | |
| Aloha Shores Park | X | | | 4.03 |
| Angel Park | X | | | 6.11 |
| AnSan Sister City Park | X | | | 7.83 |
| Baker Park | X | | | 6.78 |
| Bob Baskin Park | X | | | 6.18 |
| Bruce Trent Park | X | | | 10.00 |
| Buckskin Basin | X | X | | 39.17 |
| Charleston Heights Park | X | | | 3.90 |
| Charleston Heights | X | | | 7.12 |
| Chester A. Stupak Park | X | | | 1.23 |
| Children's Mem. Park | X | X | | 29.82 |
| Coleman Park | X | | | 4.00 |
| Cragin Park | X | | | 3.27 |
| Dexter Park | X | | | 4.70 |
| Doolittle Park | X | | | 15.28 |
| Ed Fountain Park | X | X | | 29.82 |
| Ethel Pearson Park | X | | | 2.59 |
| Fitzgerald Tot Lot | X | | | 0.70 |
| Freedom Park | X | X | X | 68.08 |
| Hadland Park | X | | | 13.64 |

| Parks Name | Classification | | | Acres |
|---|---|---|---|---|
| | N | C | R | |
| Heers Park | X | | | 7.07 |
| Hills Park | X | | | 13.50 |
| Huntridge Circle Park | X | | | 3.14 |
| James Gay III Park | X | | | 7.18 |
| Jaycee Park | X | | | 18.40 |
| Lorenzi Park | X | X | X | 59.37 |
| Lubertha Johnson Park | X | | | 1.60 |
| Mary Dutton Park | X | | | 0.20 |
| Mirabelli Park | X | | | 1.41 |
| Pueblo Park(s) | X | | | 5.09 |
| Rafael Rivera Park | X | | | 9.28 |
| Rainbow Family Park | X | X | | 26.48 |
| Elkhorn/Durango Fields | X | X | | |
| Rotary Park | X | | | 3.34 |
| Stewart Place Park | X | | | 3.45 |
| Wayne Bunker Family Pk | X | | | 13.75 |
| W. Charleston Lions Park | X | | | 4.50 |
| Wildwood Park | X | | | 1.24 |
| Woofter Family Park | X | | | 9.22 |
| Clarence Ray Park | X | | | 0.10 |

**N**: Neighborhood Park **C**: Community Park **R**: Regional Park

RECEIVED
NOV 27 2007

# EXHIBIT 3

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Planned City Parks
(Map 12, pp. 49)

| Parks Name | Classification | | | Acres |
|---|---|---|---|---|
| | N | C | R | |
| Fort Apache/Log Cabin Park | X | | | TBD |
| Jones/Iron Mountain Park | X | X | X | TBD |
| Grand Canyon/Bardley Park | X | X | | 40.0/34.0 |
| Fort Apache/Elkhorn Park | X | | | TBD |
| Elkhorn/Durango Ballfields | X | X | | TBD |
| Deer Springs Park | X | X | | 110.0/40.0 |
| Deer Springs/Thom Park | X | X | | TBD |
| Regional Sports Park | X | X | | 60.00 |
| Ann/Cimmaron Park | X | | | 2.50 |
| Cheyenne/Jensen | X | X | | 20.00 |
| Metro Park | X | | | 17.00 |
| Alexander/Diamond Ridge Park | X | | | TBD |
| Cheyenne/Durango Park | X | X | X | 5.0/61.5 |
| Northwest Soccer Park | X | X | | TBD |
| Summerlin Sports Park | X | | | TBD |
| Pioneer/Silver Ridge Park | X | | | TBD |
| AnSan Sister City Park | X | | | TBD |
| Buffalo/Oakey Park | X | X | | 42.5/30.0 |
| Pioneer/O'Bannon Park | X | | | TBD |
| Oakey/Redwood Park | X | X | | 28.00 |
| Heritage Park | X | | | TBD |
| Dog Fanciers Park | X | | | 0.5/6.0 |
| Bonanza/Honolulu Park | X | | | TBD |

**N**: Neighborhood Park **C**: Community Park **R**: Regional Park

RECEIVED
NOV 27 2007

# EXHIBIT 4

US Census Bureau
1990

Persons per Units by Units in Structure by Owner and Renter Occupied
(City of Las Vegas, US Census Bureau, 1990 STF-1)

| **Owner Occupied** | **Persons per Unit** |
|---|---|
| Single Family Detached | 2.91 |
| Single Family Attached (Townhouse) | 2.15 |
| Condominiums | |
| 2 to 19 units | 1.97 |
| 20 to 49 units | 1.66 |
| 50 or more units | 1.64 |
| Mobile Home or Trailer | 2.28 |

| **Renter Occupied** | **Persons per Unit** |
|---|---|
| Single Family Detached | 3.28 |
| Single Family Attached (Townhouse) | 2.78 |
| Apartments | |
| 2 to 19 units | 2.40 |
| 20 to 49 units | 2.08 |
| 50 or more units | 1.95 |
| Mobile Home or Trailer | 2.32 |



RECEIVED
NOV 27 2007

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

| Post-it® Fax Note 7671 | Date 12/18/07 | # of pages ▶ 1 |
|---|---|---|
| To Dorothy Marsili | From Barbara Rodgers | |
| Co./Dept. Plng + Develpm. | Co. | |
| Phone # | Phone # 229-5214 | Ext 5407 |
| Fax # 385-7268 | Fax # | |

December 13, 2007

Guy Corrado
Clark County School District
Facilities Department
2832 E. Flamingo
Las Vegas, NV 89109

Re: Development Impact Notice and Assessment (DINA)
Project of Regional Significance

Providence Square
SUP-25760, ZON-25758
125-19-301-001

Dear Mr. Corrado,

Pursuant to 1999 Statutes of Nevada, Chapter 481, and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that the project in reference is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan, and your Agency may be affected by the proposal.

It is the responsibility of the affected Agency to determine whether the proposed project would have a negative impact on the level of services it provides and if any mitigation measures to reduce the impacts of the project are necessary.

Therefore, as an affected Agency, this Environmental Impact Assessment referral is being forwarded for your review of potential negative impacts and to request your comments. Such comments may propose suggestions for mitigation measures to reduce any such negative impacts.

Comments must be submitted to the Department no later than December 28, 2007.

Please forward comments to Agenda Technician Dorothy Marsili

Sincerely,

Andrew P. Reed

Please see remarks for SDR-25758

Thanks
Barbara Rodgers

Andy Reed, AICP
Planning Supervisor
areed@lasvegasnevada.gov
(702) 229-6882

Enclosures:
1. Environmental Impact Assessment Report
   SUP-25760, ZON-25758
2. Location Map
3. Project Plans

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

07101-001-06-07

LAS VEGAS VALLEY
WATER DISTRICT

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvvwd.com

December 17, 2007

Ms. Dorothy Marsili, Agenda Technician
City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

Dear Ms. Marsili:

SUBJECT: SUP-25760 AND ZON-25758 – PROVIDENCE SQUARE
A.P.N. 125-19-301-001, 002, 003, 004, 005, 013

The Las Vegas Valley Water District (District) has reviewed the subject project and has determined that it will not have a significant impact on the capacity of the District's water supply system.

If you have any questions, please contact Mr. Gary Lange at 258-3164.

Sincerely,

George A. Jacoby, Manager
Engineering Services Division

GAJ/GL/kj

LVVWD BOARD OF DIRECTORS
Chip Maxfield, President • Rory Reid, Vice President • Susan Brager • Tom Collins • Chris Giunchigliani • Lawrence Weekly • Bruce Woodbury
Patricia Mulroy, General Manager

## Dorothy Marsili

**From:** Albert Sung
**Sent:** Thursday, December 20, 2007 9:40 AM
**To:** Dorothy Marsili
**Cc:** Andy Reed; Robert Welch
**Subject:** DINA: ZON-25758; Providence Square

Dorothy,

A conceptual drainage study had been submitted to Flood Control Section regarding the subject project and is currently under review pending on concurrence from other entities such as Clark County Public Works Department, Clark County Department of Development Services and Clark County Regional Flood Control District.

A technical drainage study will be required upon the onsite development and a site development plan become finalized. If you have any questions, please feel free to contact me at X-2001.

Albert Sung, P.E.
Flood Control

FACILITIES DIVISION, *Real Property Management*

4212 EUCALYPTUS ANNEX • LAS VEGAS, NEVADA 89121 • (702) 799-5214 • FAX (702) 799-5436

CCSD
CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Ruth Johnson, President
Terri Janison, Vice President
Mary Beth Scow, Clerk
Larry P. Mason, Member
Shirley Barber, Member
Sheila Moulton, Member
Carolyn Edwards, Member

Dr. Walt Rulffes, Superintendent

December 13, 2007
FAX - 385-7268

Dorothy Marsili, Agenda Technician
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89109

RE: Development Impact Notice and Assessment (DINA)
Project Title: Providence Square
Application #: SDR-25758
APN#: 125-19-301-001

This application will not have any effect on student enrollments in the vicinity of this project.

Please contact me at 799-5214, ext. 5407, if you should have any further questions or need additional information.

Sincerely,

Barbara Rodgers

Barbara Rodgers, Site Analyst

/br

**Dorothy Marsili**

**From:** Albert Sung
**Sent:** Thursday, December 27, 2007 8:24 AM
**To:** Dorothy Marsili
**Cc:** Andy Reed; Robert Welch
**Subject:** DINA: SDR-25760 & ZON-25758; Providence Square

Dorothy,

*Flood Control* had received a technical drainage study regarding the subject project to address and mitigate the drainage impact to the vicinity areas. The drainage study is still under review and has not been approved yet. If you have any questions, please call me at 229-2001.

Albert Sung, P.E.
Flood Control Division
Public Works Department

## Dorothy Marsili

**From:** Joe Pena
**Sent:** Thursday, December 06, 2007 1:25 PM
**To:** Dorothy Marsili
**Cc:** John Day
**Subject:** DINA - Providence Square ZON-25758

**Attachments:** Picture (Metafile)

With respect to wastewater, this project will not have a significant impact on the sanitary sewer collection system. No comments for section 10 of the Development Impact Notice and Assessment (DINA).

JOE PEÑA
SR. ENGINEERING ASSOCIATE
COLLECTION SYSTEMS PLANNING
(702) 229-2180 FAX (702) 382-8551



28

LAS VEGAS VALLEY
WATER DISTRICT

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvvwd.com

December 6, 2007

Ms. Dorothy Marsili, Agenda Technician
City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

Dear Ms. Marsili:

SUBJECT: ZON-25758 – PROVIDENCE SQUARE
A.P.N. 125-19-301-001, 002, 003, 004, 005, 013

The Las Vegas Valley Water District (District) has reviewed the subject project and has determined that it will not have a significant impact on the capacity of the District's water supply system.

If you have any questions, please contact Mr. Gary Lange at 258-3164.

Sincerely,

George A. Jacoby, Manager
Engineering Services Division

GAJ/GL/kj

LVVWD BOARD OF DIRECTORS
Chip Maxfield, President • Rory Reid, Vice President • Susan Brager • Tom Collins • Chris Giunchigliani • Lawrence Weekly • Bruce Woodbury
Patricia Mulroy, General Manager

## Dorothy Marsili

**From:** Joe Pena
**Sent:** Wednesday, December 19, 2007 7:59 AM
**To:** Dorothy Marsili
**Cc:** John Day
**Subject:** DINA - Providence Square ZON-25758 & SUP-25760

**Attachments:** Picture (Metafile)

With respect to wastewater, this project will not have a significant impact on the sanitary sewer collection system. No comments for section 10 of the Development Impact Notice and Assessment (DINA).

JOE PEÑA
SR. ENGINEERING ASSOCIATE
COLLECTION SYSTEMS PLANNING
(702) 229-2180 FAX (702) 382-8551



28

FACILITIES DIVISION, *Real Property Management*

4212 EUCALYPTUS ANNEX • LAS VEGAS, NEVADA 89121 • (702) 799-5214 • FAX (702) 799-5436

CCSD

CLARK COUNTY SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Ruth Johnson, President
Terri Janison, Vice President
Mary Beth Scow, Clerk
Larry P. Mason, Member
Shirley Barber, Member
Sheila Moulton, Member
Carolyn Edwards, Member

Dr. Walt Rulffes, Superintendent

February 6, 2008
FAX - 385-7268

Dorothy Marsili, Agenda Technician
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89109

RE: Development Impact Notice and Assessment (DINA)

| | | |
|---|---|---|
| Project Title: | Grocery Store | Providence Square |
| Application #: | SUP-26624 | ZON-25758; SDR-25760 |
| APN#: | 139-35-815-003 | 125-19-301-001-005 & 013 |

These applications will not have any effect on Clark County School District student enrollments in the vicinity of these projects.

Please contact me at 799-5214, ext. 5407, if you should have any further questions or need additional information.

Sincerely,

Barbara Rodgers

Barbara Rodgers, Site Analyst

/br

**Dorothy Marsili**

**From:** Albert Sung
**Sent:** Friday, February 15, 2008 9:33 AM
**To:** Dorothy Marsili
**Cc:** Andy Reed; Robert Welch
**Subject:** DINA: ZON-25758 & SDR-25760; Providence Square

Dorothy,

*Flood Control* requires a technical drainage study regarding the subject project pertaining to "SDR-25760" to address and mitigate the drainage impact to the vicinity areas. The drainage study must be prepared by a Nevada registered civil engineer and submitted to *City of Las Vegas Flood Control Division* for review and approval. If you have any questions, please call me at 229-2001.

Albert Sung, P.E.
Flood Control Division
Public Works Department

LAS VEGAS METROPOLITAN POLICE DEPARTMENT
DOUGLAS C. GILLESPIE, Sheriff

Partners with the Community

February 5, 2008

In response please refer to:
Brian O'Callaghan
Office of Intergovernmental Services
828-5538 or 510-9405

Andy Reed, AICP
Planning Supervisor
City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Re: Review of potential negative impacts on police services
Providence Square
Zon-25758; SDR-25760
125-19-301-001-005 and 013

Dear Mr. Reed:

The project has the potential to impact police services in the Northwest Area Command (NWAC). Retail centers do generate calls for service: alarms, burglaries, robberies, larcenies, disturbances, vehicle thefts, and accidents.

Currently, we are not requesting to mitigate these concerns, but this could change for future developments of this type since Metro is looking at ways to address impacts new development has on police services.

Very truly yours,

Douglas C. Gillespie, Sheriff

By: Tom Roberts, Executive Director
Intergovernmental Services

LAS VEGAS VALLEY
WATER DISTRICT

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvvwd.com

February 6, 2008

Ms. Dorothy Marsili, Agenda Technician
City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

Dear Ms. Marsili:

SUBJECT: SDR-25760 AND ZON-25758 – PROVIDENCE SQUARE
A.P.N. 125-19-301-001, 002, 003, 004, 005, 013

The Las Vegas Valley Water District (District) has reviewed the subject project and has determined that it will not have a significant impact on the capacity of the District's water supply system.

If you have any questions, please contact Mr. Gary Lange at 258-3164.

Sincerely,

George A. Jacoby, Manager
Engineering Services Division

GAJ/GL/kj

LVVWD BOARD OF DIRECTORS
Chip Maxfield, President • Rory Reid, Vice President • Susan Brager • Tom Collins • Chris Giunchigliani • Lawrence Weekly • Bruce Woodbury
Patricia Mulroy, General Manager

FACILITIES DIVISION, *Real Property Management*

4212 EUCALYPTUS ANNEX • LAS VEGAS, NEVADA 89121 • (702) 799-5214 • FAX (702) 799-5436

CCSD

CLARK COUNTY SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Ruth Johnson, President
Terri Janison, Vice President
Mary Beth Scow, Clerk
Larry P. Mason, Member
Shirley Barber, Member
Sheila Moulton, Member
Carolyn Edwards, Member

Dr. Walt Rulffes, Superintendent

February 6, 2008
FAX - 385-7268

Dorothy Marsili, Agenda Technician
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89109

RE: Development Impact Notice and Assessment (DINA)

| | | |
|---|---|---|
| Project Title: | Grocery Store | Providence Square |
| Application #: | SUP-26624 | ZON-25758; SDR-25760 |
| APN#: | 139-35-815-003 | 125-19-301-001-005 & 013 |

These applications will not have any effect on Clark County School District student enrollments in the vicinity of these projects.

Please contact me at 799-5214, ext. 5407, if you should have any further questions or need additional information.

Sincerely,

Barbara Rodgers

Barbara Rodgers, Site Analyst

/br

## Dorothy Marsili

**From:** Joe Pena
**Sent:** Tuesday, February 05, 2008 11:49 AM
**To:** Dorothy Marsili
**Cc:** John Day
**Subject:** RE: DINA - Providence Square SUP-26624 (Grocery Store)

I'm sorry, the following DINA comment is for Providence Square ZON-25758 and SDR-25760, it is not for SUP-26624 (Grocery Store).

With respect to wastewater, the developer of this project shall provide public sewer stubs to "Not A Part" parcels at a depth and location acceptable to Collection Systems Planning section of The City of Las Vegas per Section 10 of the Development Impact Notice and Assessment (DINA).

<< OLE Object: Picture (Metafile) >>

# Protest / Approval Letter




# Separator Sheet

9645 Haley Ave.
Las Vegas, NV 89149-1353
PH: 656-4241
E-mail: kenoplace@aol.com
Jan. 31, 2007

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

After reviewing the updated site plan, we still object to the rezoning to Planned Development and the site development plan for a 205,000 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way for the reasons stated in our letter dated Dec. 31, 2007.

The only conceivable way that this retail center could be made not incompatible with the RNP to the north would be to require extensive buffering along the north and east boundary so that the center could not be seen from the RNP district. This would require several rows of trees, of the type that do not lose their foliage in the winter, underlying large shrubs and possibly a large landscaped berm. This retail center would be unique in that it would not be located along a major retail corridor where several centers compete for business. It would be located within the center not the periphery of residential neighborhoods. Everyone living within the area would know the center exists and they are free to go there but they do not need to look at it from their homes.

The proposed development could be made compatible with the Interlocal Agreement by removing Pads C and D and keeping the northeast corner as landscaped open space.

We urge the Planning Commission and the City Council to deny this application as presented.

Sincerely,

Richard E Lemmon, DVM

Karin R Lemmon, DVM

CC: Councilman Steven D Ross
Commissioner Chip Maxfield
Chris Dingell, Planning Coordinator Focus Property Group

Submitted after final agenda
Date 2/14/08 PC Item 24, 25

Thursday January 3rd, 2008

Re: Amendement for a portion of Centennial Hills Sector Plan by SW Desert Equities , LLC ET AL from Rural Residential to a PCD

To Whom it may concern,

We are residents at 7015 N. Jensen Street,at the corner of Jensen and Dorrell.We have a property on an acre that would be almost adjacent or very near to that proposed development and we wanted to let you know we strongly oppose this future plan.
After doing a lot of research we found that the city's own document called Centennial Hills Sector Plan (revised in 06) states that there is no project of this size being considered only a small scale neighborhood commercial center. I believe the 23.62 acres that Desert Equities is proposing is an outrageous scale development , too massive that would only create havoc in our community and would devalue our properties. It is a rural community and we all have custom homes on acres or half acres.
This proposal is definitely not suited for this area, small scale is the emphasis here. If you take a look at this proposal it also does not even have or show any landscape buffer, standard width sidewalks ....etc, it is not well thought out and it does not belong right next to custom homes in a very nice residential development.

Again, we please ask of you, you take another look at this and oppose the zone change and the site design for this 23 + acres of commercial development.

Sincerely,

Sylvie and Vincent Chu
7015 N. Jensen St
Las Vegas, Nv 89149
Email:erce1@aol.com

Submitted after final agenda
Date 1/10/08 PC Item 28 29

9690 Wittig Ave.
Las Vegas, NV 89149-1353
702-395-2158
Email: tdishon@pentabldggroup.com

January 2, 2008

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

To Whom It May Concern:

We would like to voice our objection to the site development plan of retail space at the southeast corner of Deer Springs and Hualapai Way.

This area was designed to be a buffer zone around our Rural Preservation Area. It is suppose to be something compatible with our rural way of life that was established back when this RNP was created. We bought our properties within this RNP so that we could have an area to ride horses and have open space. Residential property on multiple acres next to commercial development is not what this area was designed for.

We urge the Planning Commission to deny this application. Please help preserve our rural way of life.

Sincerely,

Michelle Dishon + Trevor Dishon

Trevor Dishon
Michelle Dishon

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

Submitted after final agenda
Date 1/10/08 PC Item 28 29

P

Mike and Denise Halvorson
9840 Dorrell Lane
Las Vegas, NV. 89149
January 3, 2008

Mr. Jim Marshal
City of Las Vegas
Planning and Development Department
Development Services Center 731 S. Fourth Street
Las Vegas, NV 89101-2986

Mr. Marshal,

RE:ZON-25758 & SDR-25760
I understand you are coordinating an information package on the referenced zone change and site development review for a retail development. Please enclose our strong opposition to both changes.
We have a 2 ½ acre parcel very close to the area under discussion and the land between our property and the proposed commercial site is vacant. The vacant lots are all zoned Rural Preservation (RNP) with an allowable density of 2 homes per acre.

We chose to live in the Rural Preservation area specifically because there are no retail and multifamily homes allowed. The Land Use Plan for the area, adopted January 2, 2003, clearly details the intent of the Rural Neighborhood Preservation category in the northwest is to "further enhance the existing rural lifestyle and preserve its' boundaries."[1] The City and County land use plans both support the preservation of the existing rural residential land uses.

The plan under consideration is a PCD zone change and the site plan is commercial. According to the Land Use Plan this is unacceptable use. The PCD category allows for a mix of residential uses with an overall density from 2-8 per acre, **depending on the compatibility of the adjacent uses.** This site is located across the street from the RNP, zoned for 2 per acre. The land development guidelines require "a density close to two units per acre should be required for PCD areas adjacent to Rural Neighborhood Preservation (RNP) boundaries in order to establish a compatible transition area from the RNP."[2] Further stated under PolicyLM5.6g, "The Planned Community Development category may include office professional and /or neighborhood commercial projects to compliment the residential component of the neighborhood plan or residential area. More intense uses such as commercial general and regional commercial are not intended to be located within a PCD and should be confined to the Town Center located within the City of Las Vegas."[3]

[1] Lone Mountain Centennial Hills Land Use Plan. Adopted January 8,2003. Page 5
[2] Lone Mountain Centennial Hills Land Use Plan. Planned Community Development. Page 11
[3] Page 17

Submitted after final agenda
Date 1/10/08 Item 28 PC 29

Commercial property is not compatible with a rural lifestyle as defined in the land use plan. It would increase traffic, (both congestion and noise), increase lighting and signage requirements, and devalue the existing neighborhood property.

The planned development is titled 'Providence Square', indicating a link to the master planned development to the north and west. If it is a requirement of that community and intended to serve that area , it should fall within the boundaries of that community.

Thank You for your help,

Sincerely,

Michael and Denise Halvorson

9660 Wittig Ave.
Las Vegas, NV 89149-1353
PH: 386-0098
E-mail: Briandayna@cs.com
January 2, 2008

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

We object to the rezoning of the Planned Development and the site development plan for a 200,300 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way.

This development would have a negative impact on our quality of life and a negative impact on our property values.

It would go against the intent of the Master Plan and the Interlocal Agreement where a transitional zone was established to buffer the Rural Neighborhood Preservation Area from higher densities and uses. It would be incompatible with our adjacent RNP.

The rezoning would go against the intent of the Master Plan to congregate the commercial, retail uses along the Durango corridor thereby sparring the residential areas from these uses.

We believe that, by allowing this development at this location, City officials would not be acting in good faith in the implementation of the adopted Centennial Hills Sector Plan. We also feel that when the land was purchased the developer knew of the Rural Neighborhood Preservation Area and the Interlocal Agreement and therefore, they should abide by these agreements.

We urge the Planning Commission and the City Council to deny this application.

Sincerely,
Brian Peterson Dayna Peterson

Brian and Dayna Peterson

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

Submitted after final agenda
Date 1/10/08 PC Item 28 29

To: City of Las Vegas Planning
From: Mary Sanders, 9945 Wittig Ave., Las Vegas, NV89149
Subject: Re: ZON-25758 and SDR-25760 'Providence Square'
Date January 3, 2008

I live near the proposed zoning changes of -25758 and SDR-25760 'Providence Square. This proposal for a new commercial center will destroy the rural nature of our community in the RNP. We are about 1.5 miles from the commercial properties on Durango. These are sufficient for our needs.

Therefore, I am against the zoning changes of ZON-25758 and SDR-25760 Providence Square Please recommend this zoning change be denied.

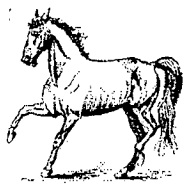
Thank you.

Submitted after final agenda
Date 1/10/08 PC Item 28 29

P

[redacted]

John J. Solvie
Brigitte M. Solvie
7030 N. Conquistador Street
Las Vegas, Nevada 89149-1393



January 3, 2008

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

RE: ZON-25758 & SDR-25760

In light of the City of Las Vegas Centennial Hills Sector Plan regarding appropriate and compatible land uses, I firmly oppose the applicant's request to once again change the zoning on these parcels to Planned Development with the designated intent in the site design to promote and build a 23.62 acre commercial plaza.

If these parcels are to be considered selected in-fill and buffering properties, then the adjacent zoning must be taken into consideration. Directly adjacent to the North are established RNP zoned properties protected by both the City of Las Vegas Centennial Hills Sector Plan and the Clark County Lone Mountain/Centennial Hills Land Use Plan.

This applicant's proposal does not adhere to the intent of the Centennial Hills Sector Plan in that is not consistent or compliant with the Las Vegas General Plan. The intent of the General Plan is to preserve the neighborhood characteristics and be progressive in delineating appropriate buffering in-fill developments.

This proposal appears to encourage commercial sprawl into residential neighborhoods, thereby establishing a precedent and negatively impacting the RNP zoned area. Within the Centennial Hills Sector Plan, § 3.2 it states that areas outside the Town Center are expected to drive 4 to 5 miles to access commercial. This distance relieves stress to infrastructure, dissuades oversized utility needs, and eliminates business activity, traffic, lights, and noise, all associated with the increased intrusion of commercial development near residential, especially RNP zoned properties.

Within the Lone Mountain/Centennial Hills Land Use Plan, Chapter 4, Issues II and Opportunities II it states that the City of Las Vegas and the County "should continue to work together to identify areas where development of additional low-density residential neighborhoods would help protect the existing residential areas from encroachment by incompatible land uses."

Transitional densities are the guiding intent of these documents. This applicant did not satisfy the purpose and design of these active documents by drafting a compatible and transitional proposal to in-fill and buffer the adjacent property zonings.

In closing, this applicant's request should be denied in keeping with the guiding language of the approved City of Las Vegas document, namely Centennial Hills Sector Plan.

Respectfully,

Brigitte M. Solvie

Submitted after final agenda
Date 1/10/08 PC Item 28 29

P

9675 Elkhorn Road
Las Vegas, NV 89149
PH: 655-1720
E-mail: roberthooke@hotmail.com

January 4, 2008

VIA FACSIMILE

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

We object to the rezoning to Planned Development and the site development plan for a 200,300 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way.

It would have a negative impact on our quality of life and a negative impact on our property values.

It would go against the intent of the Master Plan and the Interlocal Agreement where a transitional zone was established to buffer the Rural Neighborhood Preservation Area from higher densities and uses. It would be incompatible with our adjacent RNP.

It would go against the intent of the Master Plan to congregate the commercial, retail uses along the Durango corridor thereby sparing the residential areas from these uses.

We believe that, by allowing this development at this location, City officials would not be acting in good faith in the implementation of the adopted Centennial Hills Sector Plan.

We urge the Planning Commission and the City Council to deny this application.

Sincerely,

Robert D. Hooke Donna J. Hooke

Robert D. Hooke Donna J. Hooke

Submitted after final agenda
Date 1/10/08 PC Item 28 29

P

Letter of opposition in reference to:

ZON-25758 and SDR-25760

We are opposed to the changes being proposed for this area on Hualapai and Deer Springs.

Roy and Karen Brooks
9615 Daley
Las Vegas, NV 89149

RECEIVED
JAN 07 2008

Submitted after final agenda
Date 1/10/08 PC Item 28, 29

P

9645 Haley Ave.
Las Vegas, NV 89149-1353
PH: 656-4241
E-mail: kenoplace@aol.com
Dec. 31, 2007

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

We object to the rezoning to Planned Development and the site development plan for a 200,300 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way.

It would have a negative impact on our quality of life and a negative impact on our property values.

It would go against the intent of the Master Plan and the Interlocal Agreement where a transitional zone was established to buffer the Rural Neighborhood Preservation Area from higher densities and uses. It would be incompatible with our adjacent RNP.

It would go against the intent of the Master Plan to congregate the commercial, retail uses along the Durango corridor thereby sparring the residential areas from these uses.

We believe that, by allowing this development at this location, City officials would not be acting in good faith in the implementation of the adopted Centennial Hills Sector Plan.

We urge the Planning Commission and the City Council to deny this application.

Sincerely,

Richard E Lemmon, DVM

Karin R Lemmon, DVM

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

RECEIVED
JAN 07 2008

Submitted after final agenda
Date 1/10/08 PC Item 28. 29

Patrick J. Chicas
6940 N. Jensen St
Las Vegas, NV 89149-1353
PH: 683-4683
E-mail: pjcnlv@gmail.com
Dec. 31, 2007

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

We object to the rezoning to Planned Development and the site development plan for a 200,300 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way.

It would have a negative impact on our quality of life and a negative impact on our property values.

It would go against the intent of the Master Plan and the Interlocal Agreement where a transitional zone was established to buffer the Rural Neighborhood Preservation Area from higher densities and uses. It would be incompatible with our adjacent RNP.

It would go against the intent of the Master Plan to congregate the commercial, retail uses along the Durango corridor thereby sparring the residential areas from these uses.

We believe that, by allowing this development at this location, City officials would not be acting in good faith in the implementation of the adopted Centennial Hills Sector Plan.

We urge the Planning Commission and the City Council to deny this application.

Sincerely,

Patrick J. Chicas

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

Submitted after final agenda
Date 1/10/08 PC Item 28, 29

RECEIVED
JAN 07 2008

P

ZON. 25758
SDR. 25760

# Neighborhood Response
# to
# Proposed 205,000 square-foot Retail
# "Providence Square"

## Recommendation: Denial

39

Presentation by: Brigitte Solvie
resident within Centennial Hills Northwest RNP area

# Immediate Area Availability

| | |
|---|---|
| Centennial Hills Center (along N. Durango) | 300,000 gsf |
| Centennial Gateway (Ann Rd & Centennial Center Blvd) | 215,656 gsf |
| Centennial Centre (Centennial Centre Blvd & Tropical) | 61,422 gsf |
| Montecito Marketplace (N. Durango & Elkhorn, SE corner) | 2,677 gsf |
| N. Durango & Dorrell (store fronts along N. Durango) | 2,500 gsf |
| Town Center Plaza (N. Durango & Elkhorn, SW corner) | 2,454 gsf |
| Shops at Town Center (N. Durango & Centennial Pkwy) | 2,248 gsf |

# Centennial Hills Center

## along N. Durango

Retail

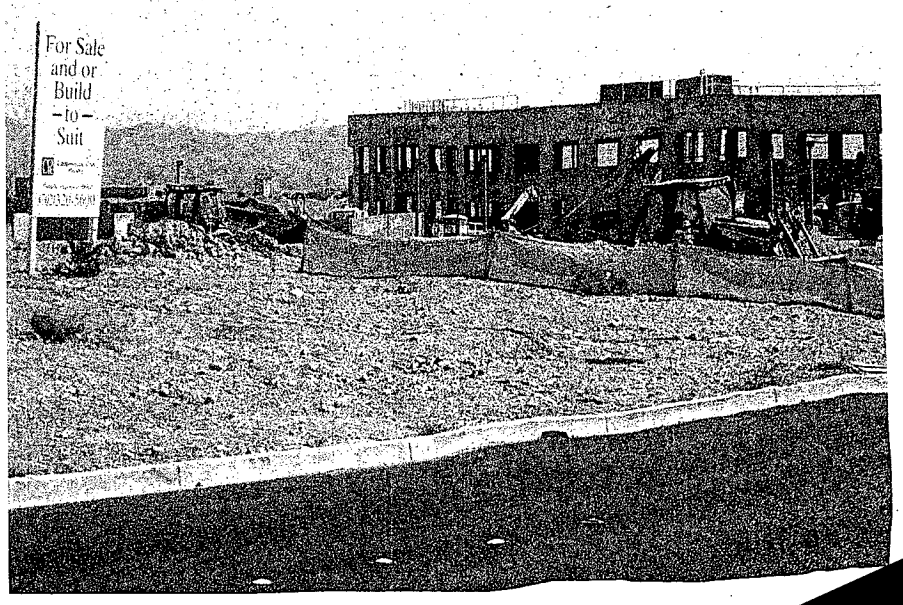
Office 300,000 gsf

Restaurant

Professional

Voit Commercial



# Centennial Gateway

## Phase II

### Centennial Centre Blvd & Ann Rd




Store Anchors

- Sportsman Warehouse
- 24-Hour Fitness Center
- Tesco Fresh & Easy Market

| | |
|---|---|
| Retail | 65,293 gsf |
| Office | 32,000 gsf |

Territory Inc.

# Centennial Gateway Phase II

| | |
|---|---|
| Major A ... 24 Hour Fitness Center | 44,933 gsf |
| Major B ... Sportsman Warehouse | 55,465 gsf |
| Major C ... Tesco Fresh & Easy Market | 13,915 gsf |
| Retail pads A – E | 65,293 gsf |
| Existing Office | 32,000 gsf |
| Open Pad "C", Phase I | 4,050 gsf |

# Centennial Centre

| | |
|---|---|
| Suite 110, Bldg 7 A | 1,093 gsf |
| Suite 120, Bldg 7 B | 1,182 gsf |
| Suite 140, Bldg 7 D | 1,325 gsf |
| Suite 150, Bldg 7 E | 1,669 gsf |






Territory Inc.

# Centennial Centre

Suite 150, Bldg 9 E 2,073 gsf




Suite 130, Bldg 10 D 1,704 gsf




Territory Inc.

# Centennial Centre

| | |
|---|---|
| Suite 120, Bldg F 1 | 4,488 gsf |
| Suite 110, Bldg F 2 | 5,983 gsf |




Territory Inc.

# Centennial Centre

Building 14 4,000 gsf



Suite 130, Bldg 12 C 3,996 gsf




Territory Inc.

# Centennial Centre

## Available Sites

(not pictured)

| | | |
|---|---|---|
| Building F 3 | | 4,000 gsf |
| Bldg 6 C | | 3,874 gsf |
| Building N | open pad | 10,300 gsf |
| Building 14 | ground pad | 4,000 gsf |
| Building 15 | ground pad | 6,500 gsf |
| Building 17 | restaurant space | 4,000 gsf |
| Building 27 E | | 1,235 gsf |

Territory Inc.

# Montecito Marketplace

Suite 150 1,312 gsf

Suite 160 1,365 gsf

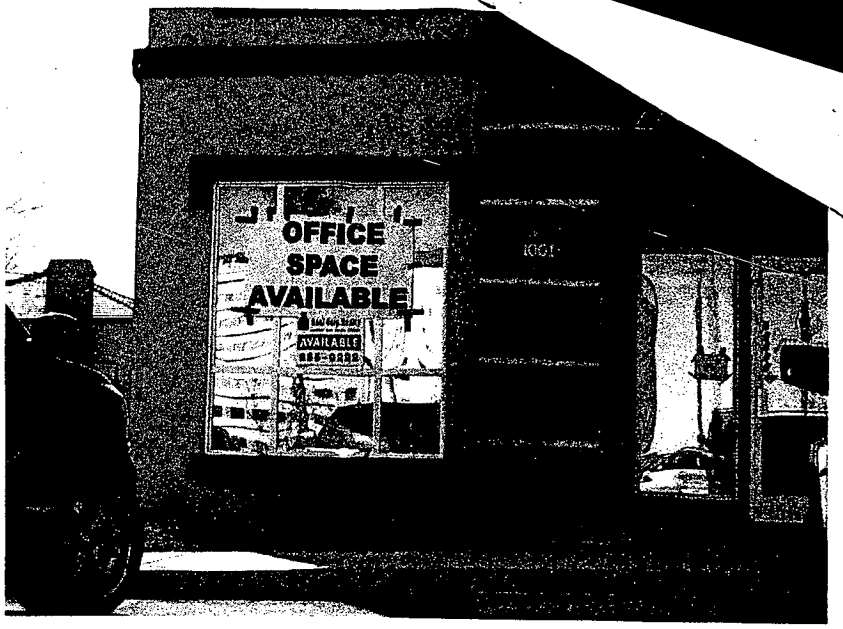



R.O.I. Commercial Real Estate

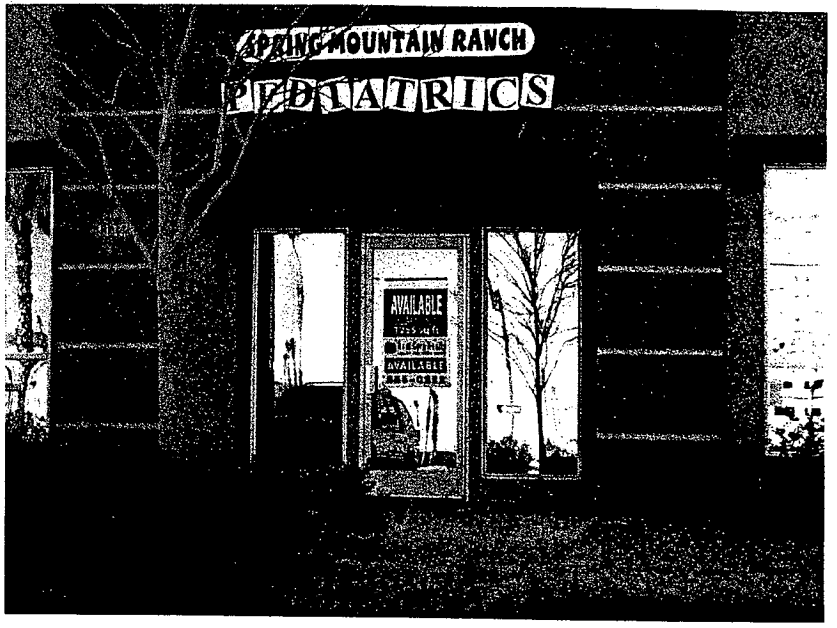
# Road-Facing Storefronts

## N. Durango & Dorrell

Suite 1001 1,250 gsf




Suite 1112 1,250 gsf




Real Corp Realty

# Montecito Marketplace

Suite 150 1,312 gsf

Suite 160 1,365 gsf

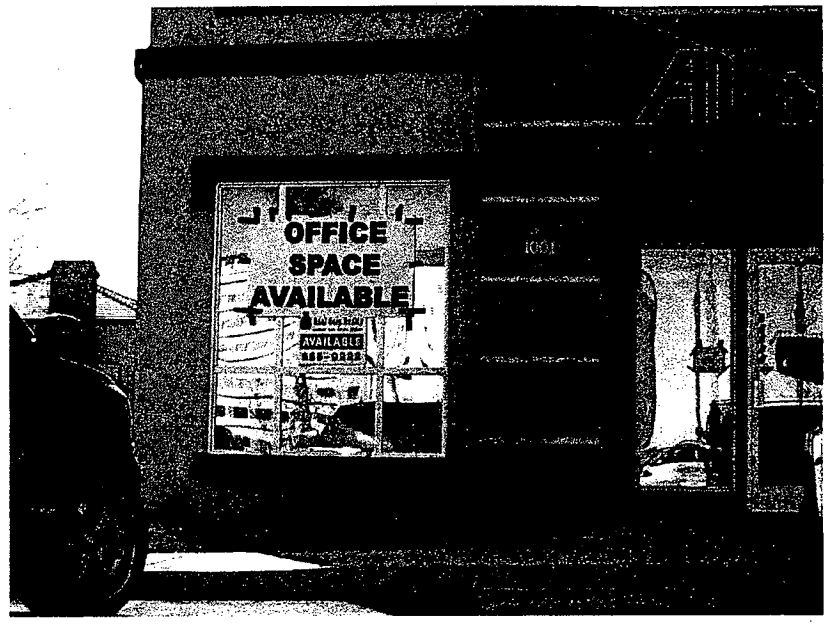



R.O.I. Commercial Real Estate

# Road-Facing Storefronts

## N. Durango & Dorrell

Suite 1001 1,250 gsf




Suite 1112 1,250 gsf




Real Corp Realty

# Town Center Plaza

## N. Durango & Elkhorn

Suite 110 1,285 gsf




Suite 130 1,169 gsf




Diversified Interest LLC

# Shops at Town Center

## N. Durango & Centennial Pkwy

Suite 130 1,209 gsf




Suite 140 1,039 gsf




Greenstreet Properties

# Driving Distances

Travel from Providence Community
(Deer Springs & Hualapai)

| | |
|---|---|
| to Montecito Crossing (Kohl's ... Mimi's Café ... Pet Co) | 1.5 miles |
| to Montecito Marketplace (Smith's ... Kinko's ... Chili's) | 1.7 miles |
| to Centennial Centre (Wal-Mart ... Sam's ... Home Depot) | 3.4 miles |
| to Centennial Gateway (In 'n Out ... Phase II under construction) | 4.6 miles |

---

*"By concentrating business activities within the Centennial Hills Town Center most residential neighborhoods will not be impacted by the traffic, lights, noise, and higher level activities associated with the intrusion of commercial development, thus allowing those neighborhoods to continue the lifestyle they currently enjoy.* ***Neighborhoods furthest from Centennial Hills Town Center will have a maximum of four to five miles to drive to access the supporting business and services they need."***

*City of Las Vegas Centennial Hills Sector Plan, Section 3.2, 3/1/2006*

# Staff comments

# Recommendation: Denial

*"Growth and development factors in the community do not indicate the need for or appropriateness of the rezoning. The development would be better located in an area that is not primarily single-family residential."*

*Staff report, 3/9/2008, ZON-25758*

*"As the site is adjacent to areas protected by the Interlocal Agreement between Clark County and the City of Las Vegas, which limit the density to 2.0 du/ac, the 205,000 square-foot retail development is not harmonious and beneficial to the community."*

*Staff report, 3/9/2008, ZON-25758*

*"The proposal for a 205,000 square-foot retail development is contrary to the City's goals and objectives protected by the Interlocal Agreement between the Clark County and the City of Las Vegas."*

*Staff report, 3/9/2008, ZON-25758*

9645 Haley Ave.
Las Vegas, NV 89149-1353
PH: 656-4241
E-mail:
Dec. 31, 2007

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

We object to the rezoning to Planned Development and the site development plan for a 200,300 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way.

It would have a negative impact on our quality of life and a negative impact on our property values.

It would go against the intent of the Master Plan and the Interlocal Agreement where a transitional zone was established to buffer the Rural Neighborhood Preservation Area from higher densities and uses. It would be incompatible with our adjacent RNP.

It would go against the intent of the Master Plan to congregate the commercial, retail uses along the Durango corridor thereby sparring the residential areas from these uses.

We believe that, by allowing this development at this location, City officials would not be acting in good faith in the implementation of the adopted Centennial Hills Sector Plan.

We urge the Planning Commission and the City Council to deny this application.

Sincerely,

Richard E Lemmon, DVM

Karin R Lemmon, DVM

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

RECEIVED
JAN 07 2008

Submitted after final agenda
Date 1/10/08 PC Item 23. 29

P

Patrick J. Chicas
6940 N. Jensen St
Las Vegas, NV 89149-1353
PH: 683-4683
E-mail: pjcnlv@gmail.com
Dec. 31, 2007

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

We object to the rezoning to Planned Development and the site development plan for a 200,300 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way.

It would have a negative impact on our quality of life and a negative impact on our property values.

It would go against the intent of the Master Plan and the Interlocal Agreement where a transitional zone was established to buffer the Rural Neighborhood Preservation Area from higher densities and uses. It would be incompatible with our adjacent RNP.

It would go against the intent of the Master Plan to congregate the commercial, retail uses along the Durango corridor thereby sparring the residential areas from these uses.

We believe that, by allowing this development at this location, City officials would not be acting in good faith in the implementation of the adopted Centennial Hills Sector Plan.

We urge the Planning Commission and the City Council to deny this application.

Sincerely,

Patrick J. Chicas

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

Submitted after final agenda
Date 1/10/08 28.
PC Item 29

RECEIVED
JAN 07 2008

P

Thursday January 3rd, 2008

Re: Amendement for a portion of Centennial Hills Sector Plan by SW Desert Equities , LLC ET AL from Rural Residential to a PCD

To Whom it may concern,

We are residents at 7015 N. Jensen Street,at the corner of Jensen and Dorrell.We have a property on an acre that would be almost adjacent or very near to that proposed development and we wanted to let you know we strongly oppose this future plan.
After doing a lot of research we found that the city's own document called Centennial Hills Sector Plan (revised in 06) states that there is no project of this size being considered only a small scale neighborhood commercial center. I believe the 23.62 acres that Desert Equities is proposing is an outrageous scale development , too massive that would only create havoc in our community and would devalue our properties. It is a rural community and we all have custom homes on acres or half acres.
This proposal is definitely not suited for this area, small scale is the emphasis here. If you take a look at this proposal it also does not even have or show any landscape buffer, standard width sidewalks ....etc, it is not well thought out and it does not belong right next to custom homes in a very nice residential development.

Again, we please ask of you, you take another look at this and oppose the zone change and the site design for this 23 + acres of commercial development.

Sincerely,

Sylvie and Vincent Chu
7015 N. Jensen St
Las Vegas, Nv 89149
Email:erce1@aol.com

Submitted after final agenda
Date 1/10/08 PC Item 28 29



P

9690 Wittig Ave.
Las Vegas, NV 89149-1353
702-395-2158
Email: tdishon@pentabldggroup.com

January 2, 2008

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

To Whom It May Concern:

We would like to voice our objection to the site development plan of retail space at the southeast corner of Deer Springs and Hualapai Way.

This area was designed to be a buffer zone around our Rural Preservation Area. It is suppose to be something compatible with our rural way of life that was established back when this RNP was created. We bought our properties within this RNP so that we could have an area to ride horses and have open space. Residential property on multiple acres next to commercial development is not what this area was designed for.

We urge the Planning Commission to deny this application. Please help preserve our rural way of life.

Sincerely,

Michelle Dishon + Trevor Dishon

Trevor Dishon
Michelle Dishon

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

Submitted after final agenda
Date 1/10/08 PC Item 28 29

Mike and Denise Halvorson
9840 Dorrell Lane
Las Vegas, NV. 89149
January 3, 2008

Mr. Jim Marshal
City of Las Vegas
Planning and Development Department
Development Services Center 731 S. Fourth Street
Las Vegas, NV 89101-2986

Mr. Marshal,

RE:ZON-25758 & SDR-25760
I understand you are coordinating an information package on the referenced zone change and site development review for a retail development. Please enclose our strong opposition to both changes.
We have a 2 ½ acre parcel very close to the area under discussion and the land between our property and the proposed commercial site is vacant. The vacant lots are all zoned Rural Preservation (RNP) with an allowable density of 2 homes per acre.

We chose to live in the Rural Preservation area specifically because there are no retail and multifamily homes allowed. The Land Use Plan for the area, adopted January 2, 2003, clearly details the intent of the Rural Neighborhood Preservation category in the northwest is to "further enhance the existing rural lifestyle and preserve its' boundaries."[1] The City and County land use plans both support the preservation of the existing rural residential land uses.

The plan under consideration is a PCD zone change and the site plan is commercial. According to the Land Use Plan this is unacceptable use. The PCD category allows for a mix of residential uses with an overall density from 2-8 per acre, **depending on the compatibility of the adjacent uses.** This site is located across the street from the RNP, zoned for 2 per acre. The land development guidelines require "a density close to two units per acre should be required for PCD areas adjacent to Rural Neighborhood Preservation (RNP) boundaries in order to establish a compatible transition area from the RNP."[2] Further stated under PolicyLM5.6g, "The Planned Community Development category may include office professional and /or neighborhood commercial projects to compliment the residential component of the neighborhood plan or residential area. More intense uses such as commercial general and regional commercial are not intended to be located within a PCD and should be confined to the Town Center located within the City of Las Vegas."[3]

[1] Lone Mountain Centennial Hills Land Use Plan. Adopted January 8,2003. Page 5
[2] Lone Mountain Centennial Hills Land Use Plan. Planned Community Development. Page 11
[3] Page 17

Submitted after final agenda
Date 1/10/08 Item 28 29

PG 1

Commercial property is not compatible with a rural lifestyle as defined in the land use plan. It would increase traffic, (both congestion and noise), increase lighting and signage requirements, and devalue the existing neighborhood property.

The planned development is titled 'Providence Square', indicating a link to the master planned development to the north and west. If it is a requirement of that community and intended to serve that area , it should fall within the boundaries of that community.

Thank You for your help,

Sincerely,

Michael and Denise Halvorson

9660 Wittig Ave.
Las Vegas, NV 89149-1353
PH: 386-0098
E-mail: Briandayna@cs.com
January 2, 2008

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

We object to the rezoning of the Planned Development and the site development plan for a 200,300 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way.

This development would have a negative impact on our quality of life and a negative impact on our property values.

It would go against the intent of the Master Plan and the Interlocal Agreement where a transitional zone was established to buffer the Rural Neighborhood Preservation Area from higher densities and uses. It would be incompatible with our adjacent RNP.

The rezoning would go against the intent of the Master Plan to congregate the commercial, retail uses along the Durango corridor thereby sparring the residential areas from these uses.

We believe that, by allowing this development at this location, City officials would not be acting in good faith in the implementation of the adopted Centennial Hills Sector Plan. We also feel that when the land was purchased the developer knew of the Rural Neighborhood Preservation Area and the Interlocal Agreement and therefore, they should abide by these agreements.

We urge the Planning Commission and the City Council to deny this application.

Sincerely,
Brian Peterson Dayna Peterson

Brian and Dayna Peterson

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

Submitted after final agenda
Date 1/10/08 PC Item 28 29

P

To: City of Las Vegas Planning
From: Mary Sanders, 9945 Wittig Ave., Las Vegas, NV89149
Subject: Re: ZON-25758 and SDR-25760 'Providence Square'
Date January 3, 2008

I live near the proposed zoning changes of -25758 and SDR-25760 'Providence Square. This proposal for a new commercial center will destroy the rural nature of our community in the RNP. We are about 1.5 miles from the commercial properties on Durango. These are sufficient for our needs.

Therefore, I am against the zoning changes of ZON-25758 and SDR-25760 Providence Square Please recommend this zoning change be denied.

Thank you.

Submitted after final agenda
Date 1/10/08 Item 28 29

P

[redacted]

John J. Solvie
Brigitte M. Solvie
7030 N. Conquistador Street
Las Vegas, Nevada 89149-1393



January 3, 2008

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

RE: ZON-25758 & SDR-25760

In light of the City of Las Vegas Centennial Hills Sector Plan regarding appropriate and compatible land uses, I firmly oppose the applicant's request to once again change the zoning on these parcels to Planned Development with the designated intent in the site design to promote and build a 23.62 acre commercial plaza.

If these parcels are to be considered selected in-fill and buffering properties, then the adjacent zoning must be taken into consideration. Directly adjacent to the North are established RNP zoned properties protected by both the City of Las Vegas Centennial Hills Sector Plan and the Clark County Lone Mountain/Centennial Hills Land Use Plan.

This applicant's proposal does not adhere to the intent of the Centennial Hills Sector Plan in that is not consistent or compliant with the Las Vegas General Plan. The intent of the General Plan is to preserve the neighborhood characteristics and be progressive in delineating appropriate buffering in-fill developments.

This proposal appears to encourage commercial sprawl into residential neighborhoods, thereby establishing a precedent and negatively impacting the RNP zoned area. Within the Centennial Hills Sector Plan, § 3.2 it states that areas outside the Town Center are expected to drive 4 to 5 miles to access commercial. This distance relieves stress to infrastructure, dissuades oversized utility needs, and eliminates business activity, traffic, lights, and noise, all associated with the increased intrusion of commercial development near residential, especially RNP zoned properties.

Within the Lone Mountain/Centennial Hills Land Use Plan, Chapter 4, Issues II and Opportunities II it states that the City of Las Vegas and the County "should continue to work together to identify areas where development of additional low-density residential neighborhoods would help protect the existing residential areas from encroachment by incompatible land uses."

Transitional densities are the guiding intent of these documents. This applicant did not satisfy the purpose and design of these active documents by drafting a compatible and transitional proposal to in-fill and buffer the adjacent property zonings.

In closing, this applicant's request should be denied in keeping with the guiding language of the approved City of Las Vegas document, namely Centennial Hills Sector Plan.

Respectfully,

Brigitte M. Solvie

Submitted after final agenda
Date 1/10/08 PC Item 28 29

P

9675 Elkhorn Road
Las Vegas, NV 89149
PH: 655-1720
E-mail: roberthooke@hotmail.com

January 4, 2008

VIA FACSIMILE

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

We object to the rezoning to Planned Development and the site development plan for a 200,300 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way.

It would have a negative impact on our quality of life and a negative impact on our property values.

It would go against the intent of the Master Plan and the Interlocal Agreement where a transitional zone was established to buffer the Rural Neighborhood Preservation Area from higher densities and uses. It would be incompatible with our adjacent RNP.

It would go against the intent of the Master Plan to congregate the commercial, retail uses along the Durango corridor thereby sparing the residential areas from these uses.

We believe that, by allowing this development at this location, City officials would not be acting in good faith in the implementation of the adopted Centennial Hills Sector Plan.

We urge the Planning Commission and the City Council to deny this application.

Sincerely,

Robert D. Hooke Donna J. Hooke

Robert D. Hooke Donna J. Hooke

Submitted after final agenda
Date 1/10/08 PC Item 28
CC 29

Letter of opposition in reference to:

ZON-25758 and SDR-25760

We are opposed to the changes being proposed for this area on Hualapai and Deer Springs.

Roy and Karen Brooks
9615 Haley
Las Vegas, NV 89149

REC'D
JAN 07 2008

Submitted after final agenda
Date 1/10/08 Item 28
PC 29

P

9645 Haley Ave.
Las Vegas, NV 89149-1353
PH: 656-4241
E-mail: [illegible]
Dec. 31, 2007

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

We object to the rezoning to Planned Development and the site development plan for a 200,300 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way.

It would have a negative impact on our quality of life and a negative impact on our property values.

It would go against the intent of the Master Plan and the Interlocal Agreement where a transitional zone was established to buffer the Rural Neighborhood Preservation Area from higher densities and uses. It would be incompatible with our adjacent RNP.

It would go against the intent of the Master Plan to congregate the commercial, retail uses along the Durango corridor thereby sparring the residential areas from these uses.

We believe that, by allowing this development at this location, City officials would not be acting in good faith in the implementation of the adopted Centennial Hills Sector Plan.

We urge the Planning Commission and the City Council to deny this application.

Sincerely,

Richard E Lemmon, DVM

Karin R Lemmon, DVM

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

RECEIVED
JAN 07 2008

Submitted after final agenda
Date 1/10/08 PC Item 23. 29

P

Patrick J. Chicas
6940 N. Jensen St
Las Vegas, NV 89149-1353
PH: 683-4683
E-mail: pjcnlv@gmail.com
Dec. 31, 2007

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

We object to the rezoning to Planned Development and the site development plan for a 200,300 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way.

It would have a negative impact on our quality of life and a negative impact on our property values.

It would go against the intent of the Master Plan and the Interlocal Agreement where a transitional zone was established to buffer the Rural Neighborhood Preservation Area from higher densities and uses. It would be incompatible with our adjacent RNP.

It would go against the intent of the Master Plan to congregate the commercial, retail uses along the Durango corridor thereby sparring the residential areas from these uses.

We believe that, by allowing this development at this location, City officials would not be acting in good faith in the implementation of the adopted Centennial Hills Sector Plan.

We urge the Planning Commission and the City Council to deny this application.

Sincerely,

Patrick J. Chicas

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

Submitted after final agenda
Date 1/10/08 PC Item 28, 29

RECEIVED
JAN 07 2008

P

Thursday January 3rd, 2008

Re: Amendement for a portion of Centennial Hills Sector Plan by SW Desert Equities , LLC ET AL from Rural Residential to a PCD

To Whom it may concern,

We are residents at 7015 N. Jensen Street,at the corner of Jensen and Dorrell.We have a property on an acre that would be almost adjacent or very near to that proposed development and we wanted to let you know we strongly oppose this future plan.
After doing a lot of research we found that the city's own document called Centennial Hills Sector Plan (revised in 06) states that there is no project of this size being considered only a small scale neighborhood commercial center. I believe the 23.62 acres that Desert Equities is proposing is an outrageous scale development , too massive that would only create havoc in our community and would devalue our properties. It is a rural community and we all have custom homes on acres or half acres.
This proposal is definitely not suited for this area, small scale is the emphasis here. If you take a look at this proposal it also does not even have or show any landscape buffer, standard width sidewalks ....etc, it is not well thought out and it does not belong right next to custom homes in a very nice residential development.

Again, we please ask of you, you take another look at this and oppose the zone change and the site design for this 23 + acres of commercial development.

Sincerely,

Sylvie and Vincent Chu
7015 N. Jensen St
Las Vegas, Nv 89149
Email:erce1@aol.com

Submitted after final agenda
Date 1/10/08 PC Item 28 29



p

9690 Wittig Ave.
Las Vegas, NV 89149-1353
702-395-2158
Email: tdishon@pentabldggroup.com

January 2, 2008

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

To Whom It May Concern:

We would like to voice our objection to the site development plan of retail space at the southeast corner of Deer Springs and Hualapai Way.

This area was designed to be a buffer zone around our Rural Preservation Area. It is suppose to be something compatible with our rural way of life that was established back when this RNP was created. We bought our properties within this RNP so that we could have an area to ride horses and have open space. Residential property on multiple acres next to commercial development is not what this area was designed for.

We urge the Planning Commission to deny this application. Please help preserve our rural way of life.

Sincerely,

Michelle Dishon + Trevor Dishon

Trevor Dishon
Michelle Dishon

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

Submitted after final agenda
Date 1/10/08 RC Item 28 29

P

9645 Haley Ave.
Las Vegas, NV 89149-1353
PH: 656-4241
E-mail: kenoplace@aol.com
Jan. 31, 2007

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

After reviewing the updated site plan, we still object to the rezoning to Planned Development and the site development plan for a 205,000 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way for the reasons stated in our letter dated Dec. 31, 2007.

The only conceivable way that this retail center could be made not incompatible with the RNP to the north would be to require extensive buffering along the north and east boundary so that the center could not be seen from the RNP district. This would require several rows of trees, of the type that do not lose their foliage in the winter, underlying large shrubs and possibly a large landscaped berm. This retail center would be unique in that it would not be located along a major retail corridor where several centers compete for business. It would be located within the center not the periphery of residential neighborhoods. Everyone living within the area would know the center exists and they are free to go there but they do not need to look at it from their homes.

The proposed development could be made compatible with the Interlocal Agreement by removing Pads C and D and keeping the northeast corner as landscaped open space.

We urge the Planning Commission and the City Council to deny this application as presented.

Sincerely,

Richard E Lemmon, DVM

Karin R Lemmon, DVM

CC: Councilman Steven D Ross
Commissioner Chip Maxfield
Chris Dingell, Planning Coordinator Focus Property Group

Submitted after final agenda
Date 2/14/08 PC Item 24, 25

P

Mike and Denise Halvorson
9840 Dorrell Lane
Las Vegas, NV. 89149
January 3, 2008

Mr. Jim Marshal
City of Las Vegas
Planning and Development Department
Development Services Center 731 S. Fourth Street
Las Vegas, NV 89101-2986

Mr. Marshal,

RE:ZON-25758 & SDR-25760
I understand you are coordinating an information package on the referenced zone change and site development review for a retail development. Please enclose our strong opposition to both changes.
We have a 2 ½ acre parcel very close to the area under discussion and the land between our property and the proposed commercial site is vacant. The vacant lots are all zoned Rural Preservation (RNP) with an allowable density of 2 homes per acre.

We chose to live in the Rural Preservation area specifically because there are no retail and multifamily homes allowed. The Land Use Plan for the area, adopted January 2, 2003, clearly details the intent of the Rural Neighborhood Preservation category in the northwest is to "further enhance the existing rural lifestyle and preserve its' boundaries."[1] The City and County land use plans both support the preservation of the existing rural residential land uses.

The plan under consideration is a PCD zone change and the site plan is commercial. According to the Land Use Plan this is unacceptable use. The PCD category allows for a mix of residential uses with an overall density from 2-8 per acre, **depending on the compatibility of the adjacent uses.** This site is located across the street from the RNP, zoned for 2 per acre. The land development guidelines require "a density close to two units per acre should be required for PCD areas adjacent to Rural Neighborhood Preservation (RNP) boundaries in order to establish a compatible transition area from the RNP."[2] Further stated under PolicyLM5.6g, "The Planned Community Development category may include office professional and /or neighborhood commercial projects to compliment the residential component of the neighborhood plan or residential area. More intense uses such as commercial general and regional commercial are not intended to be located within a PCD and should be confined to the Town Center located within the City of Las Vegas."[3]

[1] Lone Mountain Centennial Hills Land Use Plan. Adopted January 8,2003. Page 5
[2] Lone Mountain Centennial Hills Land Use Plan. Planned Community Development. Page 11
[3] Page 17

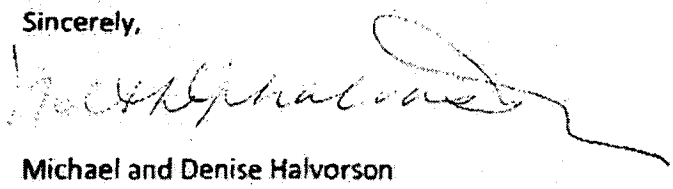
Submitted after final agenda
Date 1/10/08 PC Item 28 29

Commercial property is not compatible with a rural lifestyle as defined in the land use plan. It would increase traffic, (both congestion and noise), increase lighting and signage requirements, and devalue the existing neighborhood property.

The planned development is titled 'Providence Square', indicating a link to the master planned development to the north and west. If it is a requirement of that community and intended to serve that area , it should fall within the boundaries of that community.

Thank You for your help,

Sincerely,



Michael and Denise Halvorson

9660 Wittig Ave.
Las Vegas, NV 89149-1353
PH: 386-0098
E-mail: Briandayna@es.com
January 2, 2008

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

We object to the rezoning of the Planned Development and the site development plan for a 200,300 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way.

This development would have a negative impact on our quality of life and a negative impact on our property values.

It would go against the intent of the Master Plan and the Interlocal Agreement where a transitional zone was established to buffer the Rural Neighborhood Preservation Area from higher densities and uses. It would be incompatible with our adjacent RNP.

The rezoning would go against the intent of the Master Plan to congregate the commercial, retail uses along the Durango corridor thereby sparring the residential areas from these uses.

We believe that, by allowing this development at this location, City officials would not be acting in good faith in the implementation of the adopted Centennial Hills Sector Plan. We also feel that when the land was purchased the developer knew of the Rural Neighborhood Preservation Area and the Interlocal Agreement and therefore, they should abide by these agreements.

We urge the Planning Commission and the City Council to deny this application.

Sincerely,

Brian Peterson Dayna Peterson

Brian and Dayna Peterson

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

Submitted after final agenda
Date 1/10/08 PC Item 28 29

P

To: City of Las Vegas Planning
From: Mary Sanders, 9945 Wittig Ave., Las Vegas, NV89149
Subject: Re: ZON-25758 and SDR-25760 'Providence Square'
Date January 3, 2008

I live near the proposed zoning changes of -25758 and SDR-25760 'Providence Square. This proposal for a new commercial center will destroy the rural nature of our community in the RNP. We are about 1.5 miles from the commercial properties on Durango. These are sufficient for our needs.

Therefore, I am against the zoning changes of ZON-25758 and SDR-25760 Providence Square Please recommend this zoning change be denied.

Thank you.

Submitted after final agenda
Date 1/10/08 Item 28 29

P

[redacted]

John J. Solvie
Brigitte M. Solvie
7030 N. Conquistador Street
Las Vegas, Nevada 89149-1393



January 3, 2008

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

RE: ZON-25758 & SDR-25760

In light of the City of Las Vegas Centennial Hills Sector Plan regarding appropriate and compatible land uses, I firmly oppose the applicant's request to once again change the zoning on these parcels to Planned Development with the designated intent in the site design to promote and build a 23.62 acre commercial plaza.

If these parcels are to be considered selected in-fill and buffering properties, then the adjacent zoning must be taken into consideration. Directly adjacent to the North are established RNP zoned properties protected by both the City of Las Vegas Centennial Hills Sector Plan and the Clark County Lone Mountain/Centennial Hills Land Use Plan.

This applicant's proposal does not adhere to the intent of the Centennial Hills Sector Plan in that is not consistent or compliant with the Las Vegas General Plan. The intent of the General Plan is to preserve the neighborhood characteristics and be progressive in delineating appropriate buffering in-fill developments.

This proposal appears to encourage commercial sprawl into residential neighborhoods, thereby establishing a precedent and negatively impacting the RNP zoned area. Within the Centennial Hills Sector Plan, § 3.2 it states that areas outside the Town Center are expected to drive 4 to 5 miles to access commercial. This distance relieves stress to infrastructure, dissuades oversized utility needs, and eliminates business activity, traffic, lights, and noise, all associated with the increased intrusion of commercial development near residential, especially RNP zoned properties.

Within the Lone Mountain/Centennial Hills Land Use Plan, Chapter 4, Issues II and Opportunities II it states that the City of Las Vegas and the County "should continue to work together to identify areas where development of additional low-density residential neighborhoods would help protect the existing residential areas from encroachment by incompatible land uses."

Transitional densities are the guiding intent of these documents. This applicant did not satisfy the purpose and design of these active documents by drafting a compatible and transitional proposal to in-fill and buffer the adjacent property zonings.

In closing, this applicant's request should be denied in keeping with the guiding language of the approved City of Las Vegas document, namely Centennial Hills Sector Plan.

Respectfully,

Brigitte M. Solvie

Submitted after final agenda
Date 1/10/08 PC Item 28 29

P

9675 Elkhorn Road
Las Vegas, NV 89149
PH: 655-1720
E-mail: roberthooke@hotmail.com

January 4, 2008

VIA FACSIMILE

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

We object to the rezoning to Planned Development and the site development plan for a 200,300 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way.

It would have a negative impact on our quality of life and a negative impact on our property values.

It would go against the intent of the Master Plan and the Interlocal Agreement where a transitional zone was established to buffer the Rural Neighborhood Preservation Area from higher densities and uses. It would be incompatible with our adjacent RNP.

It would go against the intent of the Master Plan to congregate the commercial, retail uses along the Durango corridor thereby sparing the residential areas from these uses.

We believe that, by allowing this development at this location, City officials would not be acting in good faith in the implementation of the adopted Centennial Hills Sector Plan.

We urge the Planning Commission and the City Council to deny this application.

Sincerely,

Robert D. Hooke Donna J. Hooke

Robert D. Hooke Donna J. Hooke

Submitted after final agenda
Date 1/10/08 Item 28 PC 29

P

Letter of opposition in reference to:

ZON-25758 and SDR-25760

We are opposed to the changes being proposed for this area on Hualapai and Deer Springs.

Roy and Karen Brooks
9615 Haley
Las Vegas, NV 89149

RECEIVED
JAN 07 2008

Submitted after final agenda
Date 1/10/08 PC Item 28, 29

P

9645 Haley Ave.
Las Vegas, NV 89149-1353
PH: 656-4241
E-mail: kenoplace@aol.com
Jan. 31, 2007

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

After reviewing the updated site plan, we still object to the rezoning to Planned Development and the site development plan for a 205,000 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way for the reasons stated in our letter dated Dec. 31, 2007.

The only conceivable way that this retail center could be made not incompatible with the RNP to the north would be to require extensive buffering along the north and east boundary so that the center could not be seen from the RNP district. This would require several rows of trees, of the type that do not lose their foliage in the winter, underlying large shrubs and possibly a large landscaped berm. This retail center would be unique in that it would not be located along a major retail corridor where several centers compete for business. It would be located within the center not the periphery of residential neighborhoods. Everyone living within the area would know the center exists and they are free to go there but they do not need to look at it from their homes.

The proposed development could be made compatible with the Interlocal Agreement by removing Pads C and D and keeping the northeast corner as landscaped open space.

We urge the Planning Commission and the City Council to deny this application as presented.

Sincerely,

Richard E Lemmon, DVM

Karin R Lemmon, DVM

CC: Councilman Steven D Ross
Commissioner Chip Maxfield
Chris Dingell, Planning Coordinator Focus Property Group

Submitted after final agenda
Date 2/14/08 Item 24. PC 25

P

Letter of opposition in reference to:

ZON-25758 and SDR-25760

We are opposed to the changes being proposed for this area on Hualapai and Deer Springs.

Roy and Karen Brooks
9615 Haley
Las Vegas, NV 89149

REC
JAN 07 2008

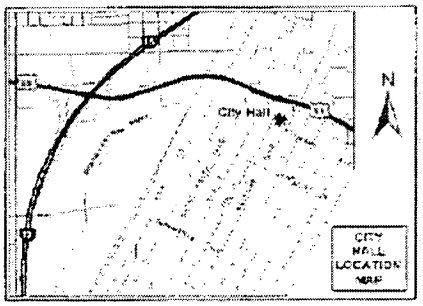
Submitted after final agenda
Date 1/16/08 PC Item 28, 29

P

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

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁰
0004239954 DEC 28 2007
MAILED FROM ZIP CODE 89101

# 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.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

**ZON-25758 & SDR-25760**

Case: ZON-25758
12624701004
LIU REX F
10225 DEER SPRINGS WY
LAS VEGAS NV 89149-1361

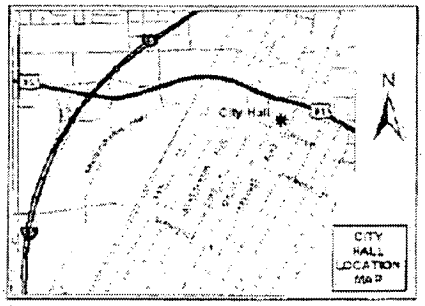
89149R1361 C075

Submitted after final agenda
Date 1/10/08 Item 23.
PC

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

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁰
0004239954 DEC 28 2007
MAILED FROM ZIP CODE 89101

# 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.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Case: ZON-25758

12524701006
MCCARTHY THORNTON RANDALL
10225 DEER SPRINGS WY
LAS VEGAS NV 89149-1361

**ZON-25758 & SDR-25760**

89149B1361 C075

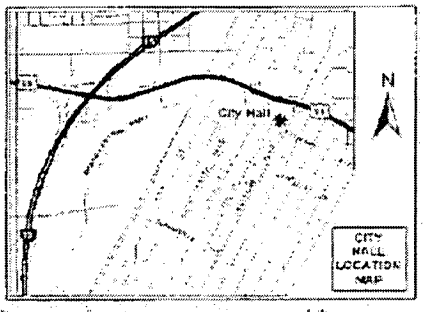
Submitted after final agenda.
Date 1/16/08 Item 28.
PC 29

P

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

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁰
0004239954 DEC 28 2007
MAILED FROM ZIPCODE 89101

# 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.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

**ZON-25758 & SDR-25760**

Case: ZON-25758

12624701004
LIU REX F
10225 DEER SPRINGS WY
LAS VEGAS NV 89149-1361

89149B1361 C075

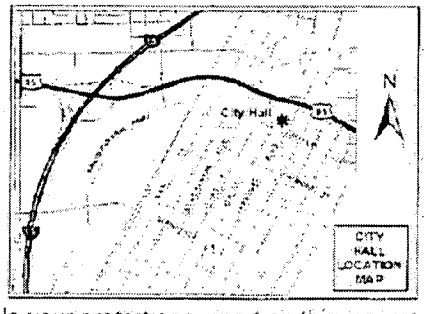
Submitted after final agenda
Date 1/16/08 PC Item 28 & 29

Jan 07 08 04:34p Avcomm International Inc 7026550773 p.2

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

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁰
0004239954 DEC 28 2007
MAILED FROM ZIPCODE 89101

# 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.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Case: ZON-25758

12624701005
MCCARTHY THORNTON RANDALL
10225 DEER SPRINGS WY
LAS VEGAS NV 89149-1361

**ZON-25758 & SDR-25760**

89149$1361 C075

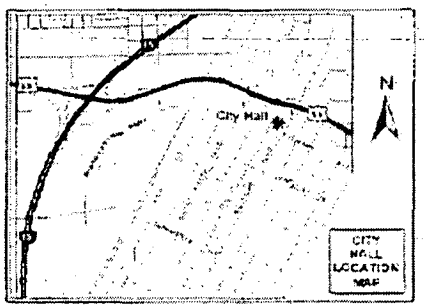
Submitted after final agenda
Date 1/16/08 28.
PC Item 29

P

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

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁰
0004239954 DEC 28 2007
MAILED FROM ZIP CODE 89101

# 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.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Case: ZON-25758

12624701004
LIU REX F
10225 DEER SPRINGS WY
LAS VEGAS NV 89149-1381

**ZON-25758 & SDR-25760**

89149813B1 C075

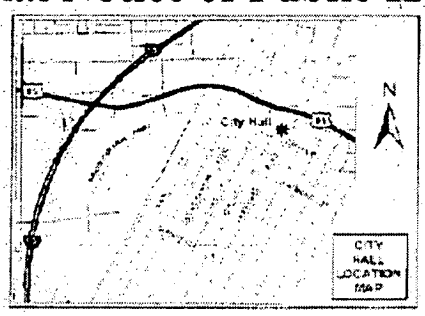
Submitted after final agenda
Date 1/16/08 PC Item 23, 24

P

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

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁰
0004239954 DEC 28 2007
MAILED FROM ZIPCODE 89101

# 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.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Case: ZON-25758

12524701006
MCCARTHY THORNTON RANDALL
10225 DEER SPRINGS WY
LAS VEGAS NV 89149-1361

**ZON-25758 & SDR-25760**

89149$1361 C075

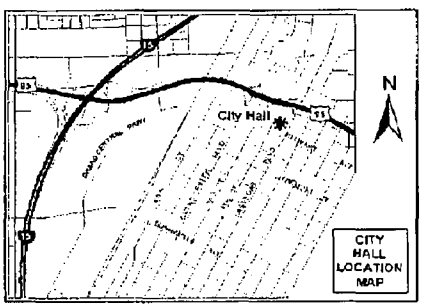
Submitted after final agenda
Date 1/16/08 Item 28.
PC 29

P

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

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁰
0004239954 DEC 28 2007
MAILED FROM ZIPCODE 89101

# 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.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

**ZON-25758 & SDR-25760**

Case: ZON-25758

12624701004
LIU REX F
10225 DEER SPRINGS WY
LAS VEGAS NV 89149-1361

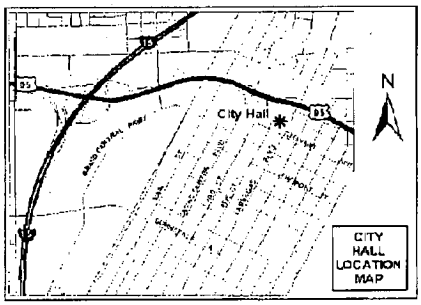
89149$1361 C075

Submitted after final agenda
Date 1/10/08 PC Item 28, 29

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

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁰
0004239954 DEC 28 2007
MAILED FROM ZIPCODE 89101

# 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.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Case: ZON-25758

12624701005
MCCARTHY THORNTON RANDALL
10225 DEER SPRINGS WY
LAS VEGAS NV 89149-1361

**ZON-25758 & SDR-25760**

89149$1361 0075

Submitted after final agenda
Date 1/10/08 Item 28, PC 29

P

9645 Haley Ave.
Las Vegas, NV 89149-1353
PH: 656-4241
E-mail:
Dec. 31, 2007

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

We object to the rezoning to Planned Development and the site development plan for a 200,300 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way.

It would have a negative impact on our quality of life and a negative impact on our property values.

It would go against the intent of the Master Plan and the Interlocal Agreement where a transitional zone was established to buffer the Rural Neighborhood Preservation Area from higher densities and uses. It would be incompatible with our adjacent RNP.

It would go against the intent of the Master Plan to congregate the commercial, retail uses along the Durango corridor thereby sparring the residential areas from these uses.

We believe that, by allowing this development at this location, City officials would not be acting in good faith in the implementation of the adopted Centennial Hills Sector Plan.

We urge the Planning Commission and the City Council to deny this application.

Sincerely,

Richard E Lemmon, DVM

Karin R Lemmon, DVM

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

RECEIVED
JAN 07 2008

Submitted after final agenda
Date 1/10/08 Item 23. 29

P

Patrick J. Chicas
6940 N. Jensen St
Las Vegas, NV 89149-1353
PH: 683-4683
E-mail: pjcnlv@gmail.com
Dec. 31, 2007

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

We object to the rezoning to Planned Development and the site development plan for a 200,300 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way.

It would have a negative impact on our quality of life and a negative impact on our property values.

It would go against the intent of the Master Plan and the Interlocal Agreement where a transitional zone was established to buffer the Rural Neighborhood Preservation Area from higher densities and uses. It would be incompatible with our adjacent RNP.

It would go against the intent of the Master Plan to congregate the commercial, retail uses along the Durango corridor thereby sparring the residential areas from these uses.

We believe that, by allowing this development at this location, City officials would not be acting in good faith in the implementation of the adopted Centennial Hills Sector Plan.

We urge the Planning Commission and the City Council to deny this application.

Sincerely,

Patrick J. Chicas

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

Submitted after final agenda
Date 1/10/08 28.
PC Item 29

RECEIVED
JAN 07 2008

P

Thursday January 3rd, 2008

Re: Amendement for a portion of Centennial Hills Sector Plan by SW Desert Equities , LLC ET AL from Rural Residential to a PCD

To Whom it may concern,

We are residents at 7015 N. Jensen Street,at the corner of Jensen and Dorrell.We have a property on an acre that would be almost adjacent or very near to that proposed development and we wanted to let you know we strongly oppose this future plan.
After doing a lot of research we found that the city's own document called Centennial Hills Sector Plan (revised in 06) states that there is no project of this size being considered only a small scale neighborhood commercial center. I believe the 23.62 acres that Desert Equities is proposing is an outrageous scale development , too massive that would only create havoc in our community and would devalue our properties. It is a rural community and we all have custom homes on acres or half acres.
This proposal is definitely not suited for this area, small scale is the emphasis here. If you take a look at this proposal it also does not even have or show any landscape buffer, standard width sidewalks ....etc, it is not well thought out and it does not belong right next to custom homes in a very nice residential development.

Again, we please ask of you, you take another look at this and oppose the zone change and the site design for this 23 + acres of commercial development.

Sincerely,

Sylvie and Vincent Chu
7015 N. Jensen St
Las Vegas, Nv 89149
Email:erce1@aol.com

Submitted after final agenda
Date 1/10/08 PC Item 28 29



P

9690 Wittig Ave.
Las Vegas, NV 89149-1353
702-395-2158
Email: tdishon@pentabldggroup.com

January 2, 2008

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

To Whom It May Concern:

We would like to voice our objection to the site development plan of retail space at the southeast corner of Deer Springs and Hualapai Way.

This area was designed to be a buffer zone around our Rural Preservation Area. It is suppose to be something compatible with our rural way of life that was established back when this RNP was created. We bought our properties within this RNP so that we could have an area to ride horses and have open space. Residential property on multiple acres next to commercial development is not what this area was designed for.

We urge the Planning Commission to deny this application. Please help preserve our rural way of life.

Sincerely,

Michelle Dishon + Trevor Dishon

Trevor Dishon
Michelle Dishon

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

Submitted after final agenda
Date 1/10/08 PC Item 28 29

P

Mike and Denise Halvorson
9840 Dorrell Lane
Las Vegas, NV. 89149
January 3, 2008

Mr. Jim Marshal
City of Las Vegas
Planning and Development Department
Development Services Center 731 S. Fourth Street
Las Vegas, NV 89101-2986

Mr. Marshal,

RE:ZON-25758 & SDR-25760
I understand you are coordinating an information package on the referenced zone change and site development review for a retail development. Please enclose our strong opposition to both changes.
We have a 2 ½ acre parcel very close to the area under discussion and the land between our property and the proposed commercial site is vacant. The vacant lots are all zoned Rural Preservation (RNP) with an allowable density of 2 homes per acre.

We chose to live in the Rural Preservation area specifically because there are no retail and multifamily homes allowed. The Land Use Plan for the area, adopted January 2, 2003, clearly details the intent of the Rural Neighborhood Preservation category in the northwest is to "further enhance the existing rural lifestyle and preserve its' boundaries."[1] The City and County land use plans both support the preservation of the existing rural residential land uses.

The plan under consideration is a PCD zone change and the site plan is commercial. According to the Land Use Plan this is unacceptable use. The PCD category allows for a mix of residential uses with an overall density from 2-8 per acre, **depending on the compatibility of the adjacent uses.** This site is located across the street from the RNP, zoned for 2 per acre. The land development guidelines require "a density close to two units per acre should be required for PCD areas adjacent to Rural Neighborhood Preservation (RNP) boundaries in order to establish a compatible transition area from the RNP."[2] Further stated under PolicyLM5.6g, "The Planned Community Development category may include office professional and /or neighborhood commercial projects to compliment the residential component of the neighborhood plan or residential area. More intense uses such as commercial general and regional commercial are not intended to be located within a PCD and should be confined to the Town Center located within the City of Las Vegas."[3]

[1] Lone Mountain Centennial Hills Land Use Plan. Adopted January 8,2003. Page 5
[2] Lone Mountain Centennial Hills Land Use Plan. Planned Community Development. Page 11
[3] Page 17

Submitted after final agenda
Date 1/10/08 PC Item 28 29

P

Commercial property is not compatible with a rural lifestyle as defined in the land use plan. It would increase traffic, (both congestion and noise), increase lighting and signage requirements, and devalue the existing neighborhood property.

The planned development is titled 'Providence Square', indicating a link to the master planned development to the north and west. If it is a requirement of that community and intended to serve that area , it should fall within the boundaries of that community.

Thank You for your help,

Sincerely,

Michael and Denise Halvorson

9660 Wittig Ave.
Las Vegas, NV 89149-1353
PH: 386-0098
E-mail: Briandayna@cs.com
January 2, 2008

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

We object to the rezoning of the Planned Development and the site development plan for a 200,300 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way.

This development would have a negative impact on our quality of life and a negative impact on our property values.

It would go against the intent of the Master Plan and the Interlocal Agreement where a transitional zone was established to buffer the Rural Neighborhood Preservation Area from higher densities and uses. It would be incompatible with our adjacent RNP.

The rezoning would go against the intent of the Master Plan to congregate the commercial, retail uses along the Durango corridor thereby sparring the residential areas from these uses.

We believe that, by allowing this development at this location, City officials would not be acting in good faith in the implementation of the adopted Centennial Hills Sector Plan. We also feel that when the land was purchased the developer knew of the Rural Neighborhood Preservation Area and the Interlocal Agreement and therefore, they should abide by these agreements.

We urge the Planning Commission and the City Council to deny this application.

Sincerely,

Brian and Dayna Peterson

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

Submitted after final agenda
Date 1/10/08 PC Item 28 29

P

To: City of Las Vegas Planning
From: Mary Sanders, 9945 Wittig Ave., Las Vegas, NV89149
Subject: Re: ZON-25758 and SDR-25760 'Providence Square'
Date January 3, 2008

I live near the proposed zoning changes of -25758 and SDR-25760 'Providence Square. This proposal for a new commercial center will destroy the rural nature of our community in the RNP. We are about 1.5 miles from the commercial properties on Durango. These are sufficient for our needs.

Therefore, I am against the zoning changes of ZON-25758 and SDR-25760 Providence Square Please recommend this zoning change be denied.

Thank you.

Submitted after final agenda
Date 1/10/08 Item 28 29

P

[redacted]

John J. Solvie
Brigitte M. Solvie
7030 N. Conquistador Street
Las Vegas, Nevada 89149-1393



January 3, 2008

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

RE: ZON-25758 & SDR-25760

In light of the City of Las Vegas Centennial Hills Sector Plan regarding appropriate and compatible land uses, I firmly oppose the applicant's request to once again change the zoning on these parcels to Planned Development with the designated intent in the site design to promote and build a 23.62 acre commercial plaza.

If these parcels are to be considered selected in-fill and buffering properties, then the adjacent zoning must be taken into consideration. Directly adjacent to the North are established RNP zoned properties protected by both the City of Las Vegas Centennial Hills Sector Plan and the Clark County Lone Mountain/Centennial Hills Land Use Plan.

This applicant's proposal does not adhere to the intent of the Centennial Hills Sector Plan in that is not consistent or compliant with the Las Vegas General Plan. The intent of the General Plan is to preserve the neighborhood characteristics and be progressive in delineating appropriate buffering in-fill developments.

This proposal appears to encourage commercial sprawl into residential neighborhoods, thereby establishing a precedent and negatively impacting the RNP zoned area. Within the Centennial Hills Sector Plan, § 3.2 it states that areas outside the Town Center are expected to drive 4 to 5 miles to access commercial. This distance relieves stress to infrastructure, dissuades oversized utility needs, and eliminates business activity, traffic, lights, and noise, all associated with the increased intrusion of commercial development near residential, especially RNP zoned properties.

Within the Lone Mountain/Centennial Hills Land Use Plan, Chapter 4, Issues II and Opportunities II it states that the City of Las Vegas and the County "should continue to work together to identify areas where development of additional low-density residential neighborhoods would help protect the existing residential areas from encroachment by incompatible land uses."

Transitional densities are the guiding intent of these documents. This applicant did not satisfy the purpose and design of these active documents by drafting a compatible and transitional proposal to in-fill and buffer the adjacent property zonings.

In closing, this applicant's request should be denied in keeping with the guiding language of the approved City of Las Vegas document, namely Centennial Hills Sector Plan.

Respectfully,

Brigitte M. Solvie

Submitted after final agenda
Date 1/10/08 Item 28 29
PC

P

9675 Elkhorn Road
Las Vegas, NV 89149
PH: 655-1720
E-mail: roberthooke@hotmail.com

January 4, 2008

VIA FACSIMILE

Planning and Development Department
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101-2986

Re: ZON-25758 & SDR-25760

We object to the rezoning to Planned Development and the site development plan for a 200,300 square-foot retail development at the southeast corner of Hualapai Way and Deer Springs way.

It would have a negative impact on our quality of life and a negative impact on our property values.

It would go against the intent of the Master Plan and the Interlocal Agreement where a transitional zone was established to buffer the Rural Neighborhood Preservation Area from higher densities and uses. It would be incompatible with our adjacent RNP.

It would go against the intent of the Master Plan to congregate the commercial, retail uses along the Durango corridor thereby sparing the residential areas from these uses.

We believe that, by allowing this development at this location, City officials would not be acting in good faith in the implementation of the adopted Centennial Hills Sector Plan.

We urge the Planning Commission and the City Council to deny this application.

Sincerely,

Robert D. Hooke Donna J. Hooke

Robert D. Hooke Donna J. Hooke

Submitted after final agenda
Date 1/10/08 Item 28 PC 29

P

# Protest / Approval Log Sheet




# Separator Sheet

# Telephone Protest/ Support Log

**Meeting Date:** 1/10/08 **Case Number:** ZON 25758

**Date:** 1/4/08
**Name:** Marc Simon
**Address:** 9780 Witting Avenue
Las Vegas, Nev.
**Phone:** (702) 396-2431
[X] **PROTEST** [ ] **SUPPORT**

**Date:** 1/07/08
**Name:** Bryan Kirk
**Address:** 6650 Grand Canyon
LV, NV 89149
**Phone:** 702 400-9914
[V] **PROTEST** [ ] **SUPPORT**

**Date:** 1/4/08
**Name:** Teresa Fisher
**Address:** 7060 Eula St.
Las Vegas, Nev.
**Phone:** (702) 400-3061
[X] **PROTEST** [ ] **SUPPORT**

**Date:** 1/7/08
**Name:** Beverly Holman
**Address:** 9665 Elkhorn Road
Las Vegas, Nevada
**Phone:** (702) 396-5591
[X] **PROTEST** [ ] **SUPPORT**

**Date:** 1/8/08
**Name:** Carole Squires
**Address:** 9685 Elkhorn Rd.
Las Vegas 89149
**Phone:** (702) 233-2123
[X] **PROTEST** [ ] **SUPPORT**

**Date:** 1/9/08
**Name:** Kathleen Bruce
**Address:** 9880 Elkhorn Road
Las Vegas, NV 89149
**Phone:** (702) 240-7187
[X] **PROTEST** [ ] **SUPPORT**

Submitted after final agenda
Date 1/10/08 PC Item 28

SP

# Telephone Protest/ Support Log

**Meeting Date:** 1/10/08 **Case Number:** ZON 25758

**Date:** 1/4/08
**Name:** Marc Simon
**Address:** 9780 Witting Avenue
Las Vegas, Nev.
**Phone:** (702) 396-2431
[X] **PROTEST** [ ] **SUPPORT**

**Date:** 1/04/08
**Name:** Bryan Kirk
**Address:** 6850 Grant Canyon
LV, NV 89149
**Phone:** 702 400-9414
[V] **PROTEST** [ ] **SUPPORT**

**Date:** 1/4/08
**Name:** Teresa Fisher
**Address:** 7060 Eula St.
Las Vegas, Nev.
**Phone:** (702) 400-3061
[X] **PROTEST** [ ] **SUPPORT**

**Date:** 1/7/08
**Name:** Beverly Holman
**Address:** 9665 Elkhorn Road
Las Vegas, Nevada
**Phone:** (702) 396-5501
[X] **PROTEST** [ ] **SUPPORT**

**Date:** 1/8/08
**Name:** Carole Squires
**Address:** 9685 Elkhorn Rd.
Las Vegas 89149
**Phone:** (702) 233-2133
[X] **PROTEST** [ ] **SUPPORT**

**Date:** 1/9/08
**Name:** Kathleen Bruce
**Address:** 9880 Elkhorn Road
Las Vegas, NV 89149
**Phone:** (702) 240-7187
[X] **PROTEST** [ ] **SUPPORT**

Submitted after final agenda
Date 1/10/08 PC Item 38

SP

# Telephone Protest/ Support Log

**Meeting Date:** 1/10/08 **Case Number:** ZON. 25758

**Date:** 1/4/08
**Name:** Marc Simon
**Address:** 9780 Witting Avenue
Las Vegas, Nev.
**Phone:** (702) 396-2431
[X] **PROTEST** [ ] **SUPPORT**

**Date:** 1/04/08
**Name:** Bryan Kirk
**Address:** 6850 Grand Canyon
LV, NV 89149
**Phone:** 702 400-9414
[V] **PROTEST** [ ] **SUPPORT**

**Date:** 1/4/08
**Name:** Teresa Fisher
**Address:** 7060 Eula St.
Las Vegas, Nev.
**Phone:** (702) 400-3061
[X] **PROTEST** [ ] **SUPPORT**

**Date:** 1/7/08
**Name:** Beverly Holman
**Address:** 9665 Elkhorn Road
Las Vegas, Nevada
**Phone:** (702) 396-5511
[X] **PROTEST** [ ] **SUPPORT**

**Date:** 1/8/08
**Name:** Carole Squires
**Address:** 9685 Elkhorn Rd.
Las Vegas 89149
**Phone:** (702) 233-2133
[X] **PROTEST** [ ] **SUPPORT**

**Date:** 1/9/08
**Name:** Kathleen Bruce
**Address:** 9880 Elkhorn Road
Las Vegas, NV 89149
**Phone:** (702) 240-7187
[X] **PROTEST** [ ] **SUPPORT**

Submitted after final agenda
Date 1/10/08 PC Item 28

SP

# Telephone Protest/ Support Log

**Meeting Date:** 1/10/08 **Case Number:** ZON 25758

**Date:** 1/4/08
**Name:** Marc Simon
**Address:** 9780 Witting Avenue
Las Vegas, Nev.
**Phone:** (702) 396-2431
[X] **PROTEST** [ ] **SUPPORT**

**Date:** 1/07/08
**Name:** Ryan Kirk
**Address:** 6650 Grand Canyon
LV, NV 89149
**Phone:** 702 400-9919
[V] **PROTEST** [ ] **SUPPORT**

**Date:** 1/4/08
**Name:** Teresa Fisher
**Address:** 7060 Eula St.
Las Vegas, Nev.
**Phone:** (702) 400-3061
[X] **PROTEST** [ ] **SUPPORT**

**Date:** 1/7/08
**Name:** Beverly Hartman
**Address:** 9665 Elkhorn Road
Las Vegas, Nevada
**Phone:** (702) 396-5561
[X] **PROTEST** [ ] **SUPPORT**

**Date:** 1/8/08
**Name:** Carole Spencer
**Address:** 9685 Elkhorn Rd
Las Vegas 89149
**Phone:** (702) 235-2133
[X] **PROTEST** [ ] **SUPPORT**

**Date:** 1/9/08
**Name:** Kathleen Erwin
**Address:** 9880 Elkhorn Road
Las Vegas, NV 89149
**Phone:** (702) 240-7187
[X] **PROTEST** [ ] **SUPPORT**

Submitted after final agenda
Date 1/10/08 PC Item 23

SP

20040315
.02213

# STATE OF NEVADA
# DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 125-19-301-013
   b) _____
   c) _____
   d) _____
2. Type of Property
   a) [X] 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 ONLY |
|---|
| Document/Instrument _____ |
| Book _____ Page: _____ |
| Date of _____ |
| Notes: _____ |

3. Total Value/Sales Price of Property: $429,000.00
   Deed in Lieu of Foreclosure Only (value of property) ( $ _____ )
   Transfer Tax Value: $429,000.00
   Real Property Transfer Tax Due $2,187.90
4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section _____
   b. Explain reason for exemption: _____
5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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: Hiroko Rhodes  Capacity: SELLER
Signature: _____  Capacity: _____

| SELLER(GRANTOR) INFORMATION (REQUIRED) | BUYER (GRANTEE) INFORMATION (REQUIRED) |
|---|---|
| Print Name: Hiroko Rhodes | Print Name: c/o Focus Commercial Group |
| Address: 20300 Alfresco Avenue | Address: 3455 Cliff Shadows Parkway, Suite [illegible] |
| City: Red Bluff | City: Las Vegas |
| State: CA Zip: 96080 | State: NV Zip: 89129 |

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

Print Name: First American Title Insurance Company National  File Number: NCS-44941-HHLV cd/rs
Address: 3960 Howard Hughes Parkway, Suite 360
City: Las Vegas  State: NV  Zip: 89109

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

Reproduced by First American Title Insurance Rev10/2001

2213

COPY
SECOND COPY

20040315
02213

# STATE OF NEVADA
# DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 125-18-301-013
   b)
   c)
   d)
2. Type of Property
   a) [X] 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 RECORDER'S OPTIONAL USE ONLY**
Document/Instrument
Book Page:
Date of
Notes:

3. Total Value/Sales Price of Property: $429,000.00
   Deed in Lieu of Foreclosure Only (value of property) ( $ )
   Transfer Tax Value: $429,000.00
   Real Property Transfer Tax Due $2,167.90
4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section
   b. Explain reason for exemption:
5. Partial Interest: Percentage being transferred: %

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 disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Capacity: Buyer
Signature: Capacity:

| SELLER (GRANTOR) INFORMATION (REQUIRED) | | BUYER (GRANTEE) INFORMATION (REQUIRED) | |
|---|---|---|---|
| Print Name: | Hiroko Rhodes | Print Name: | c/o Fi ian Commercial Group |
| Address: | 20300 Alfresco Avenue | Address: | 3455 ...iff Shadows Parkway, Suite |
| City: | Red Bluff | City: | Las V ...89 |
| State: | CA Zip: 96080 | State: | NV Zip: 89129 |

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**
Print Name: First American Title Insurance Company National File Number: NCS-4 ...41-HHLV cd/ra
Address: 3960 Howard Hughes Parkway, Suite 330
City: Las Vegas State: NV Zip: 89109

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

...d by First American Title Insurance Rev 10/03/01

2213

COPY

Recording Requested by:
First AmericanTitle Insurance Co.
APN: 125-19-301-013
Escrow Number: 108-44941 CD
WHEN RECORDED MAIL TO AND
TAX STATEMENTS TO:
R.P.T.T.$2187.90
Brain Surgery, LLC
3455 Cliffs Shadows Parkway, STe. 220
Las Vegas, Nv. 89129

20040315
.02213

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER
RECORDED AT THE REQUEST OF:
FIRST AMERICAN TITLE COMPANY OF NE
03-15-2004 14:12 AEA
OFFICIAL RECORDS
BOOK/INSTR:20040315-02213
PAGE COUNT: 2
FEE: 40.00
RPTT: 2187.90
NON-COMPLIANCE CHARGE INC: 25.00

COPY

# GRANT BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Hiroko Rhodes, a widow

do(es) hereby GRANT, BARGAIN AND SELL TO:

BRAIN SURGERY, LLC, a Nevada limited liability company

The real property situated in the County of Clark, State of Nevada described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof for complete legal description

Subject to:

1. All general and special taxes for the current year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

X Hiroko Rhodes 9/3/03
Hiroko Rhodes Date:

State of )
) ss.
County of )

This instrument was acknowledged before me on September 8, 2003 by Hiroko Rhodes

Glenda Exley
Glenda B. Exley
Notary Public
(My Commission expires 3-9-06)

GLENDA EXLEY
COMM. # 1345834
NOTARY PUBLIC-CALIFORNIA
BUTTE COUNTY
COMM. EXP. MARCH 9, 2006

ASSESSOR COPY

20040315
02213

Exhibit "A"

Government Lot 28 in Section 19, Township 19 South, Range 60 East, M.D.B. & M.

Excepting therefrom that portion as conveyed to the County of Clark in that certain document recorded April 3, 1998 in Book 980403 as Instrument No. 00327 of Official Records.

ASSESSOR'S COPY

20040401
.02880

85

# STATE OF NEVADA
# DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 125-19-301-005
   b)
   c)
   d)
2. Type of Property
   a) [x] 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 ONLY**
Document/Instrument
Book  Page:
Date of
Notes

3. Total Value/Sales Price of Property: ~~$400,000.00~~ 402,000.00
   Deed in Lieu of Foreclosure Only (value of property) ( $ )
   Transfer Tax Value: ~~$400,000.00~~ 402,000.00
   Real Property Transfer Tax Due ~~$2040.00~~ 2,050.20
4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section:
   b. Explain reason for exemption:
5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: Seller
Signature: _____ Capacity: Seller

| SELLER (GRANTOR) INFORMATION (REQUIRED) | BUYER (GRANTEE) INFORMATION (REQUIRED) |
|---|---|
| Print Name: Sol Poler and Ethel Poler | Print Name: Vegas Equities, LLC |
| Address: 65-36 Wetherole Street | Address: Attention: Kelly, 3455 Cliff Shadows |
| City: Rego Park | City: Las Vegas |
| State: NY Zip: 11374 | State: NV Zip: 89129 |

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

Print Name: First American Title Insurance Company National  File Number: NCS-61649-HHLV cd/tmt
Address: 3960 Howard Hughes Parkway, Suite 360
City: Las Vegas  State: NV  Zip: 89109

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

Reproduced by First American Title Insurance Rev 10/2000

COPY
UNOFFICIAL DOCUMENT

20040401
.02880

85

# STATE OF NEVADA
# DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 125-19-301-005
   b) _____
   c) _____
   d) _____
2. Type of Property
   a) [x] 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 ONLY**
Document/Instrument _____
Book _____ Page: _____
Date of Notes _____

3. Total Value/Sales Price of Property: ~~$400,000.00~~ 402,000.00
   Deed in Lieu of Foreclosure Only (value of property) ( $ _____ )
   Transfer Tax Value: ~~$400,000.00~~ 402,000.00
   Real Property Transfer Tax Due: ~~$2040.00~~ 2,050.20
4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section: _____
   b. Explain reason for exemption: _____
5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: _____
Signature: _____ Capacity: _____

| SELLER (GRANTOR) INFORMATION (REQUIRED) | | BUYER (GRANTEE) INFORMATION (REQUIRED) | |
|---|---|---|---|
| Print Name: | Sol Poler and Ethel Poler | Print Name: | Southwest Value Partners Vegas Equities, LLC |
| Address: | 65-36 Wetherole Street | Address: | Attention: Kelly, 3455 Cliff Shadows |
| City: | Rego Park | City: | Las Vegas |
| State: | NY | Zip: 11374 | State: NV | Zip: 89129 |

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

Print Name: First American Title Insurance Company National | File Number: NCS-61649-HHLV cd/tmt
Address: 3960 Howard Hughes Parkway, Suite 380
City: Las Vegas | State: NV | Zip: 89109

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

Page Number Provided by First American Title Insurance Agency (2001)

COPY
ASSESSOR'S COPY

20040401
.02880

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF:

FIRST AMERICAN TITLE COMPANY OF

04-01-2004 14:07 JKA

OFFICIAL RECORDS

BOOK/INSTR:20040401-02880

PAGE COUNT: 3

FEE: 16.00
RPTT: 2,050.20

A.P.N.: 125-19-301-005

File No: NCS-61649-HHLV (cd)

R.P.T.T.: $2,050.20

05

When Recorded, Mail Tax Statements To:
Southwest Desert Equities, LLC
c/o Focus Commercial Group
3455 Shadows Parkway, Ste. 220
Las Vegas, NV 89129

# GRANT, BARGAIN and *SALE DEED*

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Sol Poler and Ethel Poler, husband and wife as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Southwest Desert Equities, LLC, a Nevada Limited Liability Company

the real property situate in the County of Clark, State of Nevada, described as follows:

**SEE EXHIBIT " A " Attached hereto and made a part hereof**

Subject to

1. All general and special taxes for the current fiscal year.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 11/26/2003

COPY
ASSESSOR'S

20040401
02880

Sol Poler

Sol Poler

Ethel Poler

Ethel Poler

STATE OF New York )
: ss.
COUNTY OF Queens )

This instrument was acknowledged before me on December 3, 2023 by Sol Poler and Ethel Poler.

Notary Public

(My commission expires: _____)

ILENE EISNER
Notary Public, State of New York
No. 41-4693907
Qualified in Queens County
Commission Expires March 30, 2027

ASSESSOR'S COPY

20040401
.02880

**EXHIBIT "A"**

Southeast Quarter (SE 1/4), Northeast Quarter (NE 1/4), Northwest Quarter (NW 1/4), Southwest Quarter (SW 1/4), Section 19, Township 19, Range 60 East, M.D.B. & M., also described as the South one-half (S 1/2) of Government Lot 2A.

Assessor's Copy

**STATE OF NEVADA**
**DECLARATION OF VALUE**

20040226
01334

**FOR RECORDERS OPTIONAL USE ONLY**
Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

1. Assessor Parcel Number(s)
   a) 125-19-301-004
   b
   c)

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) ☐ Mobil Home
   ☐ Other

3. Total Value/Sales Price of Property $
   Deed In Lieu of Foreclosure Only (Value of property) $n/a
   Transfer Tax Value $
   Real Property Transfer Tax Due $

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption per NRS 375.090, Section 3
   b. Explain Reason for Exemption: correct Grantors name RECORD TO CORRECT Document 0114-0429

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: John Reller  Capacity: John R. Reller Mgr

Signature: Adolph Leppek Tr  Capacity: Trustee/Owner

| **SELLER (GRANTOR) INFORMATION (REQUIRED)** | **BUYER (GRANTEE) INFORMATION (REQUIRED)** |
|---|---|
| Print Name: | Print Name: Southwest Dese't Equ. |
| Address: | Address: 3455 Cliff Shadows Pky |
| City: | City: Las Vegas |
| State: Zip: | State: NV Zip: 89129 |

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

Print Name: First American Title Insurance Co.  Escrow #: 54234 CD

Address: 3960 Howard Hughes Parkway, Suite 630, Las Vegas, Nevada, 89109

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

1334

COPY
UNOFFICIAL DOCUMENT
AS SHOWN

20040226
01334

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF:

FIRST AMERICAN TITLE COMPANY OF

02-26-2004 08:42 KGP

OFFICIAL RECORDS

BOOK/INSTR: 20040226-01334

PAGE COUNT: 4

FEE: 17.00
RPTT: Ex#003

3

**APN NUMBER:** 125-19-301-009

4

Re record to correct name

**TITLE ON DOCUMENT:**

GRANT, BARBARA A. SAGE

**RE-RECORDED**

**RECORDING REQUESTED BY:**
**FIRST AMERICAN TITLE COMPANY OF NEVADA**

**RETURN TO:**

**Name: FIRST AMERICAN TITLE COMPANY**

**Address: 2490 PASEO VERDE PKY STE 100**

**City/State/Zip: HENDERSON NV 89074**

RECORDER'S MEMO
POSSIBLE POOR RECORD DUE TO
QUALITY OF ORIGINAL DOCUMENT

This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee applies.)

This cover page must be typed or printed clearly in black ink only.

COPY
ASSESSOR'S COPY

20040226
.01534

20040116
.00429

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF:
FIRST AMERICAN TITLE COMPANY OF N

01-16-2004 09:36 ADF
OFFICIAL RECORDS
BOOK/INSTR:20040116-00429
PAGE COUNT: 3

FEE: 16.00
RPTT: 2040.00

A.P.N.: 125-19-301-004
File No: RCS-54234-HALV (cd)
R.P.T.T.: $2,040.00
Exempt 3
When Recorded, Mail Tax Statements To:
Southwest Desert Equities, LLC
3485 Cliff Shadows Parkway, Suite 220
Las Vegas, NV 89129

(3)

## GRANT, BARGAIN and SALE DEED

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Donald Martin Lepczyk and Adalyn Sue Lepczyk, Trustees of The Donald Martin Lepczyk and Adalyn Sue Lepczyk Revocable Trust
Living

do(es) hereby *GRANT, BARGAIN and SELL* to

Southwest Desert Equities, LLC, a Nevada limited liability company

the real property situate in the County of Clark, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof

Subject to

1. All general and special taxes for the current fiscal year.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 12/03/2003

THIS DEED IS BEING RERECORDED TO CORRECT THE GRANTORS NAME

Assessor's Copy

20040226
0134

20040116
0042

Donald Martin Lepczyk and Adelyn Sue Lepczyk, Trustees of The Donald Martin Lepczyk and Adelyn Sue Lepczyk Revocable Trust

Donald Martin Lepczyk Trustee
Donald Martin Lepczyk, Trustee

Adelyn Sue Lepczyk Trustee
Adelyn Sue Lepczyk, Trustee

STATE OF NEVADA )
: ss.
COUNTY OF CLARK )

* This instrument was acknowledged before me on January 7, 2004 by Lepczyk Revocable Trust. *Donald Martin Lepczyk, Trustee and Adelyn Sue Lepczyk, Trustee

Notary Public

(My commission expires: 1-3-07)

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
C. DVORAK
Appt. No. 99-61655-1
My Appt. Expires Jan. 3, 2007

Assessor's Copy

2004R226
.01334

2004R716
.08429

EXHIBIT "A"

THE NORTH HALF (N 1/2) OF GOVERNMENT LOT 2, BEING SITUATE IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M.

APN: 125-19-301-004

2004 FEB 12 P 1:44

ASSESSOR'S COPY

20021028
.02187

# State of Nevada
# Declaration of Value

1. Assessor's Parcel Number(s)

a) 125-19-301-003

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 RECORDER'S OPTIONAL USE ONLY**
Documentation/Instrument #:
Book: Page:
Date of Recording:
Notes:

3. Total Value/Sales Price of Property: $475,000.00

Deed in Lieu of Foreclosure Only (value of property): (___)

Transfer Tax Value: $475,000.00

Real Property Transfer Tax Due: $1,187.50

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: ___

5. Partial Interest: Percentage being transferred: ___%

---

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: Buyer

Signature: _____ Capacity: _____

| SELLER (GRANTOR) INFORMATION (REQUIRED) | BUYER (GRANTEE) INFORMATION (REQUIRED) |
|---|---|
| Print Name: Roel Cortez | Print Name: Desert Hills Properties |
| Address: P.O. Box 81017 | Address: 5329 N. Bruce #804 |
| City: Las Vegas | City: Las Vegas |
| State: NV Zip: 89137 | State: NV Zip: 89129 |

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

Print Name: United Title of Nevada Escrow #:02122449-027
Address: P.O. Box 70480
City/State/Zip: Las Vegas, Nevada 89170-0480

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

2187

COPY
NOT A CERTIFIED COPY

.02187

APN: 125-19-301-003
Affix R.P.T.T. $1,187.50
WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:
Desert Hills Properties, LLC
3320 N. BUFFALO, #204
LAS VEGAS, NV 89129

192

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Acorn Associates, a partnership , under agreement dated December 20, 1978

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

Desert Hills Properties, LLC, a Nevada Limited Liability Company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

The West Half (W ½) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Township 19 South, Range 60 East, M.D.M.

Also known as Government Lot Twenty-two (22).

THIS GRANT, BARGAIN, SALE DEED HAS BEEN EXECUTED IN COUNTER PARTS

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

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

Witness my/our hand(s) this 22 day of July, 2002

SELLERS:
Acorn Associates

By: Richard Etter, General Partner

By: Robert Maxey, General Partner

By: Peter Thomas, General Partner

STATE OF NEVADA )
) ss.
COUNTY OF Clark )

Escrow No. 02122449-027-FB

This instrument was acknowledged before me on July 22, 2002 by RICHARD A. ETTER as General Partner of Acorn Associates.

NOTARIAL SEAL
NOTARY PUBLIC-MONTANA
Residing at Ouray, Montana
My Comm. Expires 11-15-2004

Notary Public
My commission expires: Nov 15, 2004

COPY
ASSIGNOR'S

20021126
02187

APN: 125-19-301-003
Affix R.P.T.T. $1,267.50
WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:
Desert Hills Properties, LLC
3320 N. Buffalo, #204
Las Vegas, NV 89129

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Acorn Associates, a partnership, under agreement dated December 20, 1978

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

Desert Hills Properties, LLC, a Nevada Limited Liability Company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

The West Half (W ½) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Township 19 South, Range 60 East, M.D.M.

Also known as Government Lot Twenty-two (22).

THIS GRANT, BARGAIN, SALE DEED HAS BEEN EXECUTED IN COUNTER PARTS

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

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

Witness my/our hand(s) this 17 day of July, 2002.

SELLERS:
Acorn Associates

By: Richard Etter, General Partner

By: Robert Maxey, General Partner

By: Peter Thomas, General Partner

STATE OF NEVADA )
) ss.
COUNTY OF Clark )

Escrow No. 02122449-027-FB

This instrument was acknowledged before me on July 17, 2002 by Peter M. Thomas as General Partner of Acorn Associates.

AGNES M. KNOBLOCK
Notary Public, State of Nevada
Appointment No. 93-0953-1
My Appt. Expires Apr 1, 2005

Notary Public
My commission expires: 4/1/05

Copy
Assessor's

20021128
02187

APN: 125-19-301-003
Affix R.P.T.T. $1,197.50
WHEN RECORDED MAIL TO and MAIL TAX
STATEMENTS TO:
Desert Hills Properties, LLC
3320 N. Buffalo, #204
Las Vegas, NV 89129

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Acorn Associates, a partnership, under agreement dated December 20, 1978

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

Desert Hills Properties, LLC, a Nevada Limited Liability Company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

The West Half (W ½) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Township 19 South, Range 60 East, M.D.M.

Also known as Government Lot Twenty-two (22).

THIS GRANT, BARGAIN, SALE DEED HAS BEEN EXECUTED IN COUNTER PARTS

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

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

Witness my/our hand(s) this 22 day of July, 2002

SELLERS:
Acorn Associates

By: Richard Etter, General Partner

By: Robert Maxey, General Partner

By: Peter Thomas, General Partner

STATE OF NEVADA Arizona )
) ss.
COUNTY OF Clark Coconino )

Escrow No. 02122449-027-FB

This instrument was acknowledged before me on July 22 2002 by _____ as General Partner of Acorn Associates.

Notary Public
My commission expires: 10.13.03

OFFICIAL SEAL
ROBERT A. STENGER
Notary Public - State of Arizona
COCONINO COUNTY
My Comm. Expires Oct. 13, 2003

Copy
Assessor's

Assessor's Copy

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF: UNITED TITLE OF NEVADA

10-26-2000 14:00 DMU PAGE COUNT: 4

OFFICIAL RECORDS

NUM//INSTR:20001026-0:187 FEE: 17.00
APTT: 1,167.50

3-1 cH

20060512-0003282

APN: 125-19-301-002
Affix R.P.T.T. $15,131.70

WHEN RECORDED MAIL TO and MAIL TAX STATEMENT TO:
NORTHWEST INVESTMENTS, LLC
3455 CLIFF SHADOWS PKWY, #220
LAS VEGAS, NV 89129

Fee: $15.00 RPTT: $15,131.70
N/C Fee: $0.00
05/12/2006 13:51:16
T20060084670
Requestor:
CHICAGO TITLE
Frances Deane LEX
Clark County Recorder Pgs: 3

ESCROW NO: 06030608-112-LMH

COPY
ASSESSOR

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Southwest Desert Equities, LLC, a Nevada limited liability company

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

Northwest Investments, LLC, a Nevada limited liability company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

Government Lot Twenty-Three (23) in Section 19, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada.

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

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

Witness my/our hand(s) this 24 day of April, 2006.

SELLERS:
Southwest Desert Equities, LLC

By: John A. Ritter, Manager

**ESCROW NO: 06030608-112-LMH**

STATE OF NEVADA )
) ss.
COUNTY OF Clark )

This instrument was acknowledged before me on 04-24-06 by John A. Ritter, Manager of Southwest Desert Equities, LLC.

Kelly Hermanson
Notary Public

My commission expires: 02/05/07

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79001-1
My Appt. Expires Feb 5, 2007

Assessor's Copy

# State of Nevada
# Declaration of Value

1. Assessor's Parcel Number(s)

   a) 125-19-301-002

   b)

   c)

   d)

2. Type of Property:

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

**FOR RECORDER'S OPTIONAL USE ONLY**
Documentation/Instrument #:_____
Book:_____ Page:_____
Date of Recording:_____
Notes:

3. Total Value/Sales Price of Property: $2,966,695.00

   Deed in Lieu of Foreclosure Only (Value of property): (___)

   Transfer Tax Value: $2,966,695.00

   Real Property Transfer Tax Due: $15,131.70

4. **If Exemption Claimed:**

   a. Transfer Tax Exemption, per NRS 375.090, Section: ____

   b. Explain Reason for Exemption: ___

5. Partial Interest: Percentage being transferred: ___%

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 _____ TJD  Capacity Buyer

Signature _____ TJD  Capacity Seller

| **SELLER (GRANTOR) INFORMATION (REQUIRED)** | **BUYER (GRANTEE) INFORMATION (REQUIRED)** |
|---|---|
| Print Name: Southwest Desert Equities, LLC | Print Name: Northwest Investments, LLC |
| Address: 3455 Cliff Shadows Pkwy, #220 | Address: 3455 Cliff Shadows Pkwy, #220 |
| City: Las Vegas | City: Las Vegas |
| State: NV Zip: 89129 | State: NV Zip: 89129 |

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

Print Name: Chicago Title
Address3980 Howard Hughes Parkway
City/State/Zip: Las Vegas, NV 89109

Escrow #:06030608-112

Copy
Assessors Copy

3280

200204 25
01791

# State of Nevada
# Declaration of Value

1. Assessor's Parcel Number(s)
   a) 125-19-301-001
   b)
   c)
   d)

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

**FOR RECORDER'S OPTIONAL USE ONLY**
Documentation/Instrument #:
Book: Page:
Date of Recording:
Notes:

3. Total Value/Sales Price of Property: $475,000.00
   Deed in Lieu of Foreclosure Only (value of property): ( )
   Transfer Tax Value: $475,000.00
   Real Property Transfer Tax Due: $1,187.50

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per NRS 375.090, Section
   b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

---

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Capacity: Manager
Signature: Capacity:

| SELLER (GRANTOR) INFORMATION (REQUIRED) | BUYER (GRANTEE) INFORMATION (REQUIRED) |
|---|---|
| Print Name: Jeffrey Goldstein Trust | Print Name: K Land Nevada, LLC |
| Address: 2320 N. Buffalo Dr #204 | Address: 2320 N. Buffalo Dr #204 |
| City: Las Vegas | City: Las Vegas |
| State: NV Zip: 89128 | State: NV Zip: 89128 |

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

Print Name: United Title of Nevada
Address: P.O. Box 70480
City/State/Zip: Las Vegas, Nevada 89170-0480
Escrow #:02122213-027

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

1791

COPY
COPY
COPY

20020425
01791

APN: 125-19-301-001
Affix R.P.T.T. $1,187.50
WHEN RECORDED MAIL TO:
KR Land Company, LLC
3320 N. Buffalo, #204
Las Vegas, NV 89129

MAIL TAX STATEMENTS TO:
KR Land Company, LLC
3320 N. Buffalo, #204
Las Vegas, NV 89129

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
Sani Limited Partnership, a Nevada Limited Partnership

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

KR Land Company, LLC, a Nevada Limited Liability Company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

The West Half (W ½) of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Township 19 South, Range 60 East, M.D.B. & M., said parcel also known as Government Lot 24, Section 19, Township 19, South, Range 60 East, M.D.B. & M.

THIS GRANT, BARGAIN, SALE DEED HAS BEEN EXECUTED IN COUNTER PART

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

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

Witness my our hand(s) this _____ day of _____, _____.

SELLERS:
Sani Limited Partnership

By: William Sani, General Partner

By: Renu Sani, General Partner

STATE OF NEVADA )
) ss.
COUNTY OF Clark )

Escrow No. 02122213-027-FB

This instrument was acknowledged before me on
December 2 by
William Sani, General Partner and Renu Sani,
Partner of Sani Limited Partnership.

Notary Public
My commission expires: _____

BETSYANNE PETERSON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Feb 27, 2007

COPY
UNOFFICIAL DOCUMENT

20020425
01791

APN: 125-19-301-001
Affix R.P.T.T. $1,187.50
WHEN RECORDED MAIL TO:
KR Land Company, LLC
3320 N. Buffalo, #204
Las Vegas, NV 89129

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
Sani Limited Partnership, a Nevada Limited Partnership

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

KR Land Company, LLC, a Nevada Limited Liability Company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

The West Half (W ½) of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Township 19 South, Range 60 East, M.D.B. & M., said parcel also known as Government Lot 24, Section 19, Township 19, South, Range 60 East, M.D.B. & M.

THIS GRANT, BARGAIN, SALE DEED HAS BEEN EXECUTED IN COUNTER PART

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

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

Witness my/our hand(s) this 16th day of April, 2002.

SELLERS:
Sani Limited Partnership

By: William Sani, General Partner

By: Renu Sani, General Partner

STATE OF ~~NEVADA~~ California )
) ss.
COUNTY OF ~~Clark~~ Orange )

Escrow No. 02122213-027-FB

This instrument was acknowledged before me on April 16, 2002 by ~~William Sani, General Partner~~ and Renu Sani, General Partner of Sani Limited Partnership.

Josie Reyes Notary Public
Notary Public
My commission expires: 4-16-04

JOSIE REYES
COMM. #1260992
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Exp. Apr. 16, 2004

COPY
NOT OFFICIAL RECORD

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
UNITED TITLE OF NEVADA
04-25-2002 14:05 NSH
OFFICIAL RECORDS
BOOK: 20020425 INST: 01791
FEE: 15.00 RPTT: 1,187.50

# KR LAND COMPANY, LLC

## Business Entity Information

| | | | |
|---|---|---|---|
| Status: | Active | File Date: | 12/11/2001 |
| Type: | Domestic Limited-Liability Company | Corp Number: | LLC13446-2001 |
| Qualifying State: | NV | List of Officers Due: | 12/31/2007 |
| Managed By: | Managers | Expiration Date: | 12/11/2501 |

## Resident Agent Information

| | | | |
|---|---|---|---|
| Name: | FERA, LLC | Address 1: | 3455 CLIFF SHADOWS PKWY |
| Address 2: | SUITE 200 | City: | LAS VEGAS |
| State: | NV | Zip Code: | 89129 |
| Phone: | | Fax: | |
| Email: | | Mailing Address 1: | |
| Mailing Address 2: | | Mailing City: | |
| Mailing State: | | Mailing Zip Code: | |

## Financial Information

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

**No stock records found for this company**

## Officers

☐ Include Inactive Officers

Manager - HOLDINGS MANAGER, LLC

| | | | |
|---|---|---|---|
| Address 1: | 3455 CLIFF SHADOWS PARKWAY STE 220 | Address 2: | |
| City: | LAS VEGAS | State: | NV |
| Zip Code: | 89129 | Country: | |
| Status: | Active | Email: | |

## Actions\Amendments

| | | | |
|---|---|---|---|
| Action Type: | Articles of Organization | | |
| Document Number: | LLC13446-2001-001 | # of Pages: | 5 |
| File Date: | 12/11/2001 | Effective Date: | |

(No notes for this action)

| | | | |
|---|---|---|---|
| Action Type: | Annual List | | |
| Document Number: | LLC13446-2001-004 | # of Pages: | 1 |
| File Date: | 02/12/2002 | Effective Date: | |

(No notes for this action)

| | | | |
|---|---|---|---|
| Action Type: | Annual List | | |
| Document Number: | LLC13446-2001-005 | # of Pages: | 1 |
| File Date: | 11/12/2002 | Effective Date: | |

(No notes for this action)

| | | | |
|---|---|---|---|
| Action Type: | Resident Agent Address Change | | |
| Document Number: | LLC13446-2001-003 | # of Pages: | 1 |
| File Date: | 02/04/2003 | Effective Date: | |

JOHN A. RITTER SUITE 210

3320 NORTH BUFFALO DRIVE LAS VEGAS NV 89129 RAA

| | | | |
|---|---|---|---|
| Action Type: | Annual List | | |
| Document Number: | LLC13446-2001-006 | # of Pages: | 1 |

| | | | |
|---|---|---|---|
| File Date: | 10/22/2003 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | LLC13446-2001-002 | # of Pages: | 1 |
| File Date: | 01/05/2005 | Effective Date: | |
| List of Officers for 2004 to 2005 | | | |
| Action Type: | Annual List | | |
| Document Number: | 20050580532-30 | # of Pages: | 1 |
| File Date: | 11/29/2005 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | 20060819596-86 | # of Pages: | 1 |
| File Date: | 12/21/2006 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Resident Agent Name Change | | |
| Document Number: | 20070085394-98 | # of Pages: | 2 |
| File Date: | 02/01/2007 | Effective Date: | |
| (No notes for this action) | | | |

# HOLDINGS MANAGER, LLC

## Business Entity Information

| | | | |
|---|---|---|---|
| Status: | Active | File Date: | 11/15/1994 |
| Type: | Domestic Limited-Liability Company | Corp Number: | LLC17656-1994 |
| Qualifying State: | NV | List of Officers Due: | 11/30/2007 |
| Managed By: | Managers | Expiration Date: | 11/15/2024 |

## Resident Agent Information

| | | | |
|---|---|---|---|
| Name: | FERA, LLC | Address 1: | 3455 CLIFF SHADOWS PKWY |
| Address 2: | SUITE 200 | City: | LAS VEGAS |
| State: | NV | Zip Code: | 89129 |
| Phone: | | Fax: | |
| Email: | | Mailing Address 1: | |
| Mailing Address 2: | | Mailing City: | |
| Mailing State: | | Mailing Zip Code: | |

## Financial Information

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

**No stock records found for this company**

## Officers

☐ Include Inactive Officers

Manager - JOHN A RITTER

| | | | |
|---|---|---|---|
| Address 1: | 3455 CLIFFS SHADOWS PKWY STE 220 | Address 2: | |
| City: | LAS VEGAS | State: | NV |
| Zip Code: | 89129 | Country: | |
| Status: | Active | Email: | |

## Actions\Amendments

| | | | |
|---|---|---|---|
| Action Type: | Articles of Organization | | |
| Document Number: | LLC17656-1994-001 | # of Pages: | 5 |
| File Date: | 11/15/1994 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Resident Agent Address Change | | |
| Document Number: | LLC17656-1994-003 | # of Pages: | 1 |
| File Date: | 11/03/1995 | Effective Date: | |
| DAVID K. ROBINSON SUITE 200 KFA | | | |
| 930 SOUTH THIRD STREET LAS VEGAS NV 89101 KFA | | | |
| Action Type: | Resident Agent Change | | |
| Document Number: | LLC17656-1994-004 | # of Pages: | 1 |
| File Date: | 12/29/1995 | Effective Date: | |
| DAVID K. ROBINSON | | | |
| 5124 COSTABELLA LANE LAS VEGAS NV 89130 TLS | | | |
| Action Type: | Annual List | | |
| Document Number: | LLC17656-1994-008 | # of Pages: | 1 |
| File Date: | 10/13/1999 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |

| | | | |
|---|---|---|---|
| Document Number: | LLC17656-1994-009 | # of Pages: | 1 |
| File Date: | 10/11/2000 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | LLC17656-1994-006 | # of Pages: | 1 |
| File Date: | 10/23/2001 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | LLC17656-1994-007 | # of Pages: | 1 |
| File Date: | 10/10/2002 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Resident Agent Address Change | | |
| Document Number: | LLC17656-1994-005 | # of Pages: | 1 |
| File Date: | 02/03/2003 | Effective Date: | |
| JOHN A RITTER STE 204 APN | | | |
| 3320 N BUFFALO DR LAS VEGAS NV 89129 APN | | | |
| Action Type: | Annual List | | |
| Document Number: | LLC17656-1994-010 | # of Pages: | 1 |
| File Date: | 12/12/2003 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | LLC17656-1994-002 | # of Pages: | 1 |
| File Date: | 11/10/2004 | Effective Date: | |
| List of Officers for 2004 to 2005 | | | |
| Action Type: | Annual List | | |
| Document Number: | 20050580531-29 | # of Pages: | 1 |
| File Date: | 11/29/2005 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | 20060628361-04 | # of Pages: | 1 |
| File Date: | 09/29/2006 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Resident Agent Name Change | | |
| Document Number: | 20070085394-98 | # of Pages: | 2 |
| File Date: | 02/01/2007 | Effective Date: | |
| (No notes for this action) | | | |

# NORTHWEST INVESTMENTS, LLC

## Business Entity Information

| | | | |
|---|---|---|---|
| Status: | Active | File Date: | 11/1/2005 2:05:01 PM |
| Type: | Domestic Limited-Liability Company | Corp Number: | E0737642005-5 |
| Qualifying State: | NV | List of Officers Due: | 11/30/2007 |
| Managed By: | Managers | Expiration Date: | |

## Resident Agent Information

| | | | |
|---|---|---|---|
| Name: | FERA, LLC | Address 1: | 3455 CLIFF SHADOWS PKWY |
| Address 2: | SUITE 200 | City: | LAS VEGAS |
| State: | NV | Zip Code: | 89129 |
| Phone: | | Fax: | |
| Email: | | Mailing Address 1: | |
| Mailing Address 2: | | Mailing City: | |
| Mailing State: | | Mailing Zip Code: | |

## Financial Information

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

**No stock records found for this company**

## Officers

☐ Include Inactive Officers

Manager - FOCUS INVESTMENT MANAGER, LLC

| | | | |
|---|---|---|---|
| Address 1: | 3455 CLIFF SHADOWS PKWY, SUITE 220 | Address 2: | |
| City: | LAS VEGAS | State: | NV |
| Zip Code: | 89129 | Country: | |
| Status: | Active | Email: | |

## Actions\Amendments

| | | | |
|---|---|---|---|
| Action Type: | Articles of Organization | | |
| Document Number: | 20050519617-66 | # of Pages: | 2 |
| File Date: | 11/01/2005 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Initial List | | |
| Document Number: | 20050652103-74 | # of Pages: | 1 |
| File Date: | 12/30/2005 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | 20060628363-26 | # of Pages: | 1 |
| File Date: | 09/29/2006 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Resident Agent Name Change | | |
| Document Number: | 20070085291-54 | # of Pages: | 2 |
| File Date: | 02/01/2007 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Amended List | | |
| Document Number: | 20070217856-98 | # of Pages: | 1 |
| File Date: | 03/29/2007 | Effective Date: | |
| (No notes for this action) | | | |

# DESERT HILLS PROPERTIES, LLC

## Business Entity Information

| | | | |
|---|---|---|---|
| Status: | Active | File Date: | 1/23/2002 |
| Type: | Domestic Limited-Liability Company | Corp Number: | LLC741-2002 |
| Qualifying State: | NV | List of Officers Due: | 1/31/2008 |
| Managed By: | Managers | Expiration Date: | 1/23/2502 |

## Resident Agent Information

| | | | |
|---|---|---|---|
| Name: | FERA, LLC | Address 1: | 3455 CLIFF SHADOWS PKWY |
| Address 2: | SUITE 200 | City: | LAS VEGAS |
| State: | NV | Zip Code: | 89129 |
| Phone: | | Fax: | |
| Email: | | Mailing Address 1: | |
| Mailing Address 2: | | Mailing City: | |
| Mailing State: | | Mailing Zip Code: | |

## Financial Information

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

**No stock records found for this company**

## Officers

☐ Include Inactive Officers

Manager - HOLDINGS MANAGER, LLC

| | | | |
|---|---|---|---|
| Address 1: | 3455 CLIFF SHADOWS PKWY SUITE 220 | Address 2: | |
| City: | LAS VEGAS | State: | NV |
| Zip Code: | 89129 | Country: | |
| Status: | Active | Email: | |

## Actions\Amendments

| | | | |
|---|---|---|---|
| Action Type: | Articles of Organization | | |
| Document Number: | LLC741-2002-001 | # of Pages: | 5 |
| File Date: | 01/23/2002 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Initial List | | |
| Document Number: | LLC741-2002-004 | # of Pages: | 1 |
| File Date: | 02/12/2002 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | LLC741-2002-006 | # of Pages: | 1 |
| File Date: | 12/16/2002 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Resident Agent Address Change | | |
| Document Number: | LLC741-2002-003 | # of Pages: | 1 |
| File Date: | 02/03/2003 | Effective Date: | |
| JOHN A RITTER STE 204 APN | | | |
| 3320 N BUFFALO DR LAS VEGAS NV 89129 APN | | | |
| Action Type: | Annual List | | |
| Document Number: | LLC741-2002-005 | # of Pages: | 1 |

| | | | |
|---|---|---|---|
| File Date: | 09/30/2003 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | LLC741-2002-002 | # of Pages: | 1 |
| File Date: | 01/08/2004 | Effective Date: | |
| List of Officers for 2004 to 2005 | | | |
| Action Type: | Annual List | | |
| Document Number: | 20050013184-04 | # of Pages: | 1 |
| File Date: | 02/24/2005 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | 20060057447-25 | # of Pages: | 1 |
| File Date: | 01/31/2006 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | 20070067752-56 | # of Pages: | 1 |
| File Date: | 01/31/2007 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Resident Agent Name Change | | |
| Document Number: | 20070085394-98 | # of Pages: | 2 |
| File Date: | 02/01/2007 | Effective Date: | |
| (No notes for this action) | | | |

# SOUTHWEST DESERT EQUITIES LLC

## Business Entity Information

| | | | |
|---|---|---|---|
| Status: | Active | File Date: | 8/29/1996 |
| Type: | Domestic Limited-Liability Company | Corp Number: | LLC14458-1996 |
| Qualifying State: | NV | List of Officers Due: | 8/31/2008 |
| Managed By: | Managers | Expiration Date: | 8/29/2026 |

## Resident Agent Information

| | | | |
|---|---|---|---|
| Name: | FERA, LLC | Address 1: | 3455 CLIFF SHADOWS PKWY |
| Address 2: | SUITE 200 | City: | LAS VEGAS |
| State: | NV | Zip Code: | 89129 |
| Phone: | | Fax: | |
| Email: | | Mailing Address 1: | |
| Mailing Address 2: | | Mailing City: | |
| Mailing State: | | Mailing Zip Code: | |

## Financial Information

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

No stock records found for this company

## Officers

☐ Include Inactive Officers

Manager - FOCUS INVESTMENT MANAGER, LLC

| | | | |
|---|---|---|---|
| Address 1: | 3455 CLIFF SHADOWS PKWY STE 220 | Address 2: | |
| City: | LAS VEGAS | State: | NV |
| Zip Code: | 89129 | Country: | |
| Status: | Active | Email: | |

## Actions\Amendments

| | | | |
|---|---|---|---|
| Action Type: | Articles of Organization | | |
| Document Number: | LLC14458-1996-001 | # of Pages: | 4 |
| File Date: | 08/29/1996 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | LLC14458-1996-008 | # of Pages: | 1 |
| File Date: | 07/07/1998 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | LLC14458-1996-007 | # of Pages: | 1 |
| File Date: | 08/14/1999 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | LLC14458-1996-009 | # of Pages: | 1 |
| File Date: | 06/13/2000 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | LLC14458-1996-006 | # of Pages: | 1 |
| File Date: | 07/17/2001 | Effective Date: | |

| | | | |
|---|---|---|---|
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | LLC14458-1996-005 | # of Pages: | 1 |
| File Date: | 07/22/2002 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Resident Agent Address Change | | |
| Document Number: | LLC14458-1996-003 | # of Pages: | 1 |
| File Date: | 02/03/2003 | Effective Date: | |
| JOHN A RITTER STE 204 APN | | | |
| 3320 N BUFFALO DR LAS VEGAS NV 89129 APN | | | |
| Action Type: | Annual List | | |
| Document Number: | LLC14458-1996-004 | # of Pages: | 1 |
| File Date: | 09/05/2003 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | LLC14458-1996-002 | # of Pages: | 1 |
| File Date: | 09/07/2004 | Effective Date: | |
| List of Officers for 2004 to 2005 | | | |
| Action Type: | Annual List | | |
| Document Number: | 20050400937-20 | # of Pages: | 1 |
| File Date: | 08/30/2005 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Amended List | | |
| Document Number: | 20060221240-29 | # of Pages: | 1 |
| File Date: | 04/06/2006 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Amended List | | |
| Document Number: | 20060329977-05 | # of Pages: | 1 |
| File Date: | 05/24/2006 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | 20060552829-49 | # of Pages: | 1 |
| File Date: | 08/29/2006 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Resident Agent Name Change | | |
| Document Number: | 20070085394-98 | # of Pages: | 2 |
| File Date: | 02/01/2007 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Amended List | | |
| Document Number: | 20070217859-21 | # of Pages: | 1 |
| File Date: | 03/29/2007 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | 20070593998-62 | # of Pages: | 1 |
| File Date: | 08/29/2007 | Effective Date: | |
| (No notes for this action) | | | |

# FOCUS INVESTMENT MANAGER, LLC

## Business Entity Information

| | | | |
|---|---|---|---|
| Status: | Active on 2/16/2007 | File Date: | 12/28/2006 8:49:39 AM |
| Type: | Domestic Limited-Liability Company | Corp Number: | E0946442006-5 |
| Qualifying State: | NV | List of Officers Due: | 12/31/2007 |
| Managed By: | Managers | Expiration Date: | |

## Resident Agent Information

| | | | |
|---|---|---|---|
| Name: | FERA, LLC | Address 1: | 3455 CLIFF SHADOWS PKWY |
| Address 2: | SUITE 200 | City: | LAS VEGAS |
| State: | NV | Zip Code: | 89129 |
| Phone: | | Fax: | |
| Email: | | Mailing Address 1: | |
| Mailing Address 2: | | Mailing City: | |
| Mailing State: | | Mailing Zip Code: | |

## Financial Information

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

No stock records found for this company

## Officers

☐ Include Inactive Officers

| | | | |
|---|---|---|---|
| **Manager - LARRY W BROSS** | | | |
| Address 1: | 3455 CLIFF SHADOWS PKWY, SUITE 220 | Address 2: | |
| City: | LAS VEGAS | State: | NV |
| Zip Code: | 89129 | Country: | |
| Status: | Active | Email: | |
| **Manager - THOMAS J DEVORE** | | | |
| Address 1: | 3455 CLIFF SHADOWS PKWY, SUITE 220 | Address 2: | |
| City: | LAS VEGAS | State: | NV |
| Zip Code: | 89129 | Country: | |
| Status: | Active | Email: | |
| **Manager - JOHN A RITTER** | | | |
| Address 1: | 3455 CLIFF SHADOWS PKWY, SUITE 220 | Address 2: | |
| City: | LAS VEGAS | State: | NV |
| Zip Code: | 89129 | Country: | |
| Status: | Active | Email: | |

## Actions\Amendments

| | | | |
|---|---|---|---|
| Action Type: | Articles of Organization | | |
| Document Number: | 20060830699-63 | # of Pages: | 2 |
| File Date: | 12/28/2006 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Resident Agent Change | | |
| Document Number: | 20070085368-79 | # of Pages: | 1 |
| File Date: | 02/01/2007 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Initial List | | |
| Document Number: | 20070113491-88 | # of Pages: | 1 |
| File Date: | 02/16/2007 | Effective Date: | |
| (No notes for this action) | | | |

# BRAIN SURGERY, LLC

## Business Entity Information

| | | | |
|---|---|---|---|
| Status: | Active | File Date: | 7/3/2001 |
| Type: | Domestic Limited-Liability Company | Corp Number: | LLC7132-2001 |
| Qualifying State: | NV | List of Officers Due: | 7/31/2008 |
| Managed By: | Managers | Expiration Date: | 7/3/2501 |

## Resident Agent Information

| | | | |
|---|---|---|---|
| Name: | FERA, LLC | Address 1: | 3455 CLIFF SHADOWS PKWY |
| Address 2: | SUITE 200 | City: | LAS VEGAS |
| State: | NV | Zip Code: | 89129 |
| Phone: | | Fax: | |
| Email: | | Mailing Address 1: | |
| Mailing Address 2: | | Mailing City: | |
| Mailing State: | | Mailing Zip Code: | |

## Financial Information

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

**No stock records found for this company**

## Officers

☐ Include Inactive Officers

Manager - HOLDINGS MANAGER LLC

| | | | |
|---|---|---|---|
| Address 1: | 3455 CLIFF SHADOWS PKWY STE 220 | Address 2: | |
| City: | LAS VEGAS | State: | NV |
| Zip Code: | 89129 | Country: | |
| Status: | Active | Email: | |

## Actions\Amendments

| | | | |
|---|---|---|---|
| Action Type: | Articles of Organization | | |
| Document Number: | LLC7132-2001-001 | # of Pages: | 5 |
| File Date: | 07/03/2001 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | LLC7132-2001-005 | # of Pages: | 1 |
| File Date: | 06/11/2002 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Resident Agent Address Change | | |
| Document Number: | LLC7132-2001-003 | # of Pages: | 1 |
| File Date: | 02/04/2003 | Effective Date: | |
| JOHN RITTER SUITE 204 | | | |
| 3320 NORTH BUFFALO DRIVE LAS VEGAS NV 89129 RAA | | | |
| Action Type: | Annual List | | |
| Document Number: | LLC7132-2001-004 | # of Pages: | 1 |
| File Date: | 08/04/2003 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | LLC7132-2001-002 | # of Pages: | 1 |

| | | | |
|---|---|---|---|
| File Date: | 08/02/2004 | Effective Date: | |
| List of Officers for 2004 to 2005 | | | |
| Action Type: | Annual List | | |
| Document Number: | 20050277969-77 | # of Pages: | 1 |
| File Date: | 06/30/2005 | Effective Date: | |
| 2005-2006 | | | |
| Action Type: | Annual List | | |
| Document Number: | 20060483451-13 | # of Pages: | 1 |
| File Date: | 07/28/2006 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Resident Agent Name Change | | |
| Document Number: | 20070085416-63 | # of Pages: | 1 |
| File Date: | 02/01/2007 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | 20070525050-86 | # of Pages: | 1 |
| File Date: | 07/31/2007 | Effective Date: | |
| (No notes for this action) | | | |

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

AVERAGE QA VALUE 45

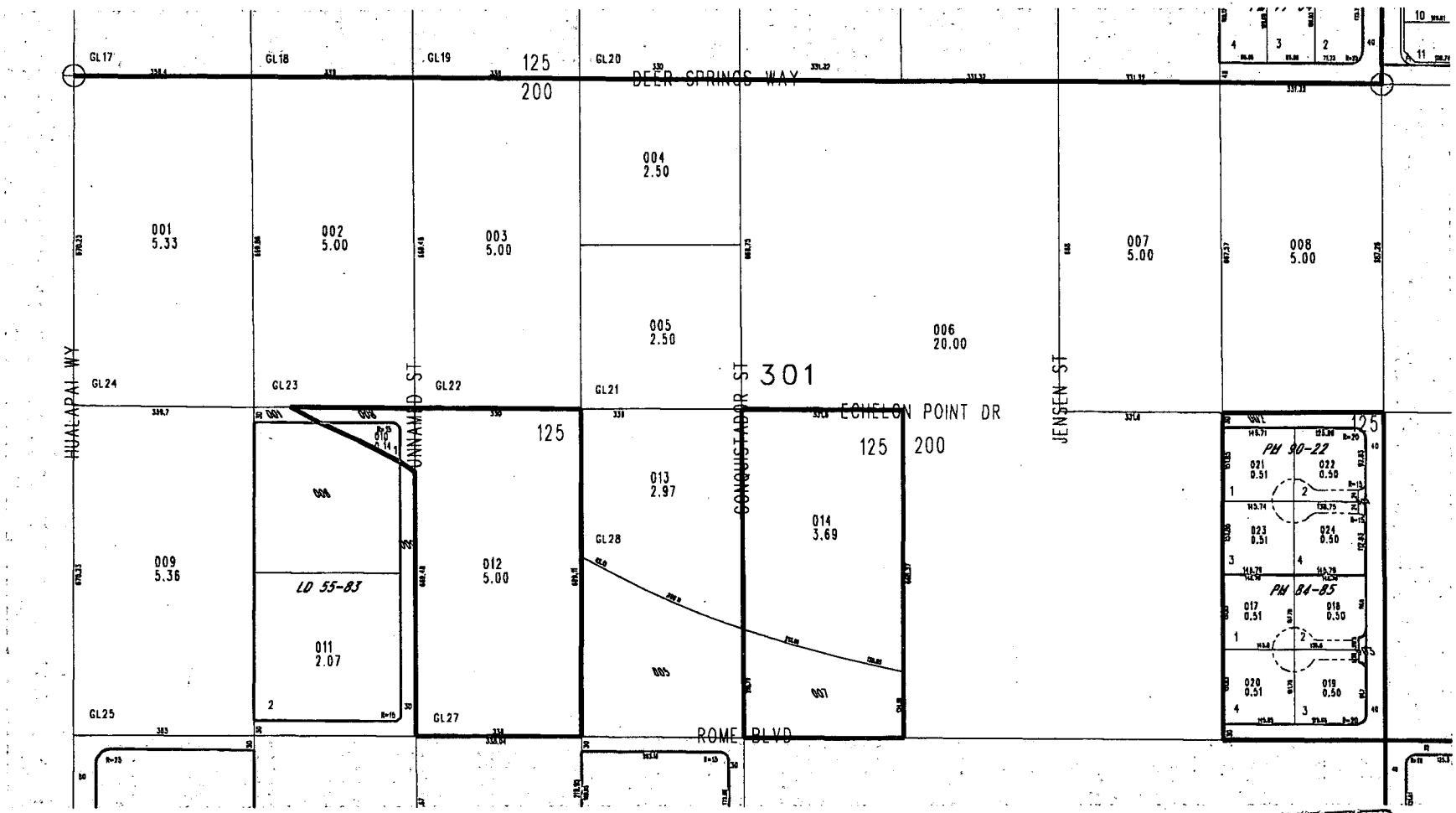
| | | |
|---|---|---|
| PARCEL BOUNDARY | 001 1.00 | PARCEL NUMBER ACREAGE |
| SUBD BOUNDARY | 202 | PARCEL SUB/SEQ NUMBER |
| ROAD EASEMENT | PB 25-45 | PLAT RECORDING NUMBER |
| PM/LD BOUNDARY | 5 | BLOCK NUMBER |
| NON-PARCEL LOT LINE | 5 | LOT NUMBER |
| MATCH LINE / LEADER LINE | GL5 | GOV. LOT NUMBER |
| 001 ROAD ID NUMBER | | |

# ASSESSOR'S PARCELS - CLARK CO., NV.
## M. W. Sohofield, Assessor

T19S R60E | SEC 19 | MAP N 2 SW 4 | 125-19-3

| T20S | R59E | R60E | R61E |
|---|---|---|---|
| T19S | 99 | 100 | 101 |
| T19S | 126 | 125 | 124 |
| T20S | 137 | 138 | 139 |

Scale:1"=200' Rev:05/15/07




RECEIVED
NOV 27 2007

TAX DIST 125,200