

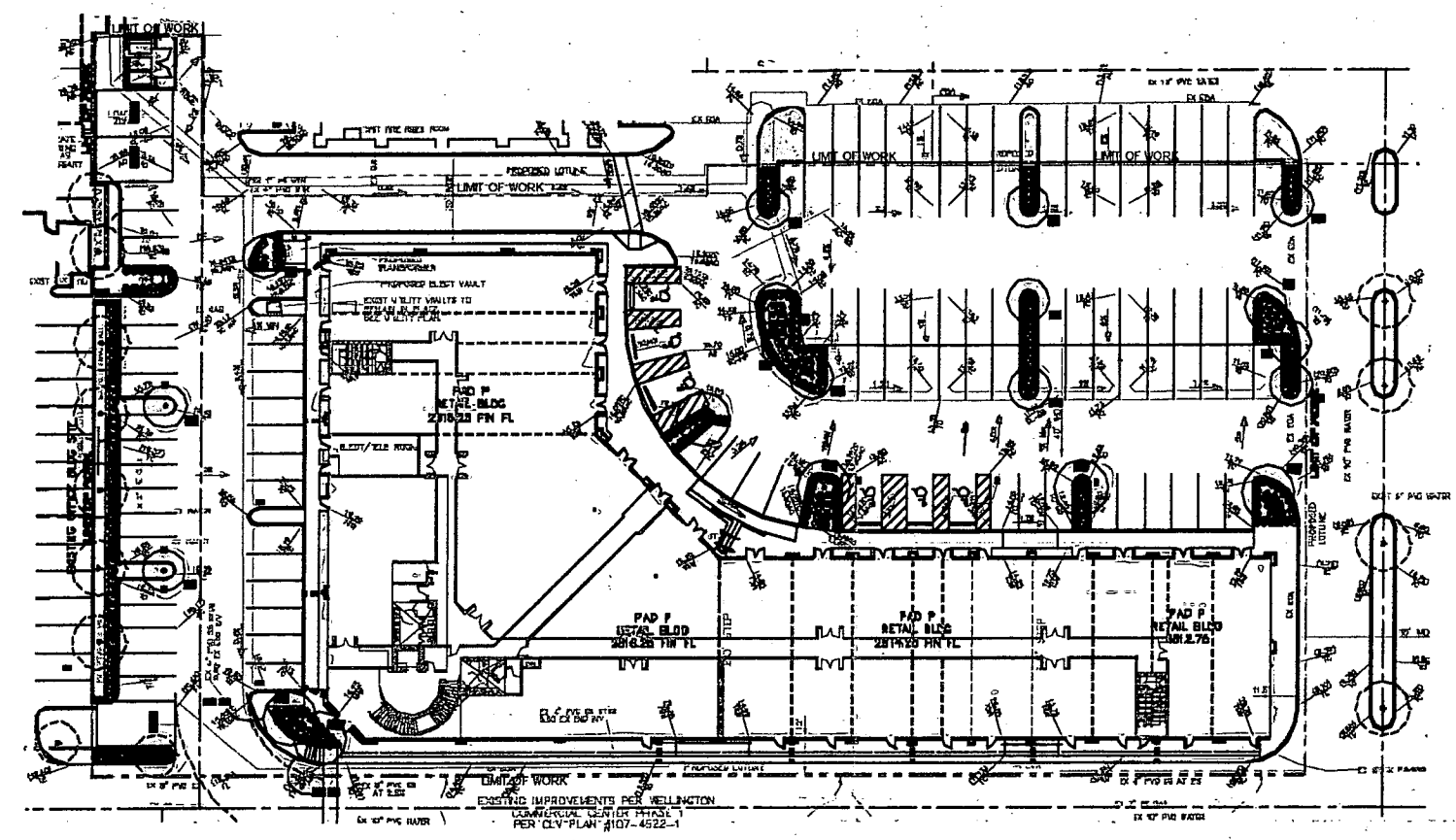
Plans (Landscape Plans)



PLANS - LANDSCAPE PLANS

Separator Sheet

\\pccolld_drw\Projects 716 - 739\721 - Village Square at Peccole Ranch\landscape\active\721-L-1.dwg, 2/28/2006 11:26:01 AM, Acrobat PDFWriter (temporary)0093.pcf



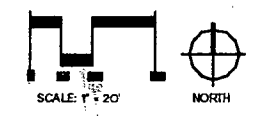
PLANTING LEGEND

TREES			
SYMBOL	BOTANICAL NAME-COMMON NAME	SIZE (UNLESS NOTED ON PLAN)	QTY
	LIGUSTRUM LUCIDUM - GLOSSY PRIVET	24" BOX	14
	PHOENIX DACTYLIFERA - DATE PALM (DIAMOND CUT)	20" B.T.H	6
	EXISTING TREE TO REMAIN		

SHRUBS			
SYMBOL	BOTANICAL NAME-COMMON NAME	SIZE (UNLESS NOTED ON PLAN)	QTY
	DIETES VESATA - FORTNIGHT LILY	1 GALLON	84
	EUCALYPTUS JAPONICA 'SILVER KING' - EUCALYPTUS	5 GALLON	295
	PITOSPORUM TOBIRA 'WHEELERS DWARF' - PITOSPORUM	5 GALLON	20

GROUND COVER	
SYMBOL	BOTANICAL N
	ROCK MULCH - TO MAX

NOTE:
A COMPLETELY FUNCTIONAL AUTOMATIC IS CONSISTENT WITH ALL LOCAL CODE REQUS (I.E., REACTIVE SOILS), PROJECT SPECIFIC STANDARDS WILL BE INSTALLED.



JHA
JOHN HAINA + ASSOCIATES
LANDSCAPE ARCHITECTS
201 South Durbin Avenue, Suite 200
Spring Valley, California 92773
951/361-1007 - FAX 951/361-1008

**VILLAGE SQUARE AT PECCOLE RANCH PAD P
LAS VEGAS, NEVADA**

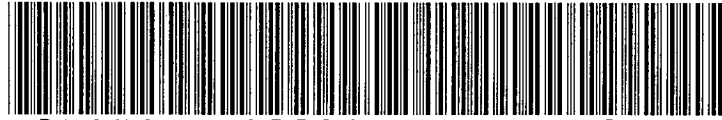
TERESA FIVE ARCHITECTURE
300 WEST SAHARA, SUITE 200
LAS VEGAS, NV 89107
PHONE: 702/251-8888 FAX: 702/251-8889

ROC-12097
04-19-06 CC

DATE: 2-28-06
DRAWN BY: WC
CHECKED BY: [blank]
PLANTING PLAN
SHEET NO.: 721
SHEET TITLE: L-1
1 OF 2 SHEETS

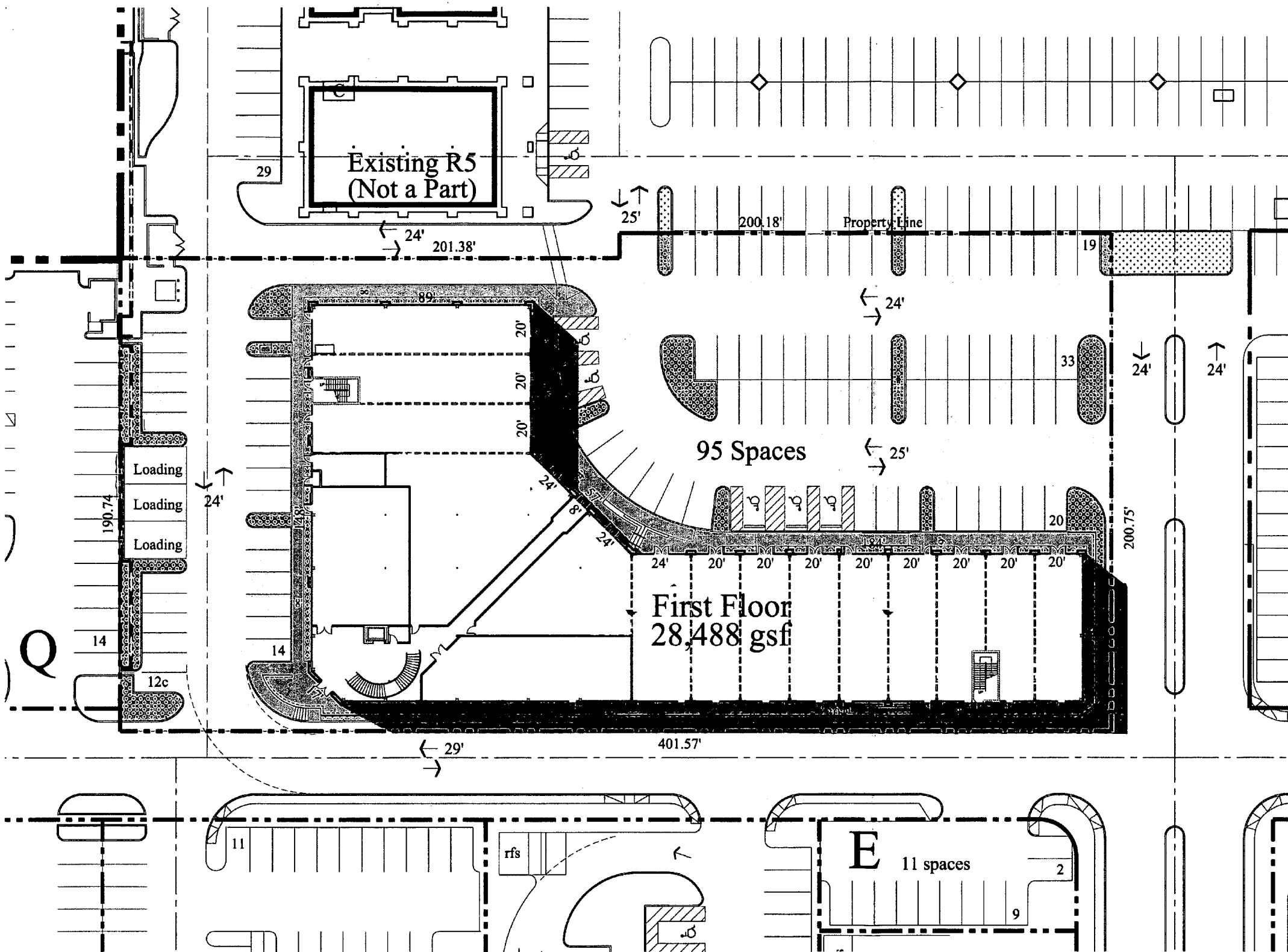
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FEB 28 2006

Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet



SITE INFORMATION

ZONING
 C1 - Local Business District (APN 163-06-816-027)

AREA (Approximate, to be verified)
 Net Area: 78,600 sf 1.80 acres

AREA (Approx)	Pads - dimensions	Coverage
28,488 sf	404' x 202'	36 %

Building Area

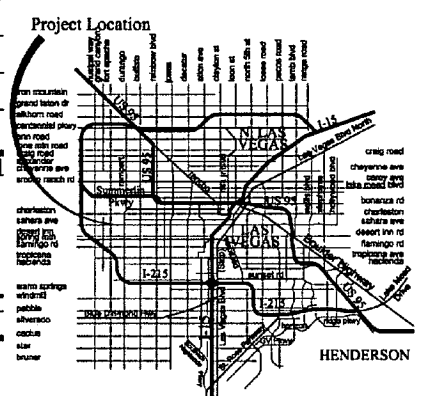
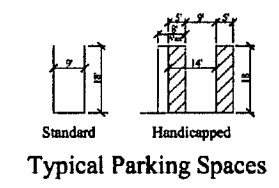
1st floor	28,488 sf
2nd floor	28,488 sf
Total	56,976 sf

PARKING REQUIREMENTS (City Requirements)

Retail	1 per 250 gsf	21,266 / 250 =	85 Spaces
Office	1 per 300 gsf	28,021 / 300 =	94 Spaces
Total Required			179 Spaces
On-Grade			95 Spaces
Shared w/ Shopping Center			84 Spaces
Total Provided			179 Spaces
Handicap Spaces Required:			5
Handicap Spaces Provided:			5
Loading Spaces Required:			3
Loading Spaces Provided:			3

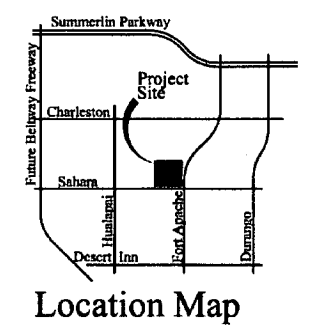
BUILDING HEIGHT
 Allowed: No Restriction
 Provided: 2-Story - up to 40 feet

BUILDING COVERAGE
 Allowed: 50 %
 Provided: 36 %



ROC-12097
04-19-06 CC

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 FEB 28 2006



Note:
 This plan has been prepared without benefit of a complete survey.
 It is Conceptual in Nature and No Guarantee of its accuracy is implied.

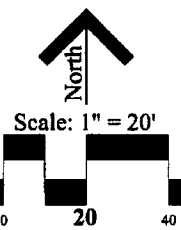
Pad P at Village Square

NWC Sahara Avenue and Fort Apache Road - Las Vegas, Nevada

Triple Five Nevada Development Corp.
 Las Vegas, Nevada
 (702) 242 - 6937

Conceptual Site Plan - Scheme A

Date: February 28, 2006
 Project Number: 104146



Perlman
 ARCHITECTS

PERLMAN ARCHITECTS, INC.
 2230 CORPORATE CIRCLE, SUITE 200
 HENDERSON, NEVADA 89074
 702.990.9900 702.932.3222 fax

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APN Map



Separator Sheet

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained
 from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds,
 but only contains the information required for assessment. See the
 recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:117 ORIGINAL

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

AVERAGE
 OR VALUE
 26

MAP LEGEND

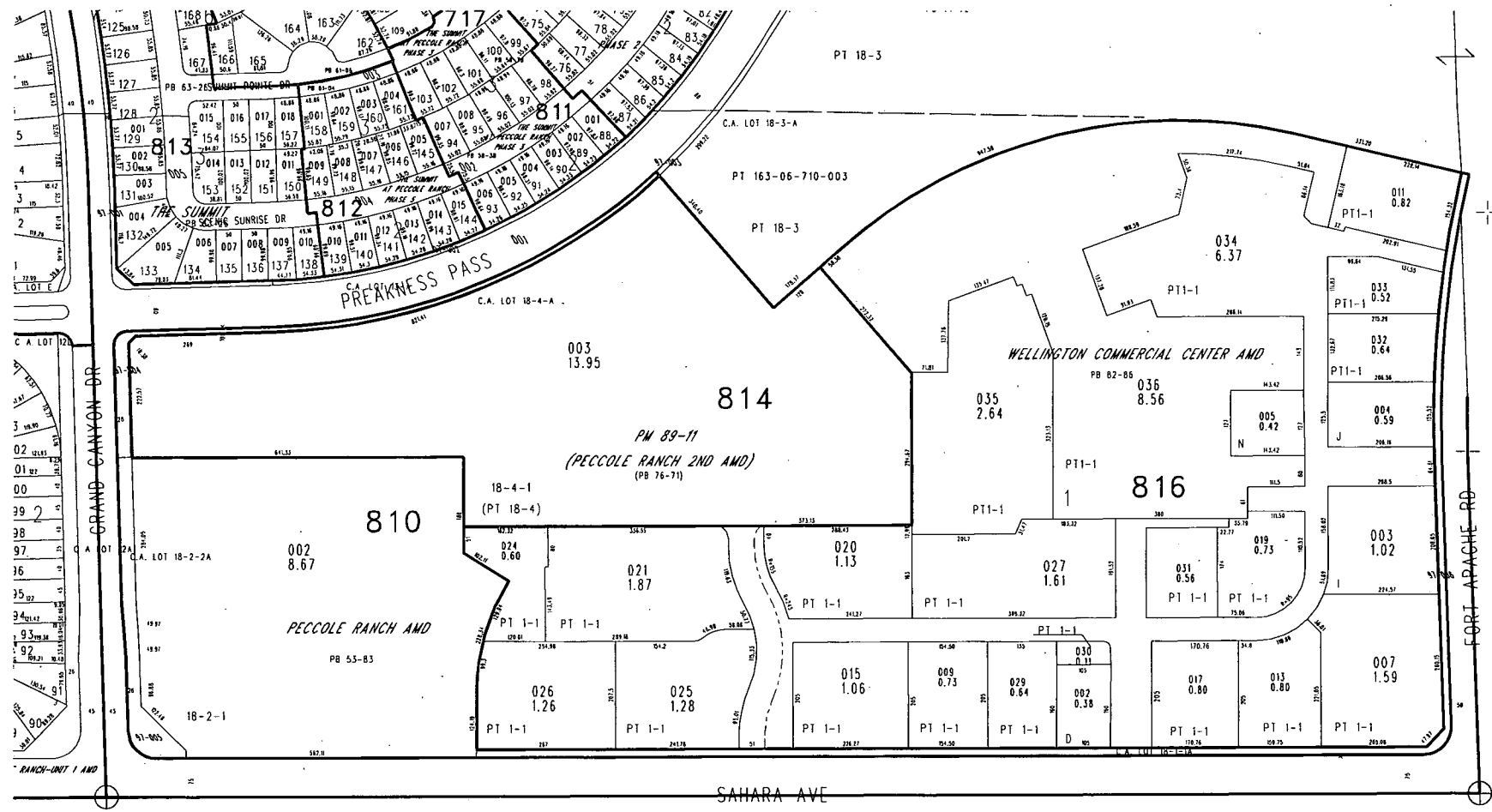
- PARCEL BOUNDARY 001
- SUBD BOUNDARY 1.00
- - - ROAD EASEMENT 202
- PM/LD BOUNDARY 5
- - - NON-PARCEL LOT LINE 5
- - - MATCH LINE / LEADER LINE 5
- SSN ROAD ID NUMBER GL5

PARCEL NUMBER
 ACREAGE
 202
 PARCEL SUB/SEQ NUMBER
 PLAT RECORDING NUMBER
 5
 BLOCK NUMBER
 5
 LOT NUMBER
 5
 GOV. LOT NUMBER
 GL5

T21S R60E			06			S 2 SE 4		
R59E	R60E	R61E	6	5	4	3	2	1
137	138	139	7	8	9	10	11	12
164	163	162	18	17	16	15	14	13
175	176	177	19	20	21	22	23	24
			30	29	28	27	26	25
			31	32	33	34	35	36

Scale: 1"=200' Rev: 04/15/03

163-06-8



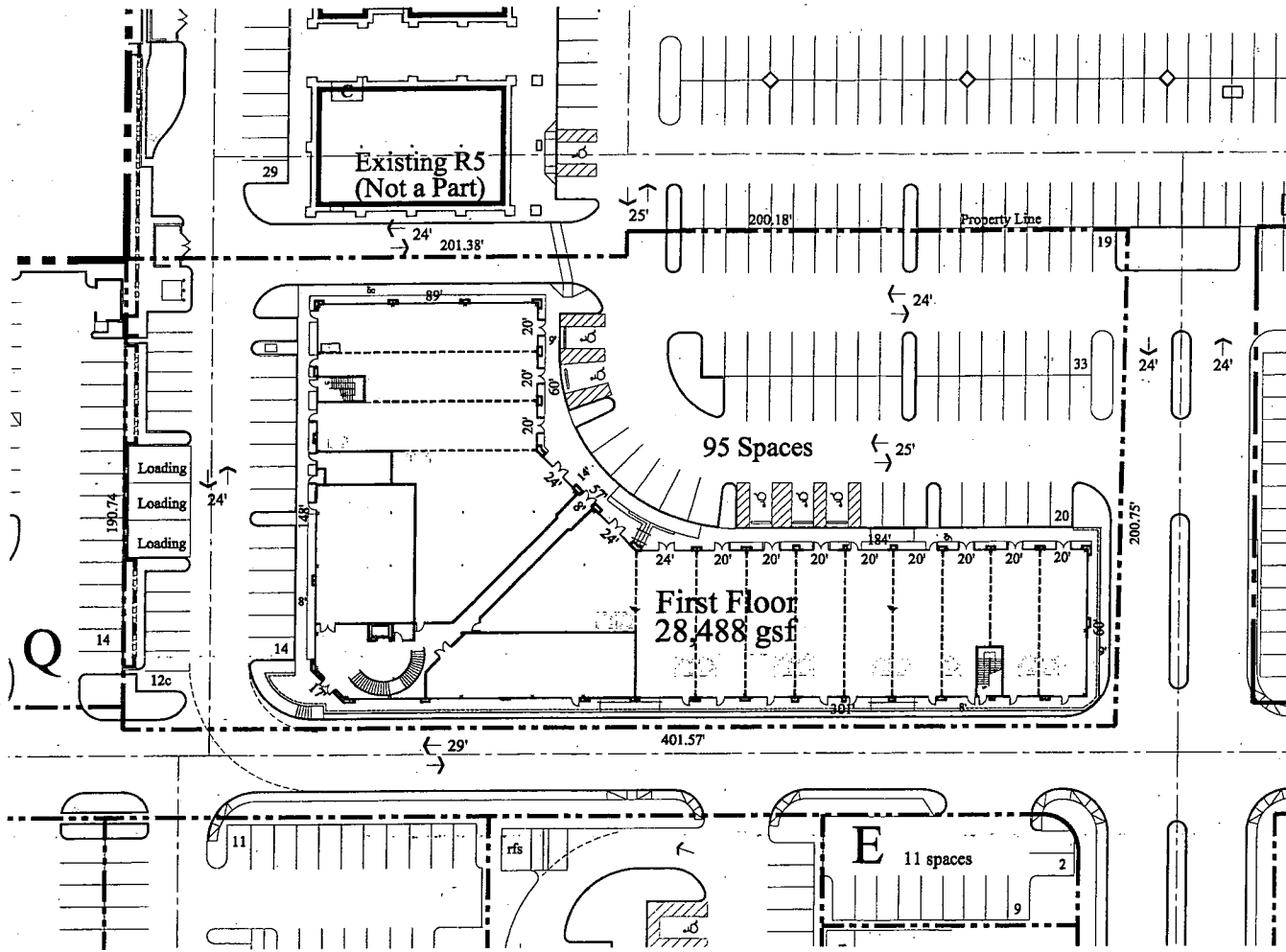
TAX DIST 200

Plans (PMT)



PLANS - PMT

Separator Sheet



SITE INFORMATION

ZONING
 C1 - Local Business District (APN 163-06-816-027)

AREA (Approximate, to be verified)
 Net Area: 78,600 sf 1.80 acres

AREA (Approx)	Fsq - dimensions	Coverage
28,488 sf	404' x 202'	36 %

Building Area

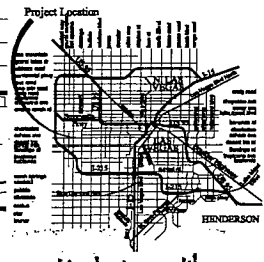
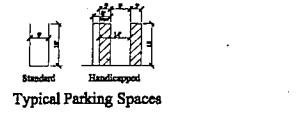
1st floor	28,488 sf
2nd floor	28,488 sf
Total	56,976 sf

PARKING REQUIREMENTS (City Requirements)

Retail 1 per 250 gsf	21,266 / 250 =	85 Spaces
Office 1 per 300 gsf	28,021 / 300 =	94 Spaces
Total Required		179 Spaces
On-Grade Shared w/ Shopping Center		95 Spaces
Total Provided		179 Spaces
Handicap Spaces Required:		5
Handicap Spaces Provided:		5
Loading Spaces Required:		3
Loading Spaces Provided:		3

BUILDING HEIGHT
 Allowed: No Restriction
 Provided: 2-Story - up to 40 feet

BUILDING COVERAGE
 Allowed: 50 %
 Provided: 36 %



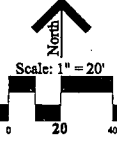
Note: This plan has been prepared without benefit of a complete survey. It is Conceptual in Nature and No Guarantee of its accuracy is implied.

Pad P at Village Square

NWC Sahara Avenue and Fort Apache Road - Las Vegas, Nevada

Triple Five Nevada Development Corp.
 Las Vegas, Nevada (702) 242-6937

Conceptual Site Plan - Scheme A



Perlman
 PERLMAN ARCHITECTS, INC.
 2220 CORPORATE CIRCLE, SUITE 200
 HENDERSON, NEVADA 89074
 702.960.9500 702.962.9522 fax

ROC-12097
 04-19-06 CC

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SITE INFORMATION

ZONING
C1 - Local Business District (APN 163-06-816-027)

AREA (Approximate, to be verified)
Net Area: 78,600 sf 1.80 acres

AREA (Approx) Pads - dimensions Coverage
28,488 sf 404' x 202' 36 %

Building Area
1st floor 28,488 sf
2nd floor 28,488 sf
Total 56,976 sf

PARKING REQUIREMENTS (City Requirements)

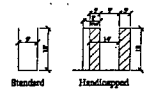
Retail	1 per 250 sq ft	21,266 / 250	85 Spaces
Office	1 per 300 sq ft	24,021 / 300	94 Spaces
Total Required			179 Spaces
On-Grade	Shared w/ Shopping Center		95 Spaces
Total Provided			179 Spaces
Handicap Spaces Required:			5
Handicap Spaces Provided:			5
Loading Spaces Required:			3
Loading Spaces Provided:			3

OVERALL PARKING REQUIREMENTS (City Requirements)

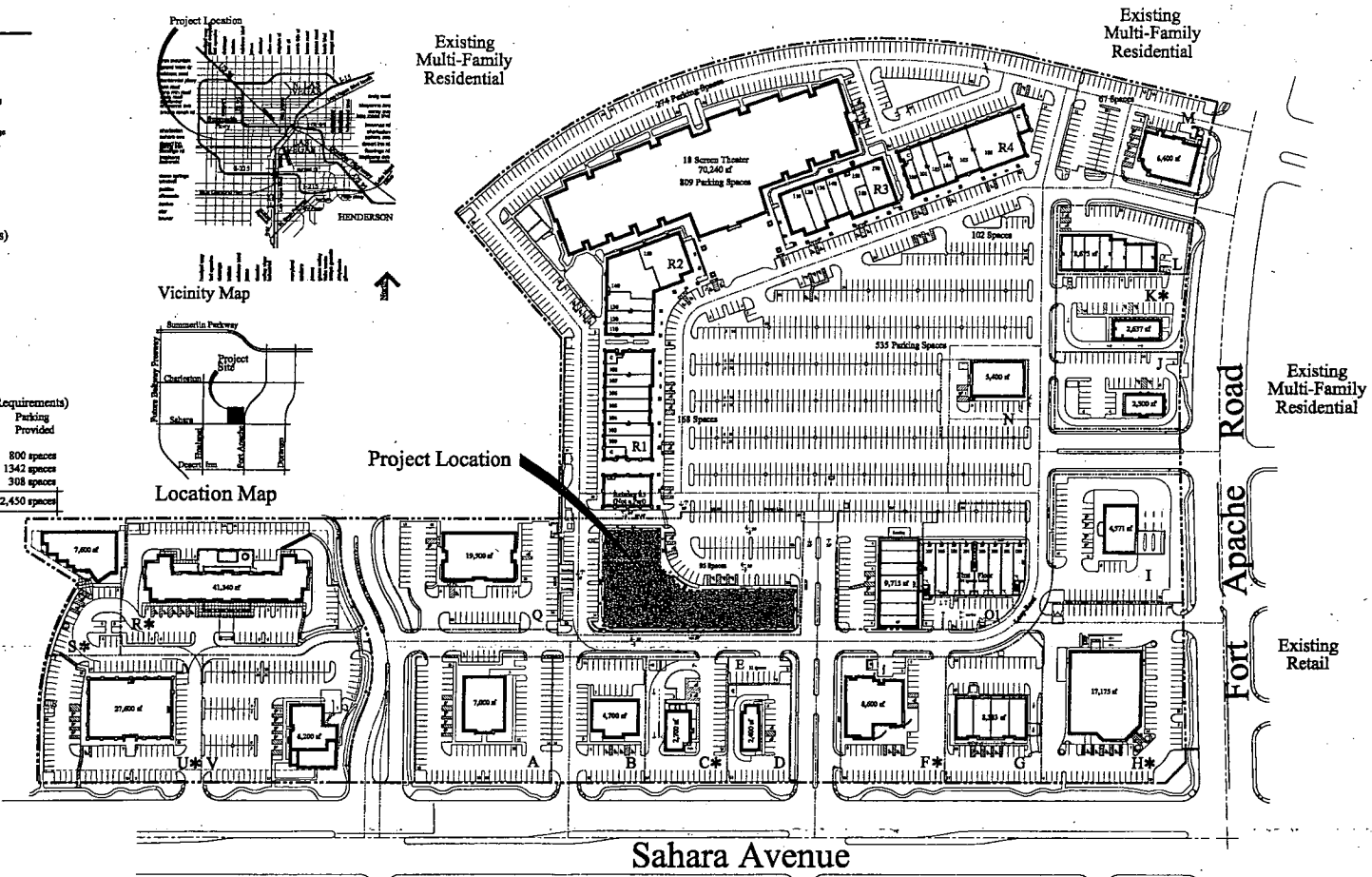
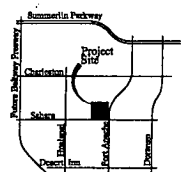
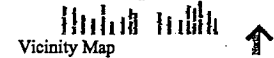
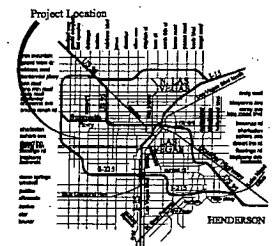
	Bldg. Area	Parking Required	Parking Provided
Totals:			
Theater	60,000 sf	682 spaces	800 spaces
Pads	277,975 sf	1319 spaces	1342 spaces
Retail/Office Bldg	95,127 sf	449 spaces	308 spaces
Overall Site	433,102 sf	2,450 spaces	2,450 spaces

BUILDING HEIGHT
Allowed: No Restriction
Provided: 2-Story - up to 40 feet

BUILDING COVERAGE
Allowed: 50 %
Provided: 36 %



Public Library



Pad P at Village Square

NWC Sahara Avenue and Fort Apache Road - Las Vegas, Nevada

Triple Five Nevada Development Corp.
Las Vegas, Nevada
(702) 242-6937

Overall Site Plan - Scheme A

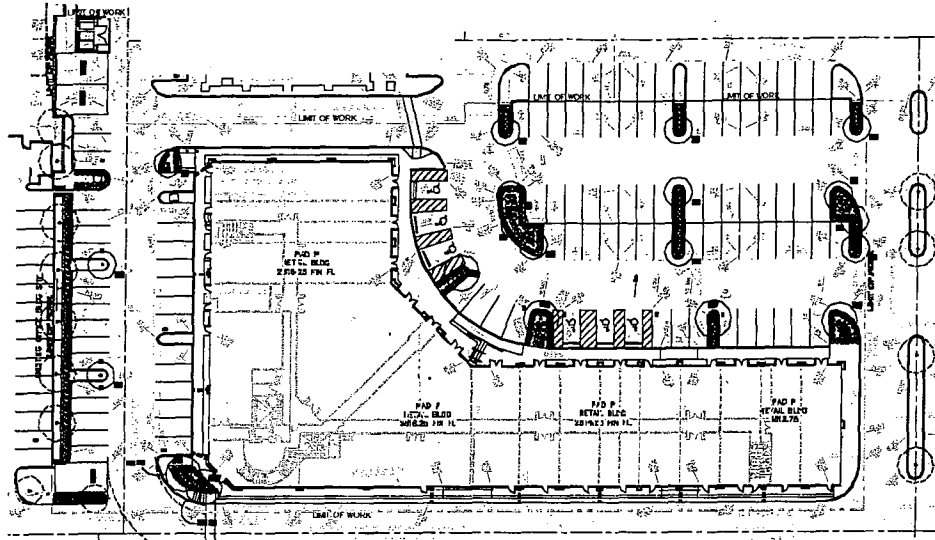
Note: This plan has been prepared without benefit of a complete survey. It is Conceptual in Nature and No Guarantee of its accuracy is implied.

Perلمان ARCHITECTS, INC.
PERLMAN ARCHITECTS, INC.
2220 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.960.8000 702.960.8722 fax

Date: February 28, 2006
Project Number: 104146

ROC-12097
04-19-06 CC

RECEIVED
FEB 28 2006



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME-COMMON NAME	SIZE (DIMENSIONS NOTED ON PLAN)	QTY
	LIGUSTRUM LUCIDUM - GLOSSY PRIVET	24" BOX	14
	PHOENIX DACTYLIFERA - DATE PALM (DIAMOND CUT)	20" B.T.H.	6
	EXISTING TREE TO REMAIN		

SHRUBS

SYMBOL	BOTANICAL NAME-COMMON NAME	SIZE (DIMENSIONS NOTED ON PLAN)	QTY
	DIETES VEGETA - PORTULCAY LILY	1 GALLON	84
	EUCYNTHIS JAPONICA SILVER KING - EUCYNTHIS	5 GALLON	235
	PITOSPORUM TOBIRA WHEELERS DWARF - PITOSPORUM	5 GALLON	20

GROUND COVER

SYMBOL	BOTANICAL N°
	ROCK MULCH - TO PA

NOTE:
A COMPLETELY FUNCTIONAL AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED IN ALL AREAS WHERE REACTIVE SOILS ARE ENCOUNTERED. PROJECT SPECIFICATIONS SHALL BE INSTALLED.



JOHN HANNA & ASSOCIATES
LANDSCAPE ARCHITECTS
1000 West Sahara Avenue, Suite 200
Las Vegas, NV 89102
702/735-1100 - FAX 702/735-1101

VILLAGE SQUARE AT PECCOLE RANCH PAD P
LAS VEGAS, NEVADA
TRACER ENGINEERING
300 WEST SAHARA, SUITE 200
LAS VEGAS, NV 89102
PROJECT NO. 04-19-06

DATE: 04-19-06
DRAWN BY: JH
CHECKED BY:
PLANTING PLAN
JOB NO.: 721
SHEET NO.: L-1
1 OF 2 SHEETS

ROC-12097
04-19-06 CC

RECEIVED
FEB 28 2006

City Council Action Letter



CITY COUNCIL ACTION LETTER

Separator Sheet



May 26, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. David Ghermezian
Village Square Building P
9510 West Sahara Avenue, #200
Las Vegas, Nevada 89117

RE: ROC-12097 – REVIEW OF CONDITION
CITY COUNCIL MEETING OF APRIL 19, 2006

Dear Mr. Ghermezian:

The City Council at a regular meeting held April 19, 2006 APPROVED the request for a Review of Conditions Number 2 and 4 of an approved Site Development Plan Review (SDR-4639) TO ALLOW A ZERO FOOT FOUNDATION LANDSCAPE BUFFER WHERE THREE FEET WAS ALLOWED AND SHOWN ON APPROVED PLANS for a 57,092 square foot retail/commercial building on 1.61 acres at 9440 West Sahara Avenue (APN 163-06-816-027), C-1 (Limited Commercial Zone). The Notice of Final Action was filed with the Las Vegas City Clerk on April 20, 2006. This approval is subject to:

Planning and Development

1. Condition number 2 shall be revised to read as follows: "Retain existing 18 inches of foundation landscaping."
2. Conformance with all other conditions of approval from Site Development Plan Review (SDR-4639).

Sincerely,

Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

Margo Wheeler
Director
Planning and Development Department

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

Mr. James Grindstaff
Triple Five Development
9510 West Sahara Avenue, #200
Las Vegas, Nevada 89117

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

VOICE 702.229.6011
TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



City Council Proof of Publication



Separator Sheet

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV PLANNING & DE
4594458

2296301LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 04/07/2006 to 04/07/2006, on the following days: APRIL 7, 2006

NOTICE OF
PUBLIC HEARINGS
Wednesday, April 19, 2006

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, APRIL 19, at the hour of 1:00 P.M. in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following:

ROC-12097 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: TRIPLE FIVE DEVELOPMENT - OWNER: VILLAGE SQUARE BUILDING P, LLC - Request for a Review of Condition Number 2 and 4 of an approved Site Development Plan Review (SDR-4639) TO ALLOW A ZERO FOOT FOUNDATION LANDSCAPE BUFFER WHERE THREE FEET WAS ALLOWED AND SHOWN ON APPROVED PLANS for a 57,092 square foot retail/commercial building on 1.61 acres at 9440 West Sahara Avenue (APN 163-06-816-027), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 06, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada 89101.

<http://www.lasvegasnevada.gov>

BARBARA JO RONEMUS
CITY CLERK

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Office of the City Clerk.)
PUB: April 7, 2006
LV Review-Journal

Signed: Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE 10

day of April 2006

Mary B. Sheffield
Notary Public



Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY: 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

April 7, 2006

Mr. David Ghermezian
Village Square Building P
9510 West Sahara Avenue, #200
Las Vegas, Nevada 89117

RE: ROC-12097 - REVIEW OF CONDITION

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Council at its regular meeting on **April 19, 2006**. This meeting will be held at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained prior to the meeting from the Planning and Development Department, Current Planning Division, at the Development Services Center, 731 South Fourth Street, or you may obtain this information by calling 229-6301.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

MW:cc

cc: Mr. James Grindstaff
Triple Five Development
9510 West Sahara Avenue, #200
Las Vegas, Nevada 89117

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: April 19, 2006

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:

ROC-12097

Canyon Gate Master Association

Laguna Bay Homeowners Association

Peccole Ranch HOA

Queensridge Owners Association

Section 7 Community Association

The Lakes Association

West Sahara Community Association

Route Form



Separator Sheet

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

ROC-12097

HAND DELIVERED

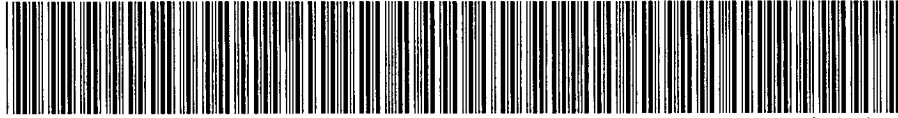
*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ROSA CORTEZ	DSC
*LAND DEVELOPMENT (DPW)	KENT CHANG	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK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

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES	JOHN BLACK	3124 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<SPRINT> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD

*** 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 >**

Application Letter – Related Case



APPLICATION LETTER – RELATED CASE

Separator Sheet



049101



August 19, 2004

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

Mr. John McCall
Village Square Building P, Limited Liability Company
9510 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89104

RE: SDR-4639 – ITE DEVELOPMENT PLAN REVIEW (Item 98)
CITY COUNCIL MEETING OF AUGUST 18, 2004

Dear Mr. McCall:

The City Council at a regular meeting held August 18, 2004 APPROVED the request for a Site Development Plan Review FOR A 57,092 SQUARE FOOT RETAIL/COMMERCIAL BUILDING AND FOR A WAIVER OF FOUNDATION LANDSCAPING OF THE COMMERCIAL STANDARDS on 1.61 acres approximately 260 feet north of Sahara Avenue and approximately 640 feet west of Fort Apache Road (APN 163-06-816-027), C-1 (Limited Commercial) Zone [SC (Service Commercial) General Plan Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 19, 2004. This approval is subject to:

Planning and Development

1. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
2. A waiver to the foundation landscaping requirements of the Code is permitted.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, date stamped 8/18/04, except as amended by conditions herein.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

VOICE 702.229.6011

TDD 702.386.9108

www.lasvegasnevada.gov

18112-001-R/04

ROC-12097

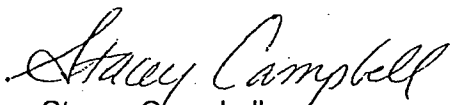
Mr. John McCall
SDR-4639 – Page Two
August 19, 2004

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
11. Site development to comply with all applicable conditions of approval for Z-139-88 and all other subsequent site-related actions.

Sincerely,



Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Barry Bender
Triple Five Development
9510 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89104

Mr. James Grindstaff
Perlman Architects
2230 Corporate Circle, Ste #200
Henderson, Nevada 89074

Hansen Sheet



Separator Sheet

Report Date 03/07/2006 07:52 AM

Submitted By

Page 1

A/P # 12097 REVIEW OF CONDITION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/28/2006 14:30	983486	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

ROC-12097 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: TRIPLE FIVE DEVELOPMENT - OWNER: VILLAGE SQUARE BUILDING P, LLC - Request for a Review of Condition Number 2 of an approved Site Development Plan Review (SDR-4639) TO REMOVE THE CONDITION THAT PERMITTED A WAIVER OF THE FOUNDATION LANDSCAPING REQUIREMENTS for a 57,092 square foot retail/commercial building on 1.61 acres at 9440 West Sahara Avenue (APN. 163-06-816-027), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

Parent A/P #	4639	Project/Phase Name	VILLAGE SQUARE BLDG P	Phase #	
Project #	12097	Size/Area	1.61 ACRES	% Completed	0.00
Proposed Start		Proposed Stop			
% Complete Formula					

Property/Site Information

Parcel 16306816027

Location

Owner/Tenant

Contact ID	AC1085330	Name	VILLAGE SQUARE BUILDING P, LLC	Organization	
Mailing Address	9510 W. SAHARA AVE. SUITE 200	City	LAS VEGAS	State/Province	NV
City	LAS VEGAS	ZIP/PC	89117	Country	<input type="checkbox"/> Foreign
Day Phone	(702)242-6937 x	Evening Phone		Mobile #	
Fax	(702)242-6944				

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

- 9440 W SAHARA AVE
LAS VEGAS, 89117-
- 9440 W SAHARA AVE 175
LAS VEGAS, 89117-
- 9440 W SAHARA AVE 165
LAS VEGAS, 89117-
- 9440 W SAHARA AVE 105
LAS VEGAS, 89117-

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**ROC Application****Report Date** 03/07/2006 07:52 AM**Submitted By**

Page 2

Address	Parcel Link	A/P Link
9440 W SAHARA AVE 135 LAS VEGAS, 89117-		
9440 W SAHARA AVE 140 LAS VEGAS, 89117-		
9440 W SAHARA AVE 235 LAS VEGAS, 89117-		
9440 W SAHARA AVE 130 LAS VEGAS, 89117-		
9440 W SAHARA AVE 120 LAS VEGAS, 89117-		
9440 W SAHARA AVE 210 LAS VEGAS, 89117-		
9440 W SAHARA AVE 240 LAS VEGAS, 89117-		

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16306816027

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

No children exist for this project

Employee ID	Last	First	MI	Comments
982110	SWANTON	STEPHEN	L	Planning x4714

Log Action Hours	Description Comments	Entered By	Start	Stop
PAYMNT 0.00	CK NAME,# WHO PICKED UP PERMIT	983657	02/28/2006 14:54	
PAYMNT 0.00	CK NAME,# WHO PICKED UP PERMIT Triple Five Development Corp ck 9422 (\$800), ck 9423 (\$600) & ck 9475 (\$600) covers project 12094, 12097 & 12102	983657	02/28/2006 14:54	

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: R.O.C. # 2 - SDR-4639
 Project Address (Location) 9440 W. Sahara Ave
 Project Name Village Square Building P Proposed Use _____
 Assessor's Parcel #(s) 163-06-816-027 Ward # 2
 General Plan: existing LC proposed LC Zoning: existing C-1 proposed C-1
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1.41 Lots/Units 1 Density N/A
 Additional Information _____

PROPERTY OWNER Village Square Building P Contact David Ghermezian
 Address 9510 W. Sahara Ave #200 Phone: 242-6937 Fax: 360-9128
 City Las Vegas State NV Zip 89117

APPLICANT Triple Five Development Contact David Ghermezian
 Address 9510 W. Sahara Ave #200 Phone: 242-6937 Fax: 360-9128
 City Las Vegas State NV Zip 89117

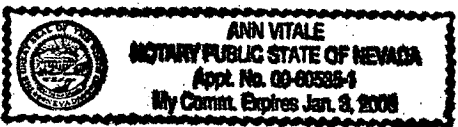
REPRESENTATIVE Triple Five Development Contact James Grindstaff
 Address 9510 W. Sahara Ave #200 Phone: 242-6937 Fax: 360-9128
 City Las Vegas State NV Zip 89117

Property Owner Signature* [Signature]
 *An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name David Ghermezian
 Subscribed and sworn before me
 This 28th day of February, 2006
Ann Vitale
County of Clark
 Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>R.O.C. 12097</u>
Meeting Date:	<u>4/19/06</u>
Total Fee:	<u>\$600</u>
Date Received:*	<u>2/28/06</u>
Received By:	<u>[Signature]</u>

* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



Justification Letter



JUSTIFICATION LETTER

Separator Sheet



TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION

Current Planning
731 South Fourth Street
Las Vegas, Nevada 89101

February 28, 2006

RE: Site Development Review and Review of Conditions to SDR-4639

Review of Condition

On behalf of Triple Five Development, please accept our application for a review of condition (ROC) on SDR -4639 to condition number 2:

“a waiver to the foundation landscaping requirements of the code is permitted.”

This code requirement for the foundation landscaping is no longer required by code and Village Square being an existing shopping center, has no other building with foundation landscaping. We feel this will make all buildings look similar in nature and still comply with current code requirements.

Site Development Review with waiver

Additionally, we would also request a major amendment to SDR-4639. This request is to review the elimination of the foundation landscaping above in a official SDR application and to correct a discrepancy in the landscape islands found in the parking field north of the building. The development code requires that we provide two landscape islands between the two terminal islands located in the two double-row's of parking north of the building.

We are requesting a waiver to only provide one island rather than two between the terminal islands, This results in two less islands than required. We have however, made up for the potential loss of four trees by adding them into the terminal islands at the end of each double-row of parking. Additionally, this is an existing center and the parking lot trees throughout the existing parking lot are provided in diamond planters rather than landscaping islands.

Thank you for your time and efforts in reviewing our application.

Sincerely,


James Grindstaff
Vice-President, Planning

ROC-12097

9510 W. Sahara Avenue Suite 200
Las Vegas, Nevada 89117
702.242.6937 Phone - 702.360.9128 Fax

SOFI



Separator Sheet

Deed



Separator Sheet

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 5, 6, 7 AND 8, SAID TOWNSHIP, BEING THE CENTERLINE INTERSECTION OF WEST SAHARA AVENUE AND FORT APACHE ROAD; THENCE SOUTH 89°47'47" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 6, COINCIDENT WITH THE CENTERLINE OF SAID WEST SAHARA AVENUE, 717.97 FEET; THENCE NORTH 00°12'13" WEST, DEPARTING SAID SOUTH LINE AND SAID CENTERLINE, 90.00 FEET TO THE NORTHERLY BOUNDARY LINE OF COMMON ELEMENT 18-1-1A AS SHOWN ON THAT PLAT ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 53 OF PLATS, AT PAGE 83, SAME BEING THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1-1, ALSO BEING THE SOUTHEASTERLY CORNER OF LOT "D", AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 90 OF SURVEYS, AT PAGE 20; THENCE CONTINUING NORTH 00°12'13" WEST, DEPARTING SAID NORTHERLY BOUNDARY, SAID SOUTHERLY BOUNDARY AND ALONG THE EASTERLY BOUNDARY OF SAID LOT "D", 160.00 FEET; THENCE NORTH 06°45'53" EAST, DEPARTING SAID EASTERLY BOUNDARY, 90.00 FEET TO THE POINT OF BEGINNING;
THENCE ALONG THE FOLLOWING SIX (6) COURSES: (1) SOUTH 89°47'47" WEST, 398.32 FEET; (2) NORTH 00°12'13" WEST, 163.00 FEET; (3) NORTH 89°47'47" EAST, 207.70 FEET; (4) NORTH 24°47'47" EAST, 71.47 FEET; (5) NORTH 89°47'47" EAST, 183.32 FEET; (6) SOUTH 00°12'13" EAST, 191.52 FEET TO THE POINT OF BEGINNING.

PARCEL II:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER COMMON AREA
LOT EIGHTEEN-ONE-ONE A (18-1-1 A) OF AMENDED MAP OF PECCOLE RANCH AS
SHOWN BY MAP HTEREOF ON FILE IN BOOK 53 OF PLATS, PAGE 83, IN THE OFFICE
OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL III:

NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, PARKING AND INCIDENTAL
PURPOSES CREATED BY THAT CERTAIN GRANT OF RECIPROCAL EASEMENTS
AND DECLARATION OF COVENANTS RECORDED FEBRUARY 10, 1999 IN BOOK
990210 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA, AS DOCUMENT NO.
01622.

ASSESSOR'S COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 163-068-16-027
- 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
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ -

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: Affiliated entities with identical ownership

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 Martin H. Walkath Capacity MARTIN H. WALKATH
MARTIN H. WALKATH
 Signature Martin H. Walkath Capacity MARTIN H. WALKATH
MARTIN H. WALKATH

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: VILLAGE SQUARE, LLC
 Address: 9510 W. SAHARA #200
 City: LAS VEGAS
 State: NV Zip: 89117

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: VILLAGE SQUARE BUILDING P, LLC
 Address: 9510 W. SAHARA #200
 City: LAS VEGAS
 State: NV Zip: 89117

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

ASS

1873

Project Checklist



PROJECT CHECKLIST

Separator Sheet

Pre-Application Conference	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	Additional Notes
Item Required		
YES NO		

APPLICATION

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Signed and notarized by <i>all</i> property owners or authorized agent(s)	<i>include reasons for both ROC and SDR.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Detailed justification letter	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Full size, rolled, color copy of <i>all</i> plans and elevations	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Correct fee(s): \$ <u>300</u> \$ <u>300</u> \$ _____ Total = \$ <u>600</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Notice and Assessment (DINA)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project of Regional Significance	

SITE PLAN

Folded Plans: 17 Rolled/Colored Plans: 1

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

LANDSCAPE PLAN

Folded Plans: 3 Rolled/Colored Plans: 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> property lines and present dimensions labeled	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> required perimeter landscape planters shown	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> required parking lot fingers/islands shown	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover	

BUILDING ELEVATIONS

Folded Plans: _____ Rolled/Colored Plans: _____

<input type="checkbox"/>	<input checked="" type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale and building dimensions labeled	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	North, south, east, and west elevations of <i>all</i> buildings	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> building materials and colors noted	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8" x 10" photo of original color and material board	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> wall sign locations shown and sizes noted	

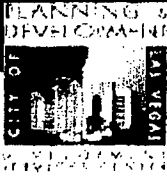
FLOOR PLANS

Folded Plans: _____ Rolled Plans: _____

<input type="checkbox"/>	<input checked="" type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale and building dimensions labeled	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> building entrances/exits shown	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Use of <i>all</i> rooms noted/labeled	

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

Applicant: Triple Five NV Application Type: ROC # 2 (SDR-4621)
 APN: 163-06-816-027 Location: N of Sahara Ave, approx. 670' W of Ft. Apache Rd.
 Planner: Asurata Pre-App Meeting Date: 1/30/06 Earliest PC Date: 3/15/06



City of Las Vegas

Meeting

Telephone

Conversation Record

Project Name Village Square Pad P Amendments

Page	_____	of	_____
Date	<u>1/30/06</u>		
Time	<u>11:00</u>	(am/pm)	

Conversation between CLV Representative(s):
and,

Name	Company/Department	Phone	FAX
<u>James Grindstaff</u>	<u>Triple 5</u>		
<u>Steve Swanton</u>			
<u>Steve Gebels</u>			

see Meeting Attendance Sheet

Comments:

163-06-816-027 Village Square Pad P.

Inconsistencies between existing improvement and the approved site plan (SDR-4639).

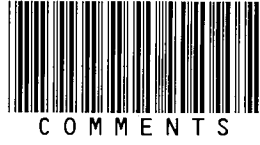
- landscape missing or inadequate on building foundation and perimeter
- required parking lot planter/trees missing or altered.

Condition # 2 allowed a waiver of foundation landscaping, but not a full waiver - applicant proposes to remove this condition completely. Current Title 19 Commercial Stds. do not require foundation landscaping.

diamonds planters existing - would make up for lost trees elsewhere will need SDR to amend approved site plan and request waiver where code cannot be met. - Public hearing req'd

Currently have temp. C's of 0 for suites will extend as long as site is in review.

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BAA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: March 20, 2006
Re: **ROC-12097** Triple Five Development 9440 West Sahara Avenue
Request for a Review of Condition #2 of an approved Site Development Plan Review

COMMENTS:

Condition of Approval #2 of the approved Site Development Plan Review (SDR-4639) was imposed by the Department of Planning and Development. Therefore the Department of Public Works has no comments, as long as all other previously imposed conditions of approval for SDR-4639 and all other applicable subsequent site-related actions are ultimately complied with.

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

ROC-12097 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT:
TRIPLE FIVE DEVELOPMENT - OWNER: VILLAGE SQUARE BUILDING P, LLC -

Request for a Review of Condition Number 2 of an approved Site Development Plan Review (SDR-4639) TO REMOVE THE CONDITION THAT PERMITTED A WAIVER OF THE FOUNDATION LANDSCAPING REQUIREMENTS for a 57,092 square foot retail/commercial building on 1.61 acres at 9440 West Sahara Avenue (APN 163-06-816-027), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

****NOTE: THIS IS A DIRECT TO COUNCIL ITEM - COMMENTS ARE DUE WITHIN APPROXIMATELY ONE WEEK***

CITY COUNCIL MEETING: APRIL 19, 2006

PUBLIC HEARING: YES

CASE PLANNER: BEN STICKA

Comments Due: MARCH 29, 2006*

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to SHELLEY DiNICOLA (sdinicola@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Law Enforcement Issue

Perlman

Architects, Inc.

Parking Summary for Village Square

February 16, 2006

	<u>Bldg Area</u>		<u>Parking Required</u>		<u>Parking Provided</u>	<u>Parking Available</u>
Totals:						
Theater	60,000	sf	682	#	800	118
Pads	221,588	sf	1049	#	1233	184
Retail/Office Bldgs (R1-5)	95,064	sf	439	#	271	-168
Retail/Office P	49,066	sf	234		100	-134
Overall Site	425,718	sf	2,404	#	2,404	0

RECEIVED
FEB 28 2006

Parking Calculations for Village Square

February 16, 2006

Parcel	Tenant	Lot Area	Bldg Area	Parking Occupancies	Area Ratio	Parking Ratio	Parking Required	Parking Provided	Parking Available	
A	Bertolini's	46,385 sf	7,000	sf Rest/Public	3,212	1 per 50	64.2	98	14.8	
		1.06 acres			3,788	1 per 200	18.9			
B	IHOP	31,673 sf	4,700	sf Rest/Public	2,404	1 per 50	48.1	61	1.4	
		0.73 acres			2,296	1 per 200	11.5			
C	Money Tree	27,675 sf 0.64 acres	2,700	sf Financial	2,700	1 per 200	13.5	35	21.5	
D	KFC w/ Drive thru	16,800 sf	2,400	sf Rest/public	685	1 per 50	13.7	19	-3.3	
		0.39 acres			1,715	1 per 200	8.6			
F	UMC	35,006 sf	8,600	sf Medical	2,000	1 per 200	10.0	38	1.6	
		0.80 acres			6,600	1 per 250	26.4			
G 1	Wolf Camera	34,765 sf 0.80 acres	2,081	sf Retail	2,081	1 per 250	8.3	8	-0.3	
	2 Rubio's		2,095	sf Rest/Public	736	1 per 50	14.7	39	17.5	
					1,359	1 per 200	6.8			
	3	Sprint		2,081	sf Retail	2,081	1 per 250	8.3	8	-0.3
4	Cleaners		2,111	sf Retail	2,081	1 per 250	8.3	8	-0.3	
H	Rite Aid		17,175	sf Retail	17,175	1 per 250	68.7	79	10.3	
I	Bank of America	44,330 sf 1.02 acres	4,571	sf Financial	4,571	1 per 200	22.9	45	22.1	
J	Taco Bell w/ Drive thru	25,818 sf	2,694	sf Rest/ Public	1,175	1 per 50	23.5	36	4.9	
		0.59 acres			1,519	1 per 200	7.6			
K	Jack in the Box w/ Drive thru	26,670 sf	2,591	sf Rest/ Public	1,218	1 per 50	24.4	29	4.6	
		0.61 acres			1,373	1 per 200	6.9			
L	Daniel's West		3,925	sf Retail	3,925	1 per 250	15.7	29	13.3	
	Empty		1,260	sf Retail	1,260	1 per 250	5.0	5	0.0	
	Optika		1,060	sf Retail	1,060	1 per 250	4.2	4	-0.2	
	Quizno's			1,320	sf Rest/Public	510	1 per 50	10.2	11	0.8
						810	1 per 200	4.1	5	1.0
Chatter Box		1,110	sf Retail	1,110	1 per 250	4.4	4	-0.4		
M	Brew Pub	34,840 sf	6,400	sf Rest/Public	2,825	1 per 50	56.5	67	-7.4	
		0.80 acres			3,575	1 per 200	17.9			
N	Auto Zone	18,210 sf 0.42 acres	5,400	sf Retail	5,400	1 per 250	21.6	21	-0.6	
O1	Mixed Use	31,795 sf	29,000	sf Retail	10,000	1 per 250	40.0	55		
					Café De Tout	350	1 per 50	7.0		-7.0
					Café De Tout	1,000	1 per 200	5.0	5	0.0
					Gallery at Summerlin	2,400	1 per 300	8.0	8	0.0
					Office	15,250	1 per 300	50.8	50	-0.8
O2	Retail	24,360 sf	9,715	sf Retail	9,715	1 per 250	38.9	102	63.1	
		0.56 acres								
Q	Office Triple Five	49,415 sf 1.13 acres	19,500	sf Office	19,500	1 per 300	65.0	70	5.0	
R	Hawthorne Suites	81,290 sf 1.87 acres	41,340	sf Hotel	77	1 per room	77.0	78	1.0	
S	Young Israel	26,242 sf 0.60 acres	7,600	sf House	3,585	1 per 100	35.9	21	-14.9	
				Worship		of Assembly Rm				
U	Office	55,010 sf 1.26 acres	27,984	sf Office	27,984	1 per 300	93.3	93	-0.3	
V	Z'Tejas	55,697 sf 1.28 acres	5,175	sf Rest/Public	2,220	1 per 50	44.4	102	28.6	
					950	1 per 50	19.0			
					2,005	1 per 200	10.0			
Totals for Pads			221,588 sf				1049.2	1233	183.8	

176

Th	Theater *	3,606 seats	60,000	sf	Gross area per Employee	15	1 per 90	666.7		
							1 per 1	15.0		
									681.7	800
										118.3 *

* Note: The Theater was submitted and approved for parking calc's under the old ordinance at 1 per 90 sf plus employees.

Parking Calculations for Village Square

February 16, 2006

Building	Tenant	Suite Area		Parking Occupancies	Area Ratio	Parking Ratio	Parking Required	Parking Provided	Parking Available
Building R-1									
100	Country Hutch	2,458	sf	Retail	2,458	1 per 250	9.8	4	-6
102	Lady's Ware	1,600	sf	Retail	1,600	1 per 250	6.4	7	1
104	Maxter's Jewellery	1,520	sf	Retail	1,520	1 per 250	6.1	7	1
105	Casual Elegance	1,520	sf	Retail	1,520	1 per 250	6.1	7	1
106	Promenade footwear	1,520	sf	Retail	1,520	1 per 250	6.1	7	1
107	Alexis Shea	1,600	sf	Retail	1,600	1 per 250	6.4	7	1
108	Learning Express	2,665	sf	Retail	2,665	1 per 250	10.7	7	-4
Second Floor									
200	Century 21	6,720	sf	Office	6,720	1 per 300	22.4	18	-4
201	1st Am. Title	2,282	sf	Office	2,282	1 per 300	7.6	5	-3
204	Country Wide	2,421	sf	Office	2,421	1 per 300	8.1	6	-2
Common		3,920	sf	Gross area					n/a
Total Area R-1		28,226	sf				89.6	75	-15
Building R-2									
110	Stash Clothing	1,600	sf	Retail	1,600	1 per 250	6.4	7	1
120	Interiors Gallery	1,600	sf	Retail	1,600	1 per 250	6.4	7	1
130	Surfer Steve's	2,000	sf	Retail	2,000	1 per 250	8.0	8	0
140	Euphoria Spa	5,115	sf	Health Club	5,115	1 per 200	25.6	20	-6
150	Rising Sun	3,850	sf	Rest/ Public	1,850	1 per 50	37.0	4	-33
				Non-public	2,000	1 per 200			
150a	Route 66	1,260	sf	Rest/ Public	850	1 per 50	17.0	4	-13
				Non-public	410	1 per 200			
Common		81	sf	Gross area					n/a
Total Area R-2		15,506	sf				83.4	46	-50
Building R-5									
100	Ancient Pearl	4,118	sf	Retail	4,118	1 per 250	16.5	10	-6
Common		95							
Total Area R-5		4,213	sf				16.5	10	-6
Total R-1, R-2 & R-5		47,945	sf				189.5	131	-71

Parking Calculations for Village Square

February 16, 2006

Building	Tenant	Suite Area		Parking Occupancies	Area Ratio	Parking Ratio	Parking Required	Parking Provided	Parking Available			
Building R-3												
110	Pick-Up Stix	3,002	sf	Rest/Public	1,572	1 per 50	31.4					
				Non-Public	1,430	1 per 200	7.2	20	-18.6			
130	Alligator Soup	3,003	sf	Retail	3,003	1 per 250	12.0	6	-6.0			
140	Cold Stone Creamery	1,400	sf	Rest/Public	732	1 per 50	14.6					
				Non-Public	668	1 per 200	3.3	10	-8.0			
150	Manhattan Franks	2,200	sf	Rest/Public	800	1 per 50	16.0					
				Non-Public	1,400	1 per 200	7.0	16	-7.0			
160	Ivy	800	sf	Retail	800	1 per 250	3.2	4	0.8			
170	Round Table Pizza	3,184	sf	Rest/Public	1,405	1 per 50	28.1					
				Non-Public	1,779	1 per 200	8.9	20	-17.0			
Common		148	sf	Gross Area								
Total R-3		13,737	sf							131.8	76	-55.8

Building R-4

100	Image Exhibit	1,140	sf	Retail	1,140	1 per 250	4.6	5	0.4
101	Better Nutrition	1,565	sf	Retail	1,565	1 per 250	6.3	7	0.7
103	Tinder Box	1,600	sf	Retail	1,600	1 per 250	6.4	7	0.6
104	Cingular Wireless	1,000	sf	Retail	1,000	1 per 250	4.0	4	0.0
105	Mily's Deli	3,640	sf	Deli	3,640	1 per 100	36.4	15	-21.4
108	Big Screen TV	6,382	sf	Display	4,000	1 per 500	8.0		
				Warehouse	2,382	1 per 2500	1.0	9	0.0

Second Floor

202	Dr. LaMancusa	2,425	sf	Office	2,425	1 per 200	12.1	0	-12.1
203	Euphoria Anex.	1,979	sf	School	1,979	1 per 4 Students	6.0	6	0.0
204	Mt View Chiropr.	1,320	sf	Medical	1,320	1 per 200	6.6		
						1 per 175	0.0	5	-1.6
205	Internal Health	1,923	sf	Medical	1,923	1 per 200	9.6		
						1 per 175	0.0	6	-3.6
206	Euphoria School	6,089	sf	School	6,089	1 per 4 Students	17.0	0	-17.0

Common 4,319 sf Gross area n/a

Total R-4		33,382	sf							117.9	64	-53.9
Total R-3 & R-4		47,119	sf							249.7	140	-109.7

Parking Calculations for Village Square

February 16, 2006

Building	Tenant	Suite Area		Parking Occupancies	Area Ratio	Parking Ratio	Parking Required	Parking Provided	Parking Available
Retail P									
105	Tropical Smoothie	1,905	sf	Rest/ Public Non-public	875 1,030	1 per 50 1 per 200	17.5 5.2	4	-18.7
115	Empty	1,475	sf	Retail	1,475	1 per 250	5.9	6	0.1
120	Never Ending Story	1,200	sf	Retail	1,200	1 per 250	4.8	6	1.2
125	Empty	1,200	sf	Retail	1,200	1 per 250	4.8	6	1.2
130	Downtown Electric	1,200	sf	Retail	1,200	1 per 500	2.4	6	3.6
135	Party Cru	1,200	sf	Retail	1,200	1 per 250	4.8	7	2.2
140	Jade	1,200	sf	Retail	1,200	1 per 250	4.8	7	2.2
145	Empty	1,440	sf	Retail	1,440	1 per 250	5.8	7	1.2
150	Downtown electric Warehouse storage	2,049	sf	warehouse storage	2,049	1 per 2500	0.8	10	9.2
155	Downtown Electric warehouse storage	2,133	sf	warehouse storage	2,133	1 per 2500	0.9		-0.9
160	Haru Seafood	5,405	sf	Rest/ Public Non-public	2,375 3,030	1 per 50 1 per 200	47.5 15.2	7	-55.7
170	Empty	1,781	sf	Office	1,781	1 per 300	5.9	7	1.1
175	Shish Kabob	1,572	sf	Retail	925 855	1 per 50 1 per 200	18.5 4.3	7	-11.5
180	Empty	1,780	sf	Retail	1,780	1 per 50 1 per 200	7.1	7	-0.1
Total First Floor		25,540							
Second Floor									
200	Regal Bank	4,000	sf	Office	5,000	1 per 300	16.7	5	-11.7
201	1st American Title	3,500	sf	Office	5,000	1 per 300	16.7	5	-11.7
202	Empty	6,026	sf	Office	3,526	1 per 300	11.8	3	-8.8
204	Triple Five	10,000	sf	Office	10,000	1 per 300	33.3	3	-30.3
Total Second Floor		23,526							
Total Area Retail P		49,066	sf				234.5	100	-96.9

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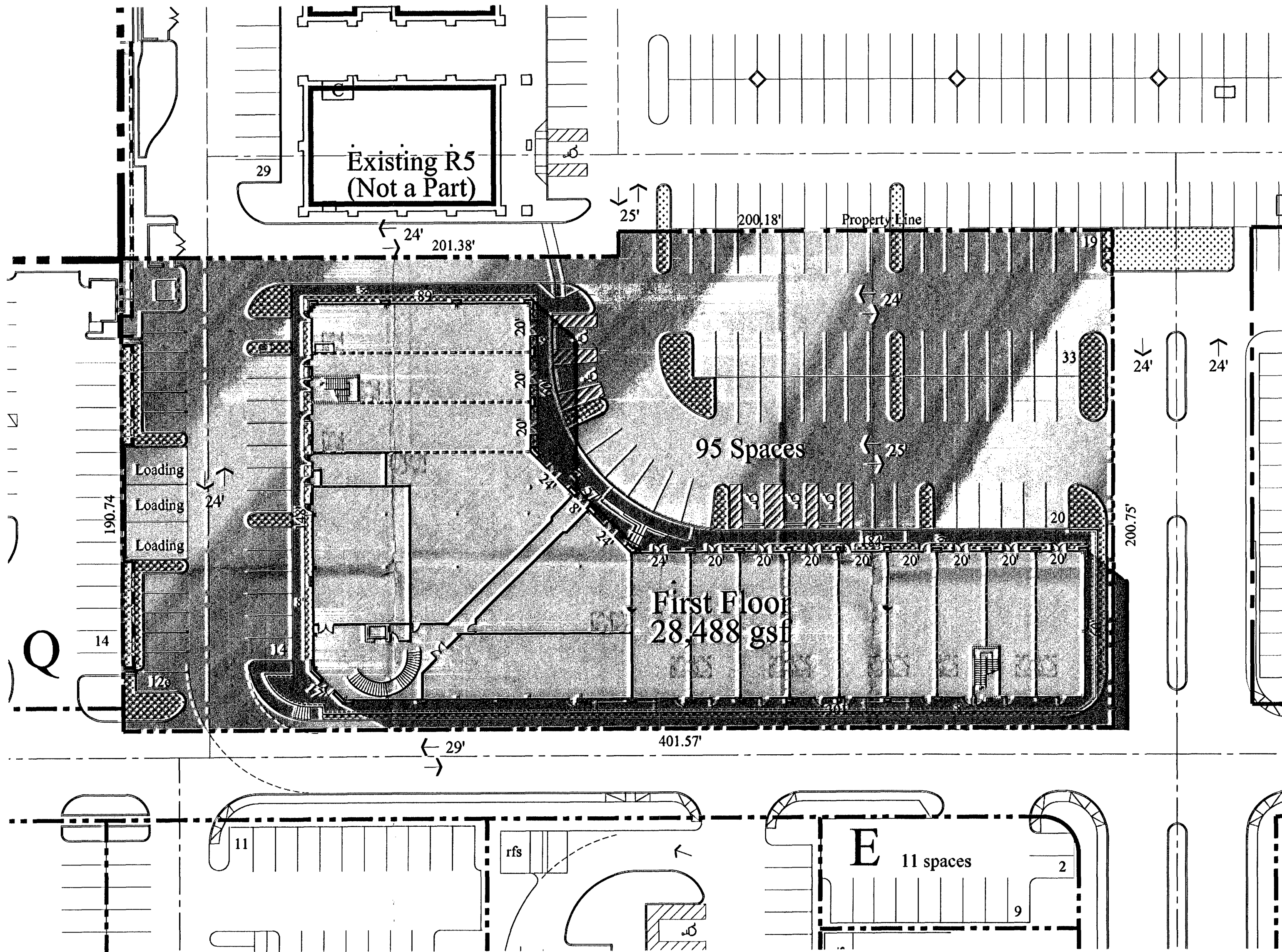
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SITE INFORMATION

ZONING
C1 - Local Business District (APN 163-06-816-027)

AREA (Approximate, to be verified)
Net Area: 78,600 sf 1.80 acres

AREA (Approx) Pads - dimensions Coverage
28,488 sf 404' x 202' 36 %

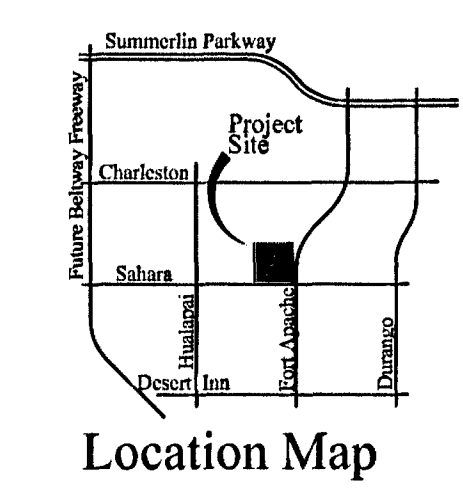
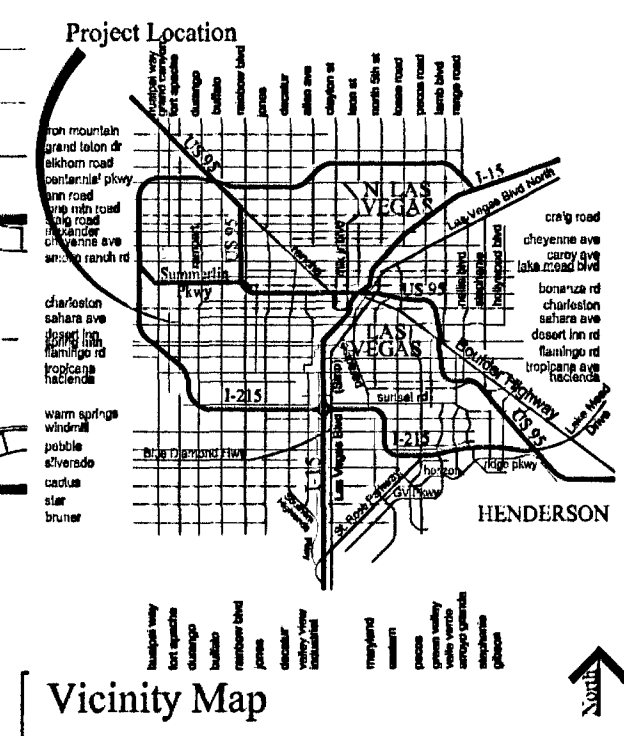
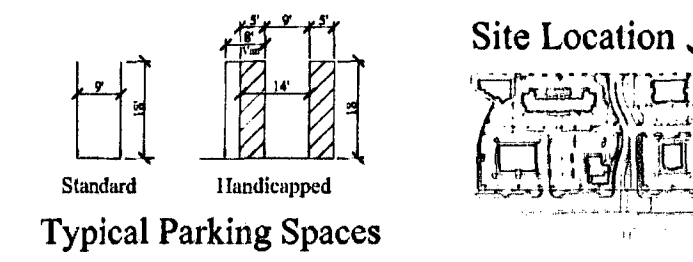
Building Area
1st floor 28,488 sf
2nd floor 28,488 sf
Total 56,976 sf

PARKING REQUIREMENTS (City Requirements)

Retail	1 per 250 gsf	21,266 / 250 =	85 Spaces
Office	1 per 300 gsf	28,021 / 300 =	94 Spaces
Total Required			179 Spaces
On-Grade			95 Spaces
Shared w/ Shopping Center			84 Spaces
Total Provided			179 Spaces
Handicap Spaces Required:			5
Handicap Spaces Provided:			5
Loading Spaces Required:			3
Loading Spaces Provided:			3

BUILDING HEIGHT
Allowed: No Restriction
Provided: 2-Story - up to 40 feet

BUILDING COVERAGE
Allowed: 50 %
Provided: 36 %



Note:
This plan has been prepared without benefit of a complete survey.
It is Conceptual in Nature and No Guarantee of its accuracy is implied.

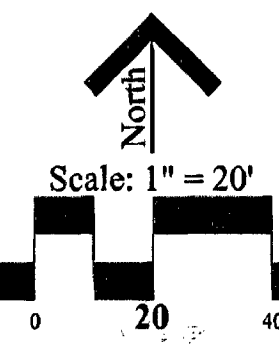
Pad P at Village Square

Triple Five Nevada Development Corp.
Las Vegas, Nevada

(702) 242 - 6937

NWC Sahara Avenue and Fort Apache Road - Las Vegas, Nevada

Conceptual Site Plan - Scheme A



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APPROVED
CITY COUNCIL DATE: 4-19-06
PLANNING COMMISSION DATE: WA
BY: [Signature] RECEIVED
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS
FEB 28 2006

ROC-12097 cc 4/19/06