

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW
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

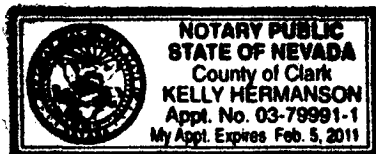
REPRESENTATIVE QUADRANT PLANNING **Contact** CHRIS DINGELL
Address 3455 CLIFF SHADOWS PKWY, #220 **Phone:** 216-2096 **Fax:** 242-0414
City LAS VEGAS **State** NV **Zip** 89129

Property Owner Signature* [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

FOR DEPARTMENT USE ONLY

Case # 5DR-25760
Meeting Date: 11/10/08
Total Fee: \$800.00
Date Received:* 11/27/07
Received By: [Signature]

*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

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)			

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW

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* [Signature]

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

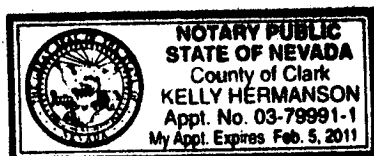
Print Name JONH A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Kelly Hermanson

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # SDR-25760
Meeting Date: 11/10/08
Total Fee: \$800
Date Received:* 11/27/07
Received By: [Signature]

*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

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)			

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW

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* [Signature]

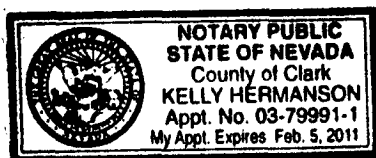
*An authorized agent may sign in lieu of the property owner for final Maps, Tentative Maps, and Parcel Maps.

Print Name JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007 [Signature] MHF CJC

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # SPR-25760

Meeting Date: 1/10/08

Total Fee: \$800

Date Received:* 1/27/07

Received By: [Signature]

*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

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)			

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW

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*

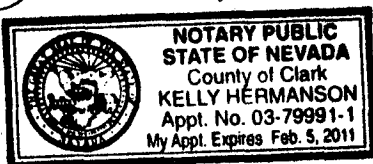
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #

Meeting Date: 1/10/08

Total Fee: \$800

Date Received: 11/27/07

Received By: BOS

*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

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)			

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW

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* [Signature]

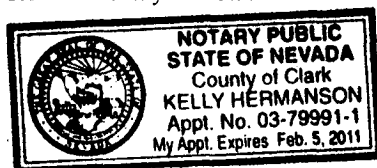
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 2007

[Signature]
Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # SDR-25760

Meeting Date: 1/10/08

Total Fee: \$800

Date Received: 11/27/07

Received By: Bins

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RECEIVED
NOV 27 2007

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)			

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)			

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)			

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25760** 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: _____

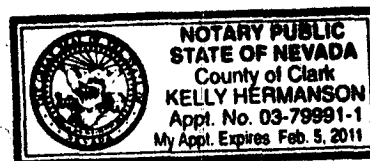
Signature of Property Owner: _____

Print Name: JOHN A. RITTER

MMH
CJC

Subscribed and sworn before me

This 20 day of November, 2007
Kelly Herman
Notary Public in and for said County and State



RECEIVED
NOV 27 2007



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25760** 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: _____

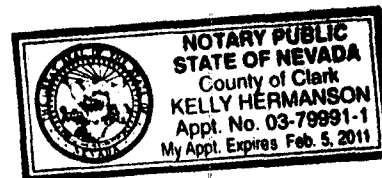
Signature of Property Owner: _____

Print Name: **JOHN A. RITTER**

Subscribed and sworn before me

This 30 day of November, 2007

Kelly Hermanson
Notary Public in and for said County and State



RECEIVED
NOV 27 2007



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-25760 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: _____

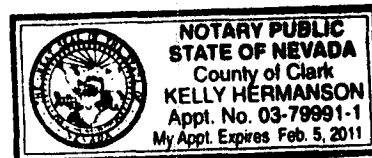
Signature of Property Owner: _____

Print Name: JOHN A. RITTER

Subscribed and sworn before me

This 20 day of November, 20 07

Kelly Hermanson
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25760** 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: _____

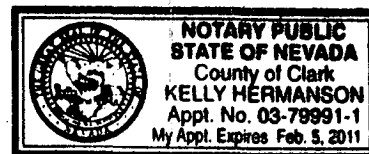
Print Name: **JOHN A. RITTER**

MHF

[Handwritten initials]
CJC

Subscribed and sworn before me

This 30 day of November, 2007
[Signature of Kelly Hermanson]
Notary Public in and for said County and State



RECEIVED
NOV 27 2007



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25760** 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: _____

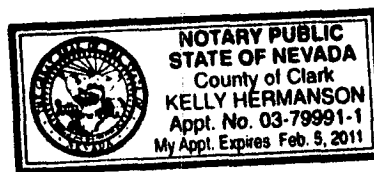
Signature of Property Owner: _____

Print Name: **JOHN A. RITTER**

Subscribed and sworn before me

This 20 day of November, 20 07

Kelly Hermanson
Notary Public in and for said County and State



DECEIVED
NOV 27 2007

Hansen Sheet



Separator Sheet

Report Date 11/28/2007 07:25 AM

Submitted By Robert Summerfield

Page 1

A/P # 25760 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/27/2007 10:08	983510	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

SDR-25760 - SITE DEVELOPMENT PLAN REVIEW - 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(PCD) [Undeveloped (Planned Community Development)] Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Ross)

Parent A/P #

Project #	25760	Project/Phase Name	PROVIDENCE SQUARE - MASTER PLA	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	Organization	% FOCUS COML GROUP
Mailing Address	3455 CLIFF SHADOWS PKWY		State/Province	NV
City	LAS VEGAS		Country	☐ Foreign
ZIP/PC	89129-1062		Evening Phone	
Day Phone			Mobile #	
Fax				

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

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

SDR Application

Report Date 11/28/2007 07:25 AM

Submitted By Robert Summerfield

Page 2

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
Darrin 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
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Comp By Comments

242953	B&S PLAN	0	N	11/27/2007 17:28		
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Review Activities						
Act #	Act Type	Status	Waived	Issued	Started	Completed
Comp By	Comments					
242951	DEVCO	0	N	11/27/2007 17:28		
242962	FIRE ENG	0	N	11/27/2007 17:28		
242954	FLOOD	0	N	11/27/2007 17:28		
242961	LAND DEV	0	N	11/27/2007 17:28		
242952	NEIGH P&S	0	N	11/27/2007 17:28		
242955	ROW	0	N	11/27/2007 17:28		
242960	SEWER	0	N	11/27/2007 17:28		
242959	SID	0	N	11/27/2007 17:28		
242958	SURVEY	0	N	11/27/2007 17:28		
242957	TEFO	0	N	11/27/2007 17:28		
242956	TRAFFIC	0	N	11/27/2007 17:28		

Check Conditions					
Condition	Approval	Approved By	Approved Date	Applied By	Applied Date
Supervisor Required		Comments			Assigned
No Conditions					

Planning Condition	Description	Effective	Expire	Comments
There is no planning condition for this project.				

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

SDR Application

Report Date 11/28/2007 07:25 AM

Submitted By Robert Summerfield

Page 4

SITE PLAN REVIEW

Y DINA Required? Y Project of Regional Significance?

Final City Council letter received

N Parent Project link required?

Annotated minutes recieved

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

Public, Non-Public, Admin? PUBLIC

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
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 Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT CK NAME, # WHO PICKED UP PERMIT 983657 11/27/2007 10:18 0.00
Brain Surgery LLC ck 10117, Desert Hills Properties ck 10194, KR Land Co ck 10072, NOthwest INvestment ck 194, southwest Desert ck 11214 each check for \$520.00 / Chris Dingell / 216-2096

Justification Letter



JUSTIFICATION LETTER

Separator Sheet

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.

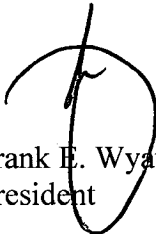
Briefly, our concerns are as follows:

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.

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



KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO

ATTORNEYS AT LAW

SUMMERLIN OFFICE

ELIZABETH M. SOROKAC
esorokac@kkbrf.com
702.893.4274

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: 775.052.3902

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.893.4260
Fax: 702.938.8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

November 14, 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")
Site Development Plan Review for Providence Square
("Application")**

Dear Ms. Wheeler:

This office represents the applicant on the Application. A change to the City of Las Vegas General Plan from Desert Rural Density Residential and Rural Neighborhood Preservation to Planned Community Development was approved for this site on by the Las Vegas City Council on June 6, 2007. This Application is a site development plan review of the Providence Square site plan as required by LVMC 19.06.050(H). The site development plan review should be done according to the Providence Square Design Guidelines and Development Standards ("Providence Square Standards") submitted concurrently with the zone change application to designate the Property PD.

The Property is 23.62 gross acres located on the northeast corner of the 215 Beltway and Hualapai Way. The proposed site plan consists of a commercial project called Providence Square that includes the following uses:

- Grocery Store,
- Fitness Club, and
- Retail stores, both in-line and pads.

Providence Square consists of 200,000 gross square feet of space for the uses set forth above. The site plan meets the open space requirements. The site plan exceeds the parking requirements by more than 20%, providing 1020 parking spaces, where only 800 are needed. The Property will be landscaped with 10' of perimeter landscaping that adheres to the Providence Square



415838 2

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

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12679.57

KUMMER

KAEMPFER

Ms. Margo Wheeler, AICP

November 14, 2007

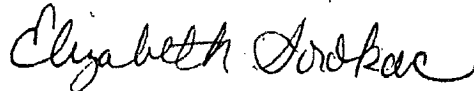
Page 2

standards. The Providence Square standards emphasize groupings of similar plants and provide pedestrian plazas landscaped with plants that are colorful, fragrant or an enhancement to the comfort of the user. The corner of Deer Springs and Hualapai is an example of an attractive and inviting pedestrian plaza that may contain amenities like enhanced paving and furnishings.

The Providence Square site plan meets all of the requirements of the Providence Square Standards and the applicant respectfully requests your approval of this Application. Please contact me at (702) 693-4274 if you have any questions regarding this matter.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO



Elizabeth M. Sorokac

EMS/anc

415838_2

ZON-25758

SDR-25760

01/10/08 PC

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R NOV 27 2007 D
12679.57

Applicant Letter



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

February 29, 2008

Mr. Darrin Badger
KR Land Company, LLC
3455 Cliff Shadow Parkway, #220
Las Vegas, Nevada 89129

RE: ABEYANCE - RENOTIFICATION - SDR-25760 - SITE DEVELOPMENT PLAN REVIEW

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 be 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, 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 1, 2008

Mr. Darrin Badger
KR Land Company, LLC
3455 Cliff Shadow Parkway, #220
Las Vegas, Nevada 89129

RE: ABEYANCE - SDR-25760 - SITE DEVELOPMENT PLAN REVIEW

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 be 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, 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

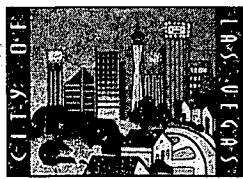
Mayor
Oscar B. Goodman

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

December 28, 2007

Mr. Darrin Badger
KR Land Company, LLC
3455 Cliff Shadow Parkway, #220
Las Vegas, Nevada 89129

RE: SDR-25760 - SITE DEVELOPMENT PLAN REVIEW

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 be 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, 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
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(Mayor Pro Tem)
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City Manager
Douglas A. Selby



Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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Fax: 702-474-0352
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www.lasvegasnevada.gov

March 14, 2008

Mr. Darrin Badger
KR Land Company, LLC
3455 Cliff Shadow Parkway, Suite #220
Las Vegas, Nevada 89129

RE: ABEYANCE - RENOTIFICATION - SDR-25760 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Badger:

Your request for a Site Development Plan Review FOR A PROPOSED 205,000 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), was considered by the Planning Commission on March 13, 2008.

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

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and building elevations date stamped 01/29/08 and 02/14/08, and landscape plans date stamped 02/27/08, except as amended by conditions herein.
3. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
4. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
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Douglas A. Selby



5. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. A Petition of Vacation shall be submitted to Clark County and recorded for the right-of-way adjacent to Assessor's Parcel Number 125-19-301-010 prior to the issuance of any permits or the recordation of a map for this site. Alternatively, dedicate the reciprocal right-of-way prior to the issuance of any permits or through recordation of a map for this site and submit a revised site plan to the Department of Planning and Development.
12. Dedicate 50 feet of right-of-way adjacent to this site for Hualapai Way; 40 feet for Deer Springs Way, 25 feet for Conquistador Street including the right-of-way necessary to accommodate a knuckle meeting current City Standards, a 54-foot radius on the southeast corner of Hualapai Way and Deer Springs Way and a 20-foot radius on the southwest corner of Deer Springs Way and Conquistador Street prior to the issuance of any permits. In addition, dedicate the rights-of-way necessary for turn lanes and bus turnouts in accordance with the approved Traffic Impact Analysis.

13. Provide a signed and notarized affidavit from the owner of Assessor's Parcel No. 125-19-301-010 that states he is in support of the proposed Providence Square site plan AND a copy of a recorded perpetual, irrevocable access easement in favor of this parcel to the Development Coordination Section of the Department of Public Works prior to the issuance of any permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. If these documents cannot be obtained, this site plan shall be rendered "Null and Void" and a new site plan submitted to the Department of Planning and Development.
14. Coordinate with the Right-of-Way Section of the Department of Public Works to determine the submittal requirements for Bureau of Land Management (BLM) applications for the east half of Conquistador Street adjacent to this site and provide all required documentation and material. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (if applicable) shall be submitted to the Right-of-Way Section prior to the approval of construction drawings for this site or the issuance of any permits, whichever may occur first.
15. Construct half-street improvements, including appropriate overpaving and transition paving if legally able, on Hualapai Way, Deer Springs Way, and Conquistador Street including an appropriate terminus such as temporary barricades on Conquistador Street concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
16. Construct full-width street improvements, including an appropriate terminus on the public street shown as "Proposed Street" concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
17. Offset sidewalk and reduced right-of-way widths shown on this site plan shall be in accordance with the approved Providence Square Master Development Plan and Design Standards. Grant pedestrian access easements for all sidewalks located outside of the public street right-of-way prior to the issuance of any permits or through recordation of a map for this site.

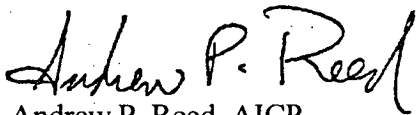
18. Coordinate with the Clark County Department of Public Works to discuss any impacts to this site plan from the Beltway and the ultimate Hualapai Way off-ramp design. Provide documentation from Clark County to the City of Las Vegas Land Development Section that this condition has been satisfied prior to the approval of any construction drawings or the recordation of a map for this site, whichever may occur first.
19. Provide public sewer stubs to all "not a part" parcels not adjacent to existing public street right-of-way and grant appropriate public sewer easements. However, subject to notarized written approval from the owner of Assessor's Parcel No. 125-19-301-010, which is currently entitled within Clark County as a cell tower site with no need for sewer service, the requirement to provide a public sewer easement stub to this parcel shall not be enforced provided that an appropriate sewer easement acceptable to the Collection Systems Planning Section is granted connecting this parcel to existing public sewer. Coordinate with the Collection Systems Planning section of the Department of Public Works and comply with their recommendations prior to the submittal of construction drawings or the approval of a Map subdividing this site.
20. Driveways accessing Hualapai Way and Deer Springs Way shall be designed, located and constructed in accordance with Standard Drawing #222a. Submit an application to the Land Development section of the Department of Public Works for a deviation from throat depth dimensions required by Standard Drawing #222a for the driveways accessing this site from Conquistador Street.
21. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
23. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
24. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of this overall site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.
25. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
26. Submit an Encroachment Agreement for all landscaping, if any, located in the public rights-of-way adjacent to this site prior to occupancy of this site.
27. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Mr. Darrin Badger
SDR-25760 - Page Six
March 14, 2008

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,

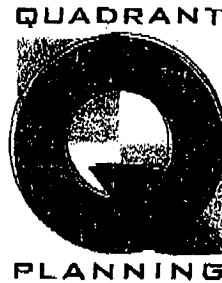


Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

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



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.

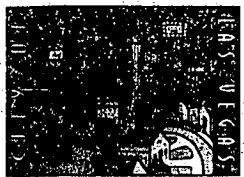
Thank you for your consideration in this matter. Please let me know if you need anything further.

Sincerely,

CHRIS DINGELL, AICP
PLANNING COORDINATOR

Cc: Andy Reed, AICP

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 - SDR-25760 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Badger:

Your 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), 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

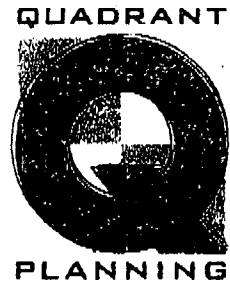
Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby





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
FEBRUARY 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

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: SDR-25760 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Badger:

Your 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), 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, 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

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City Manager
Douglas A. Selby



Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet

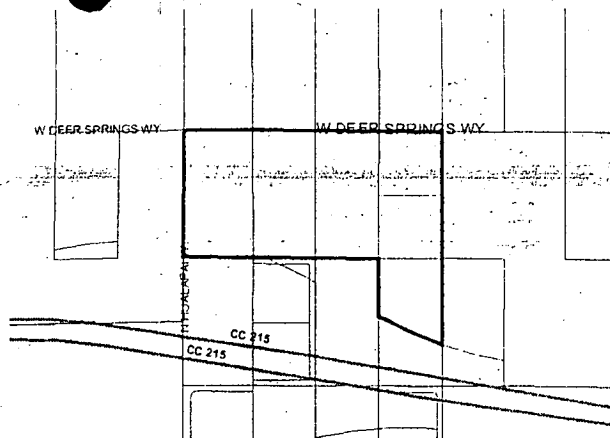
Application Information

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)

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: January 10, 2008
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

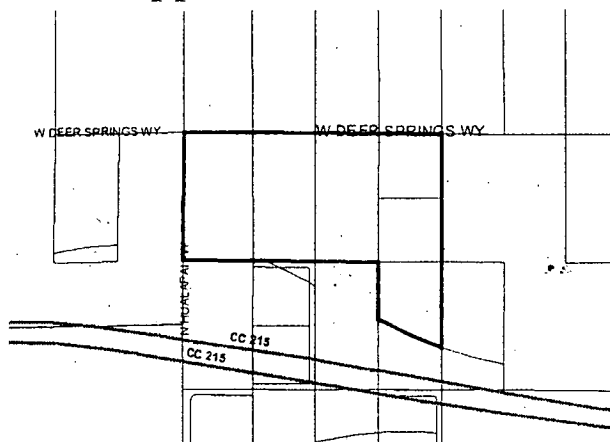
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SDR-25760 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25758 - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Site Development Plan Review FOR A PROPOSED 200,300 SQUARE-FOOT RETAIL 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)

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Application Location



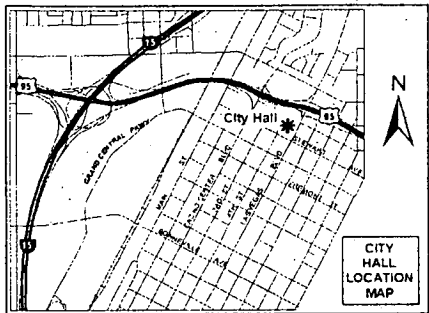
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: January 10, 2008
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

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

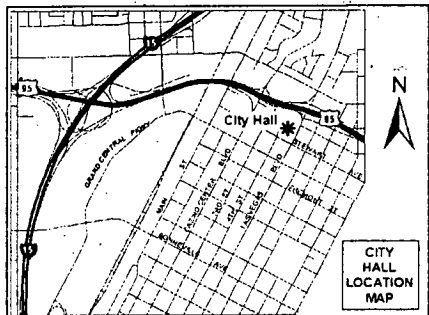
☐

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



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☐

I SUPPORT
this Request

☐

I OPPOSE
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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

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>.

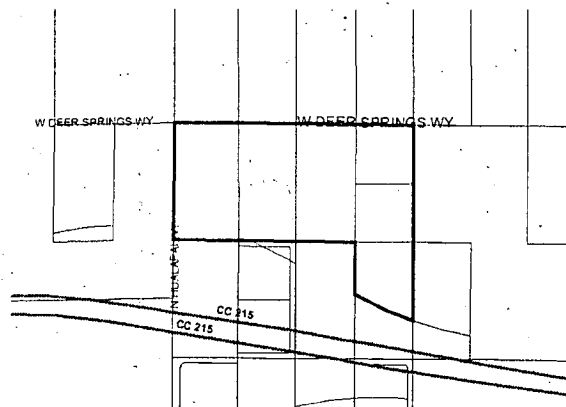
Application Information

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

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

Application Location

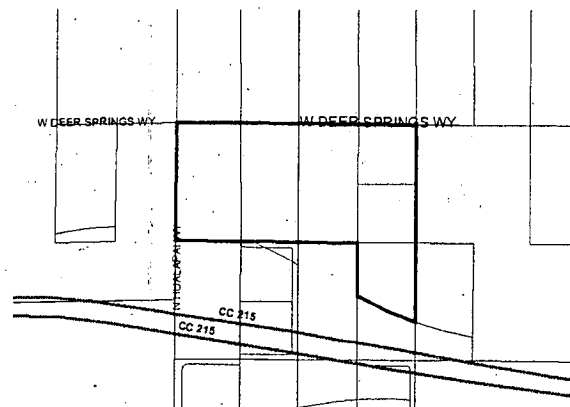


The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: **March 13, 2008**
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Application Location



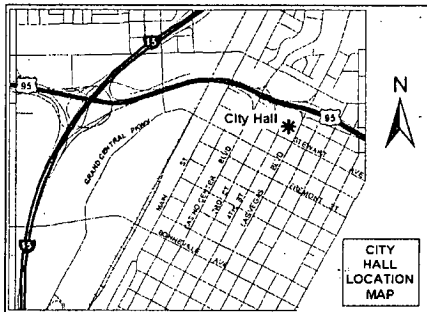
The proposed project may not pertain to the entire highlighted project site.

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

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

☐

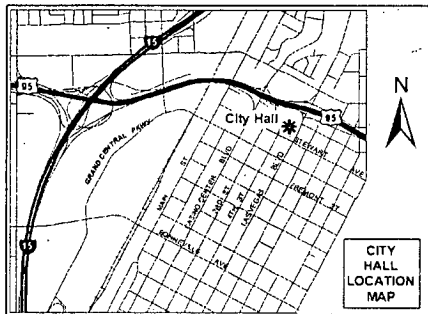
I OPPOSE
this Request

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

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:

SDR-25760

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:

SDR-25760

Ridgegate LMA

Spinnaker Homes At Centennial Hills

Tripoly At Towne Center

Traffic Impact Analysis



Separator Sheet

SDR 25760				
SW Desert Equities, LLC				
SEC of Hualapai Way & Deer Springs Way				
Proposed 200.3 thousand square foot retail development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	200.3	42.94	8,601
AM Peak Hour			1.03	206
PM Peak Hour			3.75	751
(heaviest 60 minutes)				
Existing traffic on all nearby streets: counts unavailable for Hualapai Way and Conquistador St.:				
Deer Springs Way				
Average Daily Traffic (ADT)	2,286			
PM Peak Hour	183			
(heaviest 60 minutes)				
Grand Canyon Rd.				
Average Daily Traffic (ADT)	1,495			
PM Peak Hour	120			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT				
Capacity				
Deer Springs Way	16,200			
Grand Canyon Rd.	16,200			
This project will add approximately 8,601 trips per day on Deer Springs Way and Grand Canyon Dr. This will increase expected volumes by about 376 percent on Deer Springs and by about 575 percent on Grand Canyon. Deer Springs is at about 14 percent of capacity and Grand Canyon is at about 9 percent of capacity. Count data was unavailable for Hualapai Way and Conquistador St., but both are believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 751 additional cars into the area; which works out to about 13 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				

Deed



Separator Sheet

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) ☒ 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:

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 Alfreco Avenue

Address: 3455 Cliff Shadows Parkway, Suite

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 380

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

20040315
02213STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 125-19-301-013

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/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:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

4. 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 375.090, no Buyer and Seller shall be jointly and severally liable for any or all of the above.

Signature:

Capacity:

Signature:

Capacity:

SELLER (GRANTED INFORMATION)
(REQUIRED)Print Name: Hung RhodesAddress: 2050 Alhambra AvenueCity: Red BluffState: CAZip: 96080BUYER (GRANTED INFORMATION)
(REQUIRED)Print Name: City of Las Vegas Commercial GroupAddress: 3455 38th Shadow Parkway, SuiteCity: Las VegasState: NVZip: 89129

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

Print Name: First American Title Insurance Company NationalFile Number: NCS-4 241-181-V cd/mAddress: 3900 Howard Hughes Parkway, Suite 380City: Las VegasState: NVZip: 89109

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

Reproduced by First American Title Insurance Company

2213

Recording Requested by:
First American Title 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

GRANT BARGAIN AND

Sale Price

FOR VALUABLE CONSIDERATION, receipt of which is hereby

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 *9/8/03*
Hiroko Rhodes Date:

State of

County of

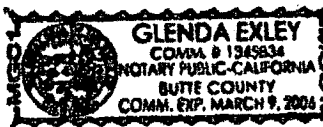
This instrument was acknowledged before me on September 8, 2003 by

Hiroko Rhodes

Glenda Exley
Glenda D. Exley

Notary Public

(My Commission expires 3-9-06)



CLARK COUNTY, NEVADA
FRANCES DE LUCA, RECORDER

20040315
02213

RECORDED AT THE REQUEST OF:

FIRST AMERICAN TITLE COMPANY OF NEVADA

03-15-2004 14:12 AEA

OFFICIAL RECORDS

BOOK/INSTR: 20040315-02213

PAGE COUNT: 2

SEE: 40.00
NOTT: 2187.90

NON-COMPLIANCE CHARGE INC: 25.00

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

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 125-19-301-005

b)

c)

d)

2. Type of Property

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

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument

Book

Page

Date of
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

\$400,000.00

402,000.00

(

\$

\$400,000.00

402,000.00

\$2040.00

2,056.20

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: SA Pater and Ethel Pater

Print Name: Vegas Equities, LLC

Address: 85-36 Wetherole Street

Address: Attention: Kelly, 3455 Cliff Shadows

City: Reno 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 a1/m1

Address: 3880 Howard Hughes Parkway, Suite 380

City: Las Vegas

State: NV

Zip: 89109

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

Reproduced by First American Title Insurance Company

20040401
02880

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 125-19-301-005
b) _____
c) _____
d) _____

2. Type of Property

- a) ☒ Vacant Land b) ☐ Single Fam. Res
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'/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:

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 2,040.20

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)

Print Name: Son Poler and Ethel Poler

Address: 65-36 Wetherole Street

City: Reno Park

State: NV Zip: 11374

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Vegas Express LLC

Address: Attention: Kelly, 3455 Cliff Shadows

City: Las Vegas

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-HMLV cd/tmt

Address: 3960 Howard Hughes Parkway, Suite 380

City: Las Vegas State: NV Zip: 89104

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

Reproduced by First American Title Insurance (Rev 10/2001)

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

FILE: 16.00
PTT: 2,050.20

A.P.N.: 125-19-301-005
File No: NCS-61649-HHLV (cd)
R.P.T.T.: \$2,050.20

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

20040401
02880

Sol Poler
Sol Poler

Ethel Poler
Ethel Poler

STATE OF New York)
COUNTY OF Queens) ss.

This instrument was acknowledged before me on December 3, 2003 by Sol Poler and Ethel Poler.

Ilene Eisner
Notary Public

(My commission expires: _____)

ILENE EISNER
Notary Public, State of New York
No. 41-4693907
Qualified in Queens County
Commission Expires March 30, 2007

ASSESSOR'S

COPY

20040401
02080

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

1. Assessor Parcel Number(s)
a) 125-19-301-004
b)
c)

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

2. Type of Property
a) ☒ Vacant Land
c) ☐ Condo/Townhouse
e) ☐ Apt. Bldg.
g) ☐ Agricultural
 ☐ Other
b) ☐ Single Fam. Res.
d) ☐ 2-4 Plex
f) ☐ Comm'l/Ind'l
h) ☐ Mobil Home

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 3
b. Explain Reason for Exemption: correct Grantors
name

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 R. Miller

Capacity: Trustee

Signature: Adele S. Leach

Capacity: Trustee/Owner

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: _____

Print Name: Southwest Desert Equi

Address: _____

Address: 3455 C.I.P.I. Shadows Plg

City: _____

City: Las Vegas

State: _____ Zip: _____

State: NV Zip: 89139

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)

1332

20040226
01334

RECORDED AT THE REQUEST OF

FIRST AMERICAN TITLE COMPANY OF

02-26-2004 09:42 KGP

OFFICIAL RECORDS

BOOK/INSTR-20040226-01334

PAGE COUNT: 4

FEE: 17.00
RPTT: EX003

3
APN NUMBER: 125-19-301-001

4

Re-record to correct name

TITLE ON DOCUMENT:

GRANT, BARBARA, S. HENDERSON

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.

APN: 125-19-301-004
File No: RES-54234-HSLV (cd)
R.P.T.T.: \$2,040.00
Exempt 3

When Recorded, Mail Tax Statements To:
Southwest Desert Equities, LLC
3465 Cliff Shadows Parkway, Suite 220
Las Vegas, NV 89129

20040226

01354

20040110
00420

CLARK COUNTY, NEVADA
PLANNING & RECORDS DEPARTMENT

RECORDED AT THE REQUEST OF:

FIRST AMERICAN TITLE COMPANY OF N

01-16-2004

ADF

OFFICIAL RECORDS

BOOK/INSTR: 20040116-00429

PAGE COUNT: 3

FEE:
RPTT:

16.00
2040.00

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Donald Martin Lepczyk and Adelyn Sue Lepczyk, Trustees of The Donald Martin Lepczyk and
Adelyn 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

20040726
0114

20040716
0043

Copy

Donald Martin Lapczyk and Adelyn Sue
Lapczyk, Trustees of The Donald Martin
Lapczyk and Adelyn Sue Lapczyk Revocable
Trust

Adelyn Sue Lapczyk, Trustee

Donald Martin Lapczyk, Trustee

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on January 7, 2004 by

Lapczyk Revocable Trust, Donald Martin Lapczyk, Trustee and Adelyn Sue
Lapczyk, Trustee

Notary Public
(My commission expires: 4-3-07)



ASSD

20040226
01334

20040118
00429

EXHIBIT "A"

COPY

THE NORTH HALF (N 1/2) OF GOVERNMENT LOT 21, 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

Assessor's

2004 FEB 12 P 7 44

Phillips

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
c) ☐ Condo/Twnhse
e) ☐ Apt. Bldg.
g) ☐ Agricultural
i) ☐ Other _____

- b) ☐ Single Fam. Resi
d) ☐ 2-4 Plex
f) ☐ Comm' Wind'l
h) ☐ Mobile Home

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)

Print Name: ALDO GASSER
Address: P.O. Box 10480
City: Las Vegas
State: NV Zip: 89129

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Desert Hills Properties
Address: 3329 N. Buffalo #204
City: Las Vegas
State: NV Zip: 89129

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

Print Name: United Title of Nevada
Address: P.O. Box 10480
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #: 02122449-027

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

2187

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

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 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Southwest
Quarter (SW 1/4) of Section 19, Township 19 South, Range 68 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 Eiter, General Partner

By: Robert Maxey, General Partner

By: Peter Thomas, General Partner

STATE OF NEVADA)

COUNTY OF Clark) ss.

Escrow No. 02122449-027-FB

This instrument was acknowledged before me on
July 22, 2002 by
RICHARD EITER as
General Partner of Acorn Associates.



NOTARY PUBLIC-NEVADA
Residing at Clark County, Nevada
My Comm. Expires 11-15-2004

Notary Public

My commission expires: Nov 15, 2004

APN: 125-19-301-003
Affix R.P.T.T. #1237190
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 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Southwest
Quarter (SW 1/4) 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 Enter General Partner

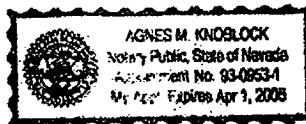
By: Robert Maxey, General Partner

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.



Notary Public
My commission expires: 4/1/05

APN: 125-19-301-003
Affix R.P.T.T. 51/19754
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 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Southwest
Quarter (SW 1/4) of Section 19, Township 19 South, Range 40 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 covenants, 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 Etton, General Partner

By: Robert Maxey, General Partner

By: Peter Thomas, General Partner

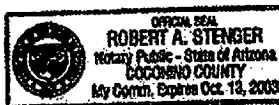
STATE OF NEVADA Arizona)
) ss.
COUNTY OF Clark Cocoma)

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: 0.13.03



ASSESSOR'S COPY

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF: UNITED TITLE OF NEVADA
10-26-2002 14:00 DMJ PAGE COUNT: 4
OFFICIAL RECORDS
BOOK/INSTR: 2002:020-00107 FEE: 17.00
APTS: 1,107.50

APN: 125-19-301-002
Affix R.P.T.T. \$15, F31.70

**WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:**

**NORTHWEST INVESTMENTS, LLC
3455 CLIFF SHADOWS PKWY, #220
LAS VEGAS, NV 89129**

20060512-0003282

Fee \$15.00
N/C Fee \$0.00

RPTT: \$15,131.70

05/12/2006

13:51:16

120060084670

Requestor:

CHICAGO TITLE

Frances Deane
Clark County Recorder

LEX

Pgs: 3

ESCROW NO: 06030608-112-LMH

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)

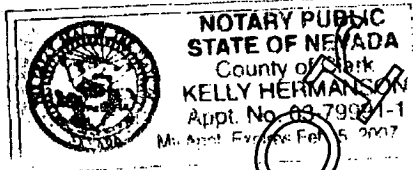
) ss.

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



**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
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 _____

Signature _____

Capacity _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Southwest Desert Equities, LLC

Address: 3455 Cliff Shadows Pkwy, #220

City: Las Vegas

State: NV Zip: 89129

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Northwest Investments, LLC

Address: 3455 Cliff Shadows Pkwy, #220

City: Las Vegas

State: NV Zip: 89129

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

Print Name: Chicago Title

Address: 3980 Howard Hughes Parkway

City/State/Zip: Las Vegas, NV 89109

Escrow #: 06030608-112

3282

20020425
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
- c) ☐ Condo/Townhse
- e) ☐ Apt. Bldg.
- g) ☐ Agricultural
- i) ☐ Other _____
- b) ☐ Single Fam. Resi
- d) ☐ 2-4 Plex
- f) ☐ Comm'l/Lnd'l
- h) ☐ Mobile Home

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: _____
Signature: _____

Capacity: _____
Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: John C. Williams
Address: 2520 N. Highland Ave
City: Las Vegas
State: NV Zip: 89129

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: LR Land Company, LLC
Address: 2520 N. Highland Ave
City: Las Vegas
State: NV Zip: 89129

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)

1761

APN: 125-19-301-001
Assess 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 1/2) of the Northwest Quarter (NW 1/4) of 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., 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 _____ by
William Sani, General Partner and Renu Sani,
General Partner of Sani Limited Partnership.

Notary Public

My commission expires:

BETSYANNE PETERSON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Feb 27, 2007

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 1/2) of the Northwest Quarter (NW 1/4) of 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., 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 or 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 10th day of April, 2003.

SELLERS:

Sani Limited Partnership

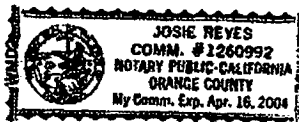
By: William Sani, General Partner

By: Renu Sani, General Partner

STATE OF NEVADA)
COUNTY OF CLARK) ss.

Escrow No. 02122213-027-FB

This instrument was acknowledged before me on
April 11, 2004 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

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

UNITED TITLE OF NEVADA

04-25-2003 10:15 AM
OFFICIAL RECORDS

BOOK: 20020425 INST: 01791

FEE: 15.00 RPTT: 1,187.50

Project Checklist



PROJECT CHECKLIST

Separator Sheet

City of Las Vegas
CURRENT PLANNING PROJECT CHECKLIST

Project Name: SOR-25760
Applicant Name: Chris Dingell 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: <u>11-30-07</u> | ☐ Photos Taken: _____ |
| ☐ DRT Meeting Date: <u>12-11-07</u> | |

Notes: _____

P. C. ACTIONS

Initial/Date

Initial/Date

- | | |
|---|---|
| ☐ Hearing Notice Rec'd: _____ | ☐ PC Meeting Date: <u>01-10-08</u> |
| ☐ Hearing Notices Mailed: <u>12-21-07</u> | ☐ PC Action: _____ |
| ☐ Draft Report Sent to PC: <u>01-04-08</u> | ☐ Letter to Applicant: <u>12-28-07</u> |
| ☐ 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

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

APPLICATION PACKET					
☒	☐	Signed and notarized by all property owners or authorized agent(s)	NOTES: Visit the City's website for blank application, SOFI, and DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." --> "Apply for -> Planning Applications")		
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Reduced 8.5" x 11" copy of all plans and elevations			
☒	☐	Full size, rolled, color copy of all plans and elevations			
☒	☐	Correct fee(s): \$ 500.00 + \$ 300.00 + \$ - = \$ 800.00 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: <u>29</u> Colored, Rolled Plans: <u>1</u>		
☒	☐	North arrow, scale, and vicinity map			
☒	☐	All property lines and present dimensions labeled	NOTES: <i>1 copy of Development Standards (proposed)</i>		
☒	☐	All building setbacks labeled			
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized: 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			

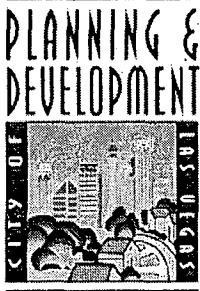
LANDSCAPE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans: <u>3</u> Colored, Rolled Plans: <u>1</u>		
☒	☐	North arrow, scale, and vicinity map			
☒	☐	All property lines and present dimensions labeled	NOTES:		
☒	☐	All required perimeter landscape planters shown			
☒	☐	All required 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: <u>2</u> Colored, Rolled Plans: <u>1</u>		
☒	☐	Scale and building dimensions labeled			
☒	☐	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: <u>1</u> Rolled Plans: <u>1</u>		
☒	☐	Scale and building dimensions labeled			
☒	☐	All building entrances/exits shown	NOTES: RECEIVED NOV 27 2007		
☒	☐	Use of all rooms noted/labeled			
☒	☐	Maximum Occupancy (per I.B.C.)			
☒	☐	Seating Capacity (where applicable)			

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

Applicant: Chris Dingell Company: Quadrant Planning APN: 125-19-301-001 thru 005 and 013 Planner's Signature: <i>Robert Summerfield</i> 11/14/07 Planner: ROBERT SUMMERFIELD, PLANNER II	Application Type: Site Development Plan Review Application Purpose: To site 200,000 SF shopping center Location: SEC Hualapai / Deer Springs Pre-App. Meeting Date: Wednesday, November 14, 2007 Earliest Submittal Deadline: Tuesday, November 27, 2007 Earliest PC Meeting Date: Thursday, January 10, 2008
---	--



☒ 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 --

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 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.

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Comments must be submitted to the Department no later than December 28, 2007.

Please forward comments to Agenda Technician Dorothy Marsili

Sincerely,

Andy Reed, AICP
Planning Supervisor
areed@lasvegasnevada.gov
(702) 229-6882

Enclosures:

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2. Location Map
3. Project Plans

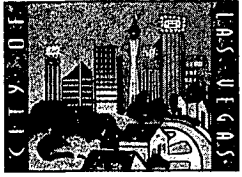
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December 13, 2007

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

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SUP-25760, ZON-25758
125-19-301-001

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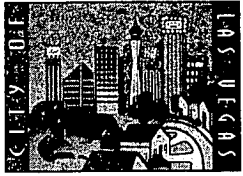
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December 13, 2007

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
SUP-25760, ZON-25758
125-19-301-001

Dear Mr. Mirkhah,

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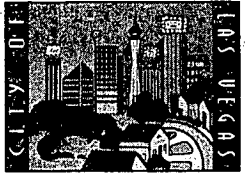
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December 13, 2007

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
SUP-25760, ZON-25758
125-19-301-001

Dear Mr. Roberts,

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December 13, 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
SUP-25760, 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.

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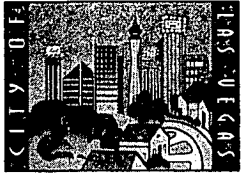
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December 13, 2007

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
SUP-25760, ZON-25758
125-19-301-001

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07101-001-06-07

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December 13, 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
SUP-25760, ZON-25758
125-19-301-001

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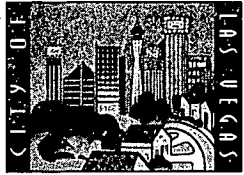
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December 13, 2007

Barbara Ginoulas
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
SUP-25760, ZON-25758
125-19-301-001

Dear Ms. Ginoulas,

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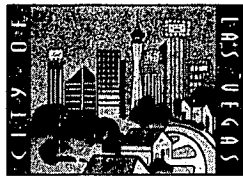
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December 13, 2007

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
SUP-25760, ZON-25758
125-19-301-001

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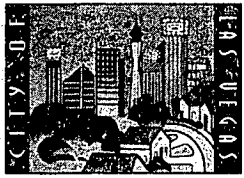
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February 1, 2008

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; SDR-25760
125-19-301-001 – 005 and 013

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February 1, 2008

George Jacoby
Las Vegas Valley Water District
Engineering Service Department
1001 S. Valley View Blvd.
Las Vegas, NV 89153

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February 1, 2008

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City of Las Vegas Department of Public Works
Sanitary Sewers Division
Development Services Center
731 S. 4th Street
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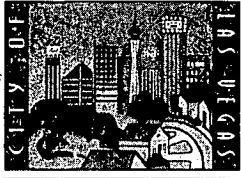
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February 1, 2008

Randy Fultz

City of Las Vegas Department of Public Works

Flood Control Division

Development Services Center

731 S. 4th Street

Las Vegas, NV 89101

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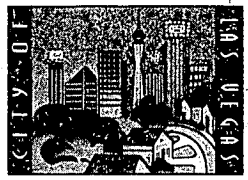
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Clark County Government Center
Current Planning Division
500 S. Grand Central Parkway
Las Vegas, NV 89155-1741

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125-19-301-001 – 005 and 013

Dear Ms. Ginoulas,

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.

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Comments must be submitted to the Department no later than February 15, 2008.

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; SDR-25760
2. Location Map
3. Project Plans

Mayor
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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 1, 2008

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; SDR-25760
125-19-301-001 – 005 and 013

Dear Mr. Roberts,

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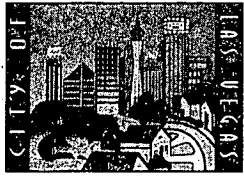
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February 1, 2008

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; SDR-25760
125-19-301-001 – 005 and 013

Dear Mr. Turner,

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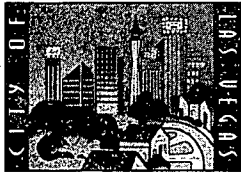
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February 1, 2008

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; SDR-25760
125-19-301-001 – 005 and 013

Dear Mr. Mirkhah,

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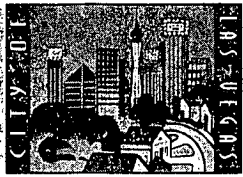
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February 1, 2008

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; SDR-25760

125-19-301-001 – 005 and 013

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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
JAN 29 2008

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

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
Las Vegas, NV
89129

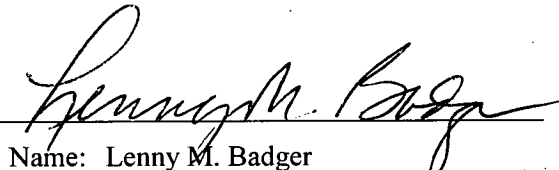
Contact Person:

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: _____



Name: Lenny M. Badger

Title: VP, Real Estate Portfolio Management

Date: _____

1/29/08

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

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.: 205,000 s.f.
- Total FAR: 23.4%
- Total Lot Coverage: 19.9%
-
- 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 Reservoir 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):

ENVIRONMENTAL IMPACT ASSESSMENT

Narrative: The project is comprised of a 23.6-acre commercial retail shopping center with approximately 205,000 s.f. of retail, service and restaurant space dispersed amongst 13 proposed buildings. Careful attention has been made to architectural detail throughout the project and a well thought-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.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

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 approximately 1,009 parking spaces, where 820 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.

TRIP GENERATION ITE CODE 492 FITNESS CLUB 45,000 SQUARE FEET	
AM Peak Hour	
Average Rate = 1.21 Trips per 1,000 square feet $T = (1.21)(45)$ T = 55 Trips	
<u>42% Entering</u> 23 Trips	<u>58% Exiting</u> 32 Trips
PM Peak Hour	
Average Rate = 4.05 Trips per 1,000 square feet $T = (4.05)(45)$ T = 183 Trips	
<u>51% Entering</u> 93 Trips	<u>49% Exiting</u> 90 Trips

TRIP GENERATION ITE CODE 820 Shopping Center 75,600 SQUARE FEET	
AM Peak Hour	
Average Rate = 1.03 Trips per 1,000 square feet $T = (1.03)(75.6)$ T = 78 Trips	
<u>61% Entering</u> 48 Trips	<u>39% Exiting</u> 30 Trips
PM Peak Hour	
Average Rate = 3.75 Trips per 1,000 square feet $T = (3.75)(75.6)$ T = 284 Trips	
<u>48% Entering</u> 136 Trips	<u>52% Exiting</u> 148 Trips
Weekday	
Average Rate = 42.94 Trips per 1,000 square feet $T = (42.94)(75.6)$ T = 3246 Trips	
<u>50% Entering</u> 1623 Trips	<u>50% Exiting</u> 1623 Trips

TRIP GENERATION ITE CODE 850 Supermarket 67,000 SQUARE FEET	
AM Peak Hour	
Average Rate = 3.25 Trips per 1,000 square feet $T = (3.25)(67)$ T=218 Trips	
<u>61% Entering</u> 133 Trips	<u>39% Exiting</u> 85 Trips
PM Peak Hour	
Average Rate = 10.45 Trips per 1,000 square feet $T = (10.45)(67)$ T=700 Trips	
<u>51% Entering</u> 357 Trips	<u>49% Exiting</u> 343 Trips
Weekday	
Average Rate = 102.24 Trips per 1,000 square feet $T = (102.24)(67)$ T=6850 Trips	
<u>50% Entering</u> 3425 Trips	<u>50% Exiting</u> 3425 Trips

TRIP GENERATION ITE CODE 934 Fast Food w/ Drive-Through Window 17,400 SQUARE FEET	
AM Peak Hour	
Average Rate = 53.11 Trips per 1,000 square feet $T = (53.11)(17.4)$ T=924 Trips	
<u>51% Entering</u> 471 Trips	<u>49% Exiting</u> 453 Trips
PM Peak Hour	
Average Rate = 34.64 Trips per 1,000 square feet $T = (34.64)(17.4)$ T=602 Trips	
<u>52% Entering</u> 313 Trips	<u>48% Exiting</u> 289 Trips
Weekday	
Average Rate = 496.12 Trips per 1,000 square feet $T = (496.12)(17.4)$ T=8632 Trips	
<u>50% Entering</u> 4316 Trips	<u>50% Exiting</u> 4316 Trips

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

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 District¹ 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 site²: N/A

Number of pupils: N/A

Junior High/Middle School

School name: N/A

Distance from site²: N/A

Number of pupils: N/A

High School

School name: N/A

Distance from site²: 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.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

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 site³: 2.35 mi.

Police

Name of the facility: Northwest Area Command - Las Vegas Metropolitan Police Department

Existing/proposed: Existing

Distance from site³: 4.29 mi.

Emergency Services

Name of the facility: Centennial Hills Hospital

Existing/proposed: Proposed

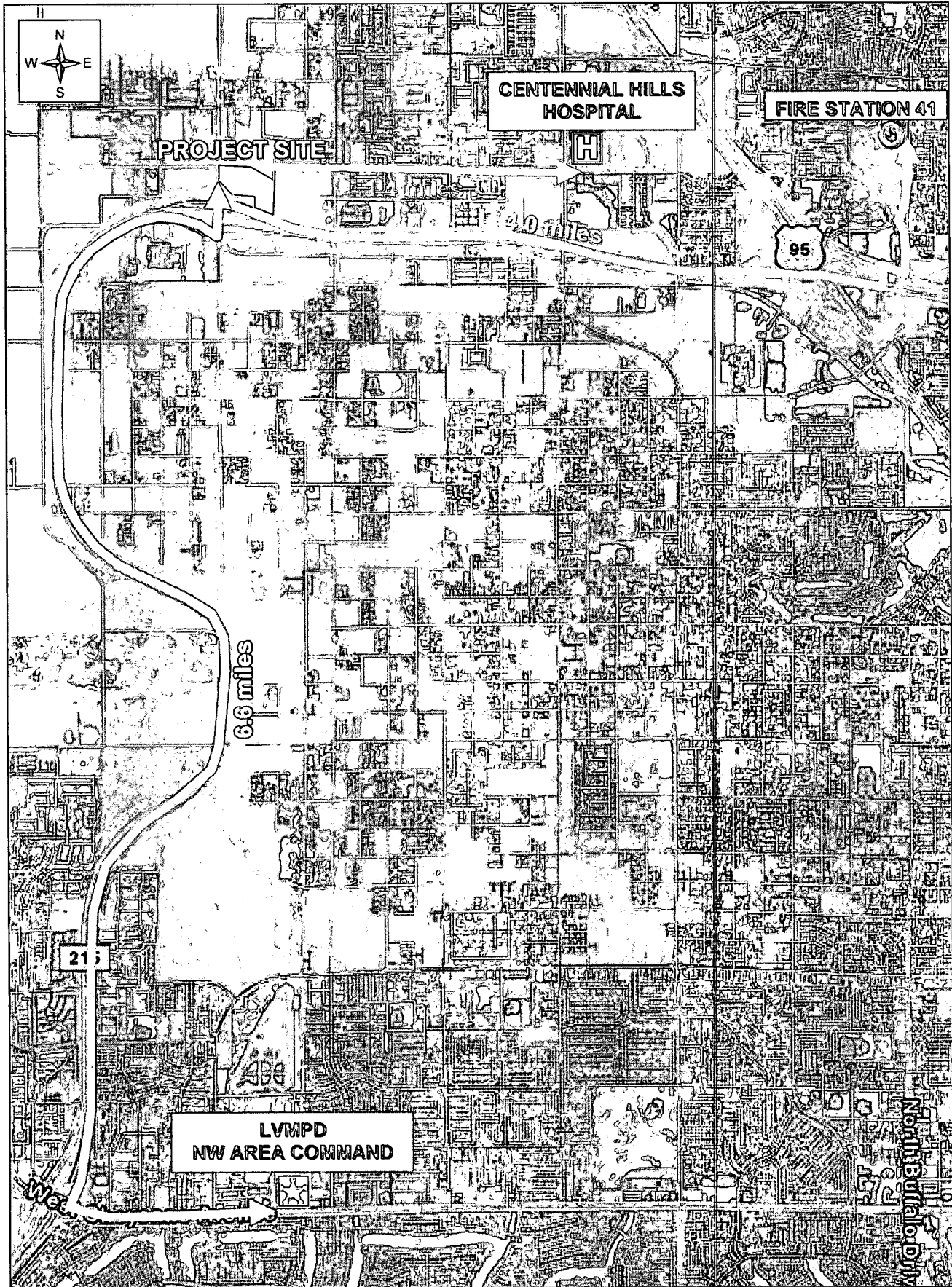
Distance from site³: 1.28 mi.

- 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.

FIGURE 1: EMERGENCY SERVICES PRIMARY ROUTE MAP



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

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: Approximately 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: 50' 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 desirable facilities, services and amenities.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

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 site⁴: 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?

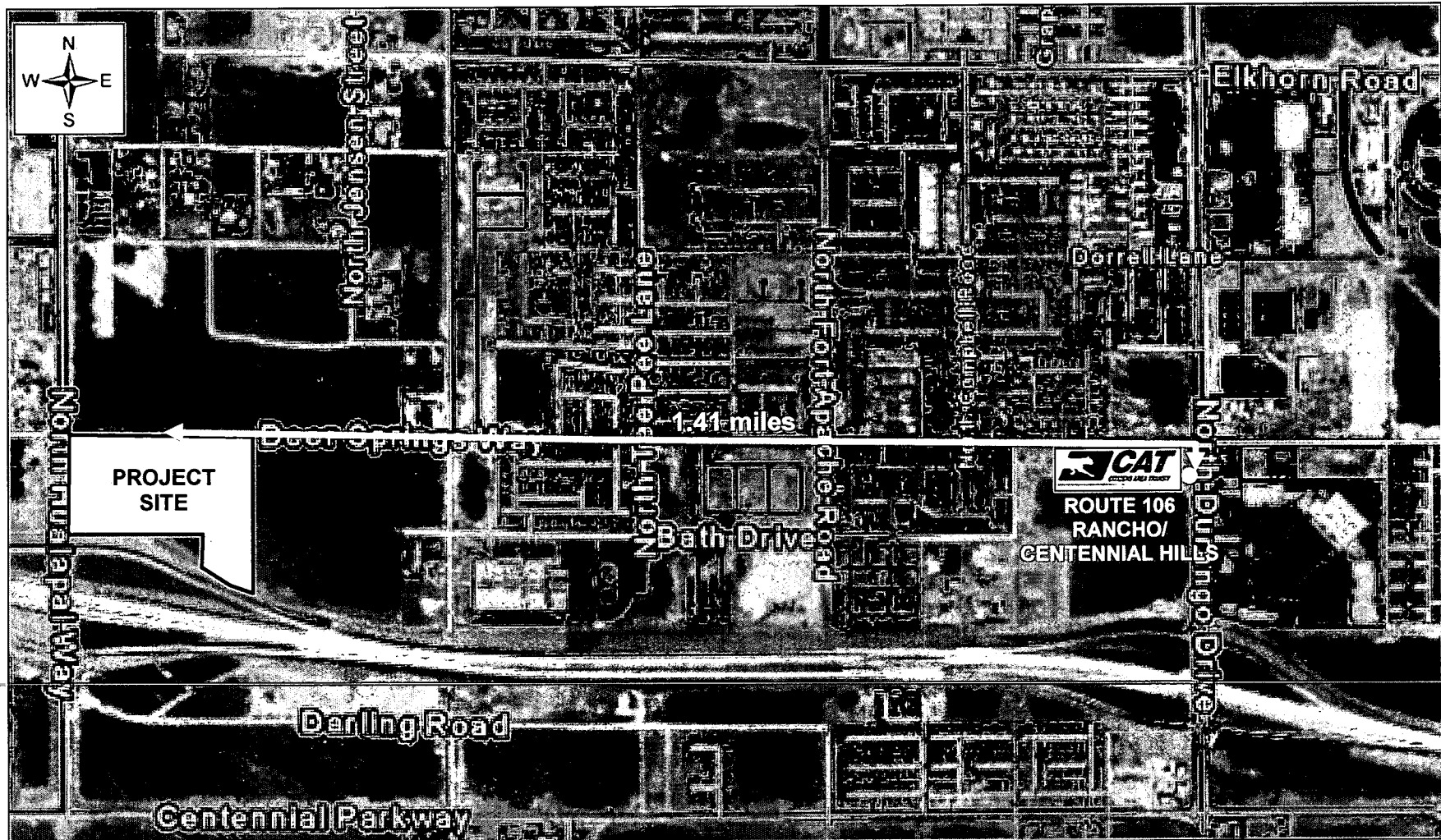
Explain: No. This project is not expected to require a new bus route. However, as the bus system continues to expand, routes may be added that serve this project.

- 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.

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

7 Open Space and Recreation

- 7.a Provide the distance from the site of the proposal to the nearest existing⁵ or planned⁶ (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 site⁷: 1.93 mi.

Community Park

Park name: Mountain Ridge Park

Location: 7151 Oso Blanca Rd.

Distance from site⁷: 1.93 mi.

Regional Park

Park name: Floyd Lamb Park at Tule Springs

Location: Northeast corner of Durango Dr./Iron Mountain Rd.

Distance from site⁷: 3.41 mi.

- 7.b Based upon 1990 US Census population table⁸, 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

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

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 conditionally approved by the City of Las Vegas on October 18, 2007, and approved by the Clark County Department of Development Services, Clark County Department of Public Works, and the Clark County Regional Flood Control District on November 6, 2007, November 16, 2007, and November 21, 2007, respectfully. Copies of the various entity approval documents are included after this section.

- 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 negligible 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 Map 32003C1750 E, the site is not within a special flood hazard area.

ENVIRONMENTAL IMPACT ASSESSMENT

- 8.f Would the proposed project require drainage mitigation to protect the development from interim flows?

Explain: Minimal or no interim drainage mitigation 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.

GSP0701.001

PROVIDENCE SQUARE

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		October 18, 2007
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: Hualapai and 215 - Conceptual	
Cross Streets:	SEC of Hualapai Way & Deer Springs Way	COPIES TO: Slater Hanifan Group
File Number:	F:\Depot\DSMemos\DS4247A.doc	Greenstreet Properties
Parcel Number:	125-19-301-001 to -005 & 125-19-301-013	Bart Anderson, P.E., DevCo
Zoning Action:	GPA-20485	CCRFC
FEMA Flood Zone	YES	CCDDS
Proposed Storm Drain	YES	CCPW
	NO X	
	NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	10/3/2007	10/17/2007	See Comments Below	\$400.00	78940: \$400
TOTAL FEES (LDDRS):				\$400.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
X	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
X	is conditionally approved subject to Clark County Department of Development Services concurrence.
X	is conditionally approved subject to Clark County Public Works Department concurrence.

- The final approval of this study is for conceptual drainage pattern only. No structures and grading had been proposed, ie, no permit of any kind will be issued. A technical drainage study will be required to address and mitigate any flood control measures upon future onsite improvement.
- This drainage study is acceptable in concept; however, the City of Las Vegas will not formally accept the study until the *Clark County Regional Flood Control District (CCRFC)* has issued a letter of concurrence. The Engineer should contact the CCRFC to confirm that they have begun their review.
- The concept to discharge the whole project site directly to the Beltway Channel near the eastern property line is acceptable to the City. Concurrence letter from the *Clark County Public Works Department* must be obtained prior to the final approval of the subject conceptual study.
- The site is also adjacent to the jurisdiction of *Clark County Department of Development Services (CCDDS)* to the north and southeast. Concurrence from CCDDS must be obtained prior to the final approval of the conceptual study.
- The conceptual study accepts offsite flow from "Basin OF1" at the southwest corner. The future technical study must address and dedicate a public drainage easement (privately maintained) onsite to perpetuate the flow.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS

ays

T/R/S: T19S/R60E/19
AREA G-19



Department of Development Services

500 S Grand Central Pky 1st Fl • Box 551799 • Las Vegas NV 89155-1799

(702) 455-4600 • Fax (702) 388-2550

Ronald L. Lynn, Director/Building Official

Dean Friedli
Assistant Director
Administrative Division

Greg Franklin
Assistant Director
Building Division

Robert Thompson
Assistant Director
Civil Engineering Division

Conceptual Approval Letter

Date: November 6, 2007
Firm: Slater Hanifan Group
Engineer: Cindy J. Kinzer, P.E.
Address: 1555 South Rainbow Boulevard, Las Vegas, NV 89146
Phone: (702) 284-5300
Fax: (702) 284-5399
E-mail: ckinzer@shg-inc.com

Subject: Conceptual Drainage Study for Hualapai and 215
Location: NEC of Hualapai and 215
APN: 125-19-301-001, 002, 003, 004, 005, 013
Sec, Township, Range: S04, T22S, R61E
Flood Zone & Panel: Zone X, 2560, Revised June 19, 2003
Application Tracking #: 07-43671 : City of Las Vegas DS4247A



HTE07-43671CDD

Submittals	Date Received	Date Returned	Clark Co. Reviewer	WILLDAN Reviewer	Misc.
CDS	10/25/07	11/06/07	rm	N/A	

Concurrence Required: (Must be obtained prior to permit issuance)	Reason Concurrence is required
City of Henderson	Adjacent to or Impacts Henderson
City of Las Vegas	Adjacent to or Impacts Las Vegas
City of North Las Vegas	Adjacent to or Impacts North Las Vegas
Nevada Department of Transportation	Impacts NDOT Facility
Clark County Public Works	Adjacent to or Impacts a CCPW Facility
US Army Corp of Engineers	Impacts a USACOE Facility
Clark County Regional Flood Control District	Adjacent to or Impacts CCRFCD MPU Facility or in a SFHA

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VIRGINIA VALENTINE, P.E. County Manager

The above referenced **Conceptual Drainage Study** has been reviewed and is accepted as complying with the minimum improvement standards, subject to the following conditions and restrictions:

1. This Conceptual Drainage Study establishes existing hydrologic conditions impacting the site by defining onsite and offsite flows.
2. This approval does not allow any construction activity including grading, placement of fill or excavation of any kind.
3. An approved Technical Drainage Study is required prior to any construction activity. In addition the Technical Drainage Study must address any required drainage easements, establish FF elevations and provide hydraulic calculations for all required drainage facilities.
4. Section 1.1 statement appears to be in error, the property is not "located southeast of Hualapai/215 Beltway intersection." The site is located northeast of this intersection.

The County's review is solely based on the information submitted by the Engineer of Record. The County's review is strictly limited to compliance with minimum County Codes and Standards. The Engineer of Record is responsible for researching and addressing situations that may require designs above and beyond the minimum codes for issues of public safety and impacts to upstream, downstream and adjacent properties. The County assumes no liability for information data, designs or conclusions of the Engineer of Record.

DEPARTMENT OF DEVELOPMENT SERVICES

By



Jeffery J. Jensen, P.E.
Senior Civil Engineer
Department of Development Services
Civil Engineering Division

cc: Greenstreet Properties, Inc
Development File



Department of Public Works

500 S Grand Central Pky • Box 554000 • Las Vegas NV 89155-4000
(702) 455-6000 • Fax (702) 455-6040

Denis Cederburg, P.E., Director • E-Mail: dlc@co.clark.nv.us

November 16, 2007

Cindy Kinzer
Slater Hanifan Group, Inc.
5740 South Arville Street, Suite 216
Las Vegas, Nevada 89118

**CLARK COUNTY 215 BRUCE WOODBURY BELTWAY – D2007-003
CONCEPTUAL DRAINAGE STUDY CONCURRENCE
HAULAPAI AND 215 FOR GREENSTREET PROPERTIES (APN 125-19-301-001 to 005 AND 125-19-301-013)**

Dear Ms. Kinzer:

Clark County Public Works has reviewed the conceptual drainage study for the project located north of the Clark County 215 Bruce Woodbury Beltway and directly east of Hualapai Way.

With regards to the submittal sealed by you on October 02, 2007, we concur with the project provided that the proposed revisions do not alter the patterns or intensity of the flows entering the Beltway channel(s) and that those flows will not create flooding that would not significantly impact adjacent property owners.

Our review of your study does not imply that Clark County Public Works checked the accuracy or completeness of the study, any such approval will come as a result of a review by the City of Las Vegas. We are providing this concurrence per your request and per the requirement of the City of Las Vegas in a memo dated October 18, 2007.

Please remember that a Permit from the Clark County Department of Development Services is required for any/all contractors to work within or abutting the right-of-way for the Clark County 215 Bruce Woodbury Beltway. Such a permit does not allow your client or those contractors to use any part of the Beltway right-of-way for temporary or permanent access to the site – please contact Clark County Development Services for details at (702) 455-4600.

Should you have any questions or require any additional information regarding these comments, please call the undersigned at (702) 455-6081.

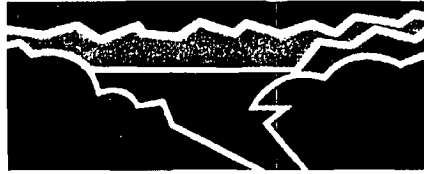
Sincerely,

Michael Mamer
Associate Engineer

MM:dm

cc: Albert Sung, City of Las Vegas
Glen Hale, Clark County Development Services
William Pennington, Acting Manager, Clark County Public Works Design Engineering Division

REGIONAL FLOOD CONTROL DISTRICT



Gale Wm. Fraser, II, P.E.
General Manager/Chief
Engineer

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City of North Las Vegas

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City of Las Vegas

Andy Hafen
City of Henderson

Mayor Roger Tobler
City of Boulder City

Bruce L. Woodbury
Clark County

November 21, 2007

Mr. Randy Fultz, P.E.
City of Las Vegas Public Works
731 S. 4th Street
Las Vegas, NV 89101

**DISTRICT CONCURRENCE: HUALAPAI AND 215
(DS4247A) (RFCD No. 07-7499)**

Dear Mr. Fultz:

Clark County Regional Flood Control District (District) reviewed Conceptual Drainage Study dated October 3, 2007 for above-mentioned project as submitted by SLATER HANIFAN GROUP. In addition, District is in receipt of the Conditional Letter of Acceptance from City of Las Vegas Public Works dated October 18, 2007.

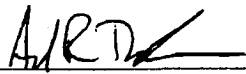
District concurs with acceptance of this Conceptual Drainage Study by City of Las Vegas Public Works.

District's review of this project was limited to issues of Regional Flood Control Significance as defined in *Uniform Regulations for the Control of Drainage*.

Please be aware that as additional information becomes available and/or restudies of Flood Insurance Studies are performed, information submitted by SLATER HANIFAN GROUP may be superseded. Compliance with regulatory elements and design standards specified in *Uniform Regulations for the Control of Drainage* does not imply a guarantee that properties will be free from flooding or flood damage. The District, its officials, or employees assume no liability for information, data, or conclusions presented by consulting engineers. We, therefore, make no warranties, either expressed or implied, in conducting this review.

GALE WM. FRASER, II, P.E.
General Manager/Chief Engineer

BY:


Andrew R. Trelease, P.E., CFM
Principal Civil Engineer

AM:ART:ph

c: Cindy J. Kinzer, P.E., SLATER HANIFAN GROUP

PA\Letters and Memos\Local Drainage\Land Development & Drainage\Concurrence Letters\2007\Nov07\19-60-19.S11G.doc

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

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: $(6 \text{ gal} * 0.67 \text{ yards} * 114,224 \text{ square yards}) /$

$(40 \text{ working days} * 8 \text{ hours} * 60 \text{ min.})$

$= 23.9 \text{ gallons per minute for 40 working days}$

$= 458,880 \text{ gal. total water use in 40 working days}$

After completion:

Total gross area of site = 23.6 acres

Commercial Demand Flow Rate = 2.10 gpm/ac Average Day

Therefore: $23.6 \text{ acres} * 2.10 \text{ gpm/acre} = 49.6 \text{ gpm}$

and $49.6 \text{ gpm} * 24 \text{ hours} * 60 \text{ min.} = 71,424 \text{ gal/day}$

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

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.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

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.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

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

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

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

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

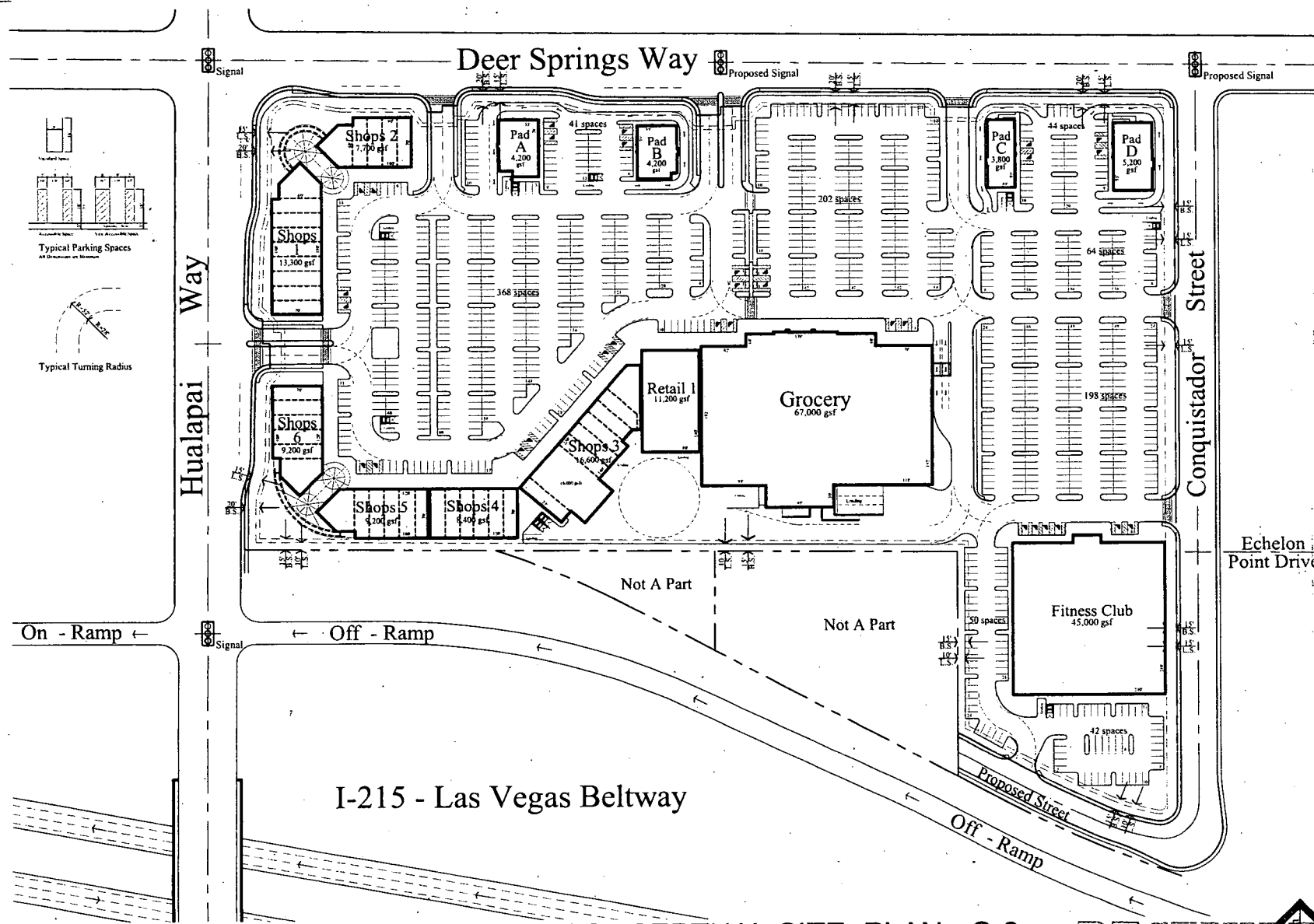
EXHIBIT 4

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



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 - I 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 100 sf
Total Required: 205,000 sf 820

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

H/C Required:
2% of Total Spaces 1.01A * 0.02 = 21
Total Provided: 32

OPEN SPACE 4.58 acres 199,300 sf
Provided: 22.7 %



Scale: 1" = 60'
Project No.: 707047 January 29, 2008

CONCEPTUAL SITE PLAN - G-2

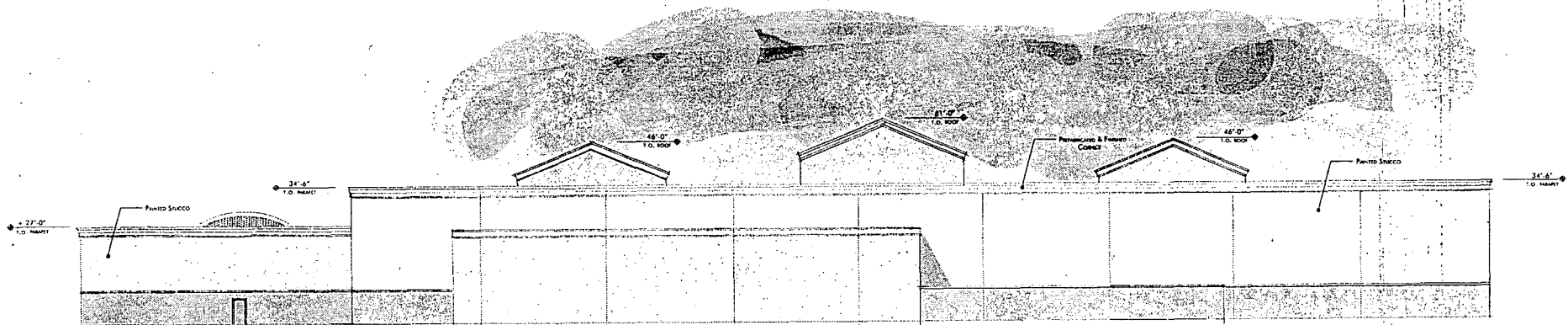


ZON-25758 SDR-25760
REVISED 02/14/08 PC

Providence Square
Las Vegas, Nevada

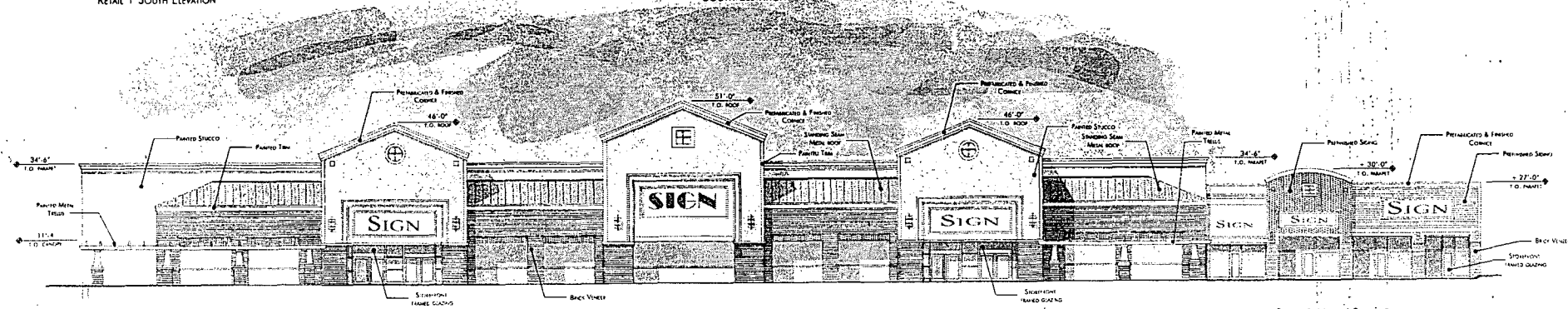
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JAN 29 2008





RETAIL 1 SOUTH ELEVATION

SOUTH ELEVATION



NORTH ELEVATION

RETAIL 1 NORTH ELEVATION

CONCEPTUAL ELEVATIONS - GROCERY

PROVIDENCE SQUARE
LAS VEGAS, NEVADA

SCALE: 1" = 10'
0 10 20 40
PROJECT No. 707047 JANUARY 22, 2008

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PROPERTIES

Perlman
DESIGN GROUP
ARCHITECTS • PLANNING • INTERIORS
1000 W. 10TH STREET, SUITE 100, LAS VEGAS, NV 89102

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

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JAN 29 2008

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

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

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.

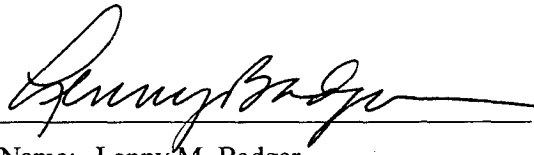
This document is being prepared by:

Company Name: Focus Property Group
Address: 3455 Cliff Shadows Parkway, Suite 220
Las Vegas, 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

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NOV 27 2007

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

1 Project Description

- 1.a Project title: Providence Square
- 1.b Application #: **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 Reservoir 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):

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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 thought-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.

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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 approximately 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.

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TRIP GENERATION ITE CODE 492 FITNESS CLUB 40,000 square feet	
AM Peak Hour	
Average Rate = 1.21 Trips per 1,000 square feet $T = (1.21)(40)$ T=48 Trips	
<u>42% Entering</u> 20 Trips	<u>58% Exiting</u> 28 Trips
PM Peak Hour	
Average Rate = 4.05 Trips per 1,000 square feet $T = (4.05)(40)$ T=162 Trips	
<u>51% Entering</u> 83 Trips	<u>49% Exiting</u> 79 Trips

TRIP GENERATION ITE CODE 820 Shopping Center 74,900 square feet	
AM Peak Hour	
Average Rate = 1.03 Trips per 1,000 square feet $T = (1.03)(74.90)$ T=77 Trips	
<u>61% Entering</u> 47 Trips	<u>39% Exiting</u> 30 Trips
PM Peak Hour	
Average Rate = 3.75 Trips per 1,000 square feet $T = (4.05)(74.90)$ T=281 Trips	
<u>48% Entering</u> 135 Trips	<u>52% Exiting</u> 146 Trips
Weekday	
Average Rate = 42.94 Trips per 1,000 square feet $T = (4.05)(74.90)$ T=3216 Trips	
<u>50% Entering</u> 1608 Trips	<u>50% Exiting</u> 1608 Trips

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TRIP GENERATION ITE CODE 850 Supermarket 67,000 square feet	
AM Peak Hour	
Average Rate = 3.25 Trips per 1,000 square feet $T = (3.25)(67)$ T=218 Trips	
<u>61% Entering</u> 133 Trips	<u>39% Exiting</u> 85 Trips
PM Peak Hour	
Average Rate = 10.45 Trips per 1,000 square feet $T = (10.45)(67)$ T=700 Trips	
<u>51% Entering</u> 357 Trips	<u>49% Exiting</u> 343 Trips
Weekday	
Average Rate = 102.24 Trips per 1,000 square feet $T = (102.24)(67)$ T=6850 Trips	
<u>50% Entering</u> 3425 Trips	<u>50% Exiting</u> 3425 Trips

TRIP GENERATION ITE CODE 934 Fast Food w/ Drive-Through Window 13,600 square feet	
AM Peak Hour	
Average Rate = 53.11 Trips per 1,000 square feet $T = (53.11)(13.6)$ T=722 Trips	
<u>51% Entering</u> 368 Trips	<u>49% Exiting</u> 354 Trips
PM Peak Hour	
Average Rate = 496.12 Trips per 1,000 square feet $T = (34.64)(13.6)$ T=471 Trips	
<u>52% Entering</u> 245 Trips	<u>48% Exiting</u> 226 Trips
Weekday	
Average Rate = 496.12 Trips per 1,000 square feet $T = (496.12)(13.6)$ T=6748 Trips	
<u>50% Entering</u> 3374 Trips	<u>50% Exiting</u> 3374 Trips



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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 District¹ 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 site²: N/A

Number of pupils: N/A

Junior High/Middle School

School name: N/A

Distance from site²: N/A

Number of pupils: N/A

High School

School name: N/A

Distance from site²: 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.



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ENVIRONMENTAL IMPACT ASSESSMENT

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 site³: 2.35 mi.

Police

Name of the facility: Northwest Area Command - Las Vegas Metropolitan Police Department

Existing/proposed: Existing

Distance from site³: 4.29 mi.

Emergency Services

Name of the facility: Centennial Hills Hospital

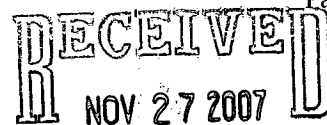
Existing/proposed: Proposed

Distance from site³: 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.



The map displays the North Buffalo District with the following key features:

- Compass Rose:** Located in the top left corner, indicating North (N), South (S), East (E), and West (W).
- Project Site:** Marked with a large 'X' in the upper left quadrant.
- Centennial Hills Hospital:** Located in the upper right quadrant, marked with a large 'H'.
- Fire Station 41:** Located in the upper right quadrant, marked with a large 'S'.
- LVMPD NW Area Command:** Located in the lower left quadrant, marked with a large 'X'.
- Scale Bar:** A curved line indicating distances of 4.0 miles and 6.6 miles.
- Highways:** Highway 95 is shown in the upper right, and Highway 213 is shown in the lower left.
- Streets:** Various streets are labeled, including 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th.

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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 amenities.

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ENVIRONMENTAL IMPACT ASSESSMENT

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 site⁴: 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.

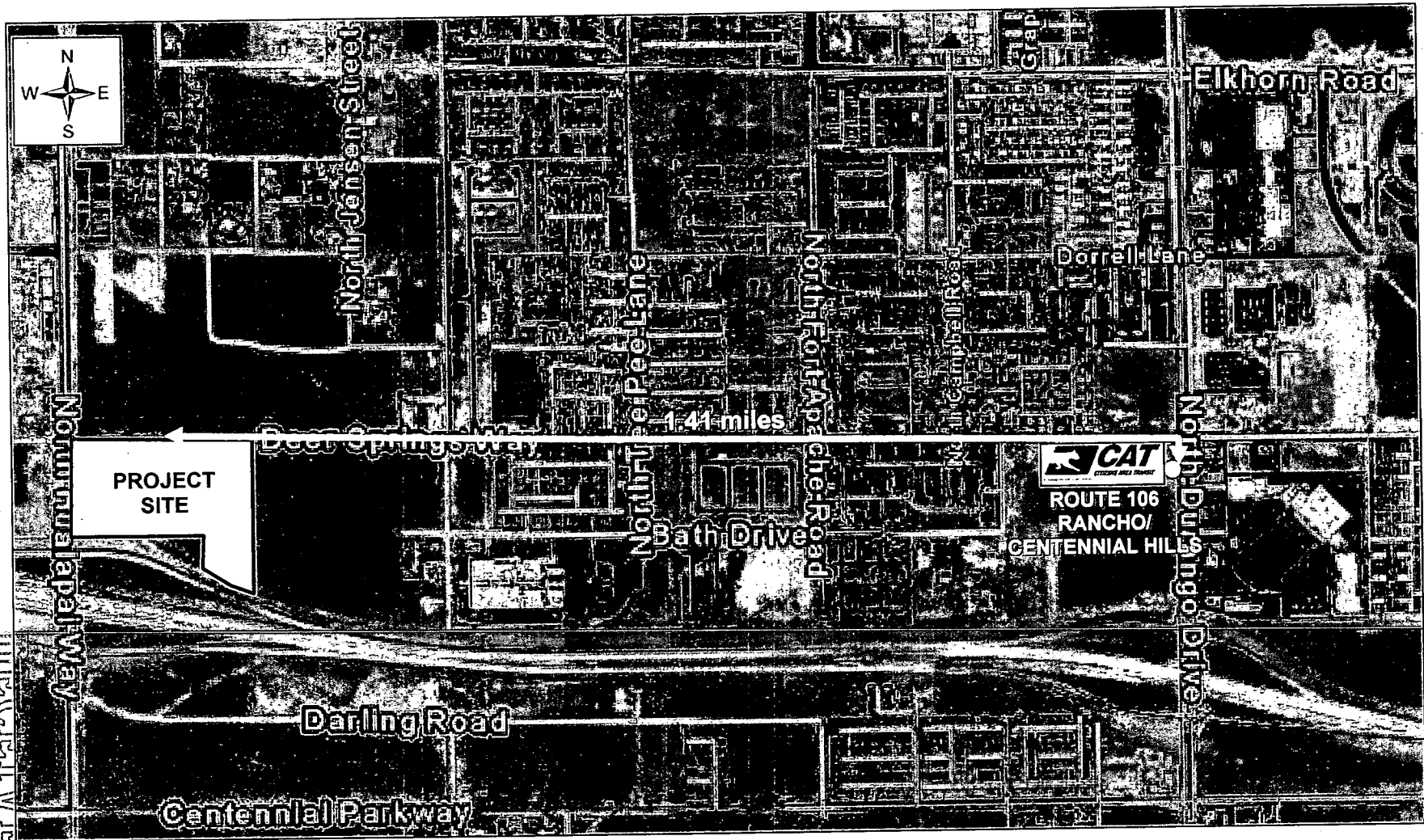
- 6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

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.

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FIGURE 2: PRIMARY PEDESTRIAN ROUTE TO NEAREST MASS TRANSIT



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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

7 Open Space and Recreation

- 7.a Provide the distance from the site of the proposal to the nearest existing⁵ or planned⁶ (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 site⁷: 1.93 mi.

Community Park

Park name: Mountain Ridge Park

Location: 7151 Oso Blanca Rd.

Distance from site⁷: 1.93 mi.

Regional Park

Park name: Floyd Lamb Park at Tule Springs

Location: Northeast corner of Durango Dr./Iron Mountain Rd.

Distance from site⁷: 3.41 mi.

- 7.b Based upon 1990 US Census population table⁸, 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.

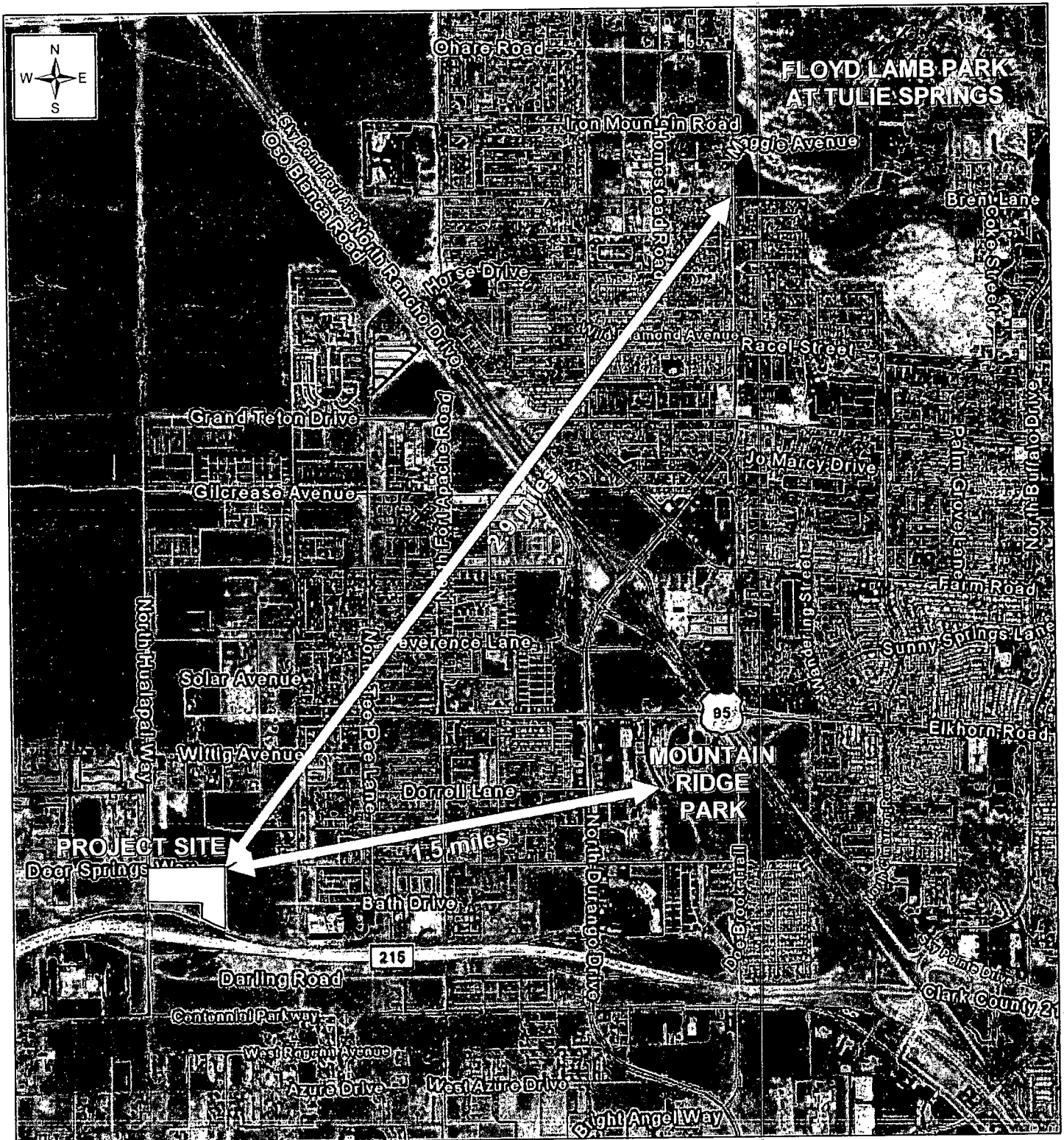
⁵ See Exhibit 2

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

FIGURE 3: RECREATION AREAS MAP



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ENVIRONMENTAL IMPACT ASSESSMENT

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 negligible 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 Map 32003C1750 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?

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Explain: Minimal or no interim drainage mitigation 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.

City of Las Vegas
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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: $(6 \text{ gal} * 0.67 \text{ yards} * 114,224 \text{ square yards}) /$
 $(40 \text{ working days} * 8 \text{ hours} * 60 \text{ min.})$
 $= 23.9 \text{ gallons per minute for 40 working days}$
 $= 458,880 \text{ gal. total water use in 40 working days}$

After completion:

Total gross area of site = 23.6 acres
Commercial Demand Flow Rate = 2.10 gpm/ac Average Day
Therefore: $23.6 \text{ acres} * 2.10 \text{ gpm/acre} = 49.6 \text{ gpm}$
and $49.6 \text{ gpm} * 24 \text{ hours} * 60 \text{ min.} = 71,424 \text{ gal/day}$

City of Las Vegas
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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.

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

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.

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

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

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ENVIRONMENTAL IMPACT ASSESSMENT

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

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EXHIBIT 4

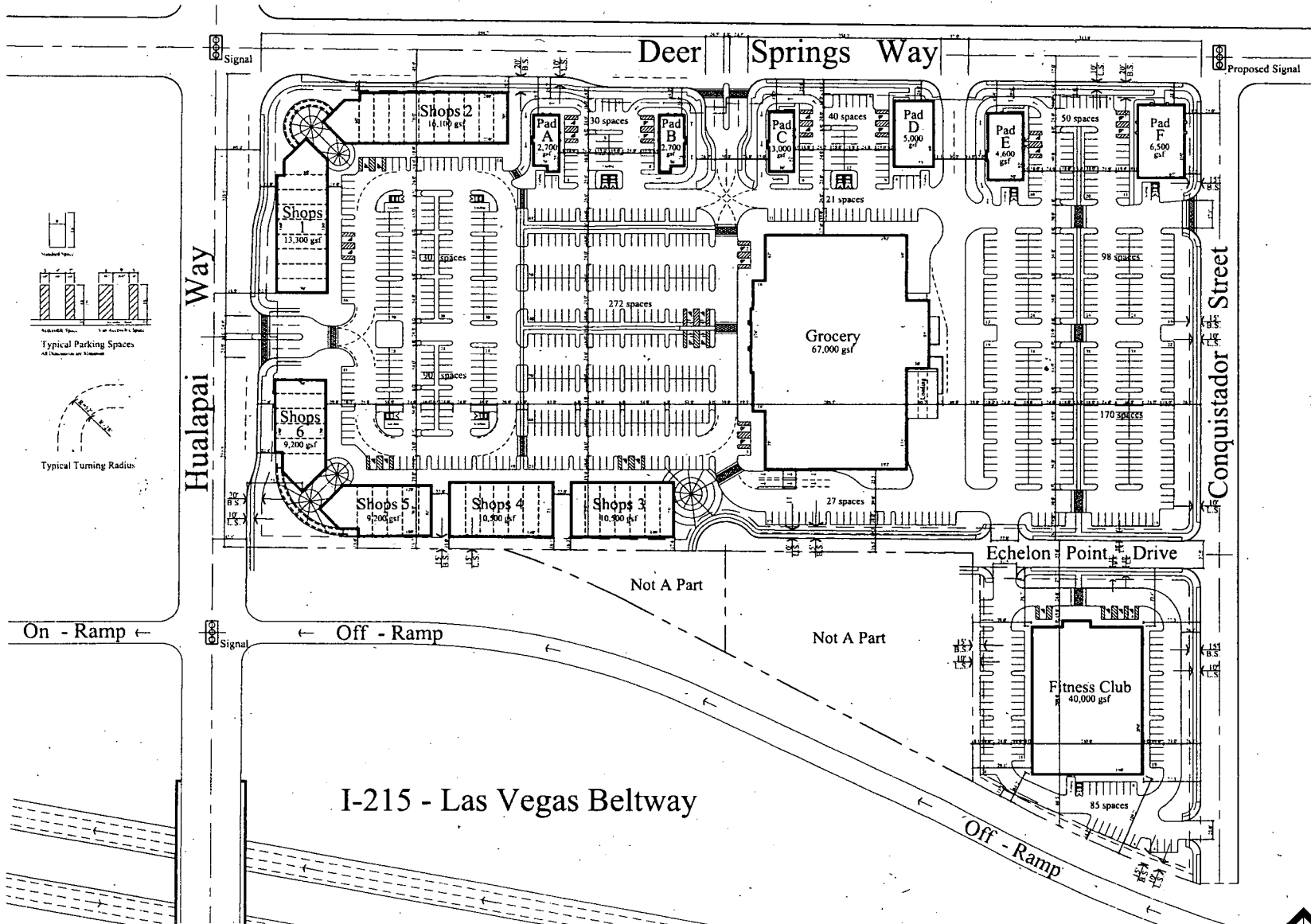
US Census Bureau
1990

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

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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 Parcel 1	17,879 acres
Net Area Parcel 2	2,537 acres
Total Net Area	20,416 acres

Retail:

Grocery	67,000 gsf
Fitness Club	40,000 gsf
In-Line Shops 1-6	68,800 gsf
Pads A-F	24,500 gsf

Total Retail Area 200,300 gsf

FAR (889,310 sf) 0

OPEN SPACE 5.558 acres 242,100 sf

Provided: 26.6 %

PARKING REQUIREMENTS

Retail Required:

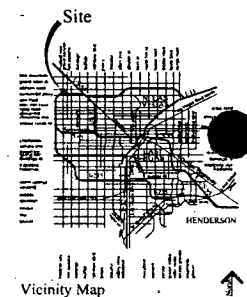
Shopping Center	1 per 150 sf
Total Required:	200,300 sf = 802

Provided:

Total Provided:	992
Parking Ratio:	4.95 per 1000 1 per 202

H/C Required:

2 % of Total Spaces	992 = 992 = 20
Total Provided:	30



CONCEPTUAL SITE PLAN - G-1

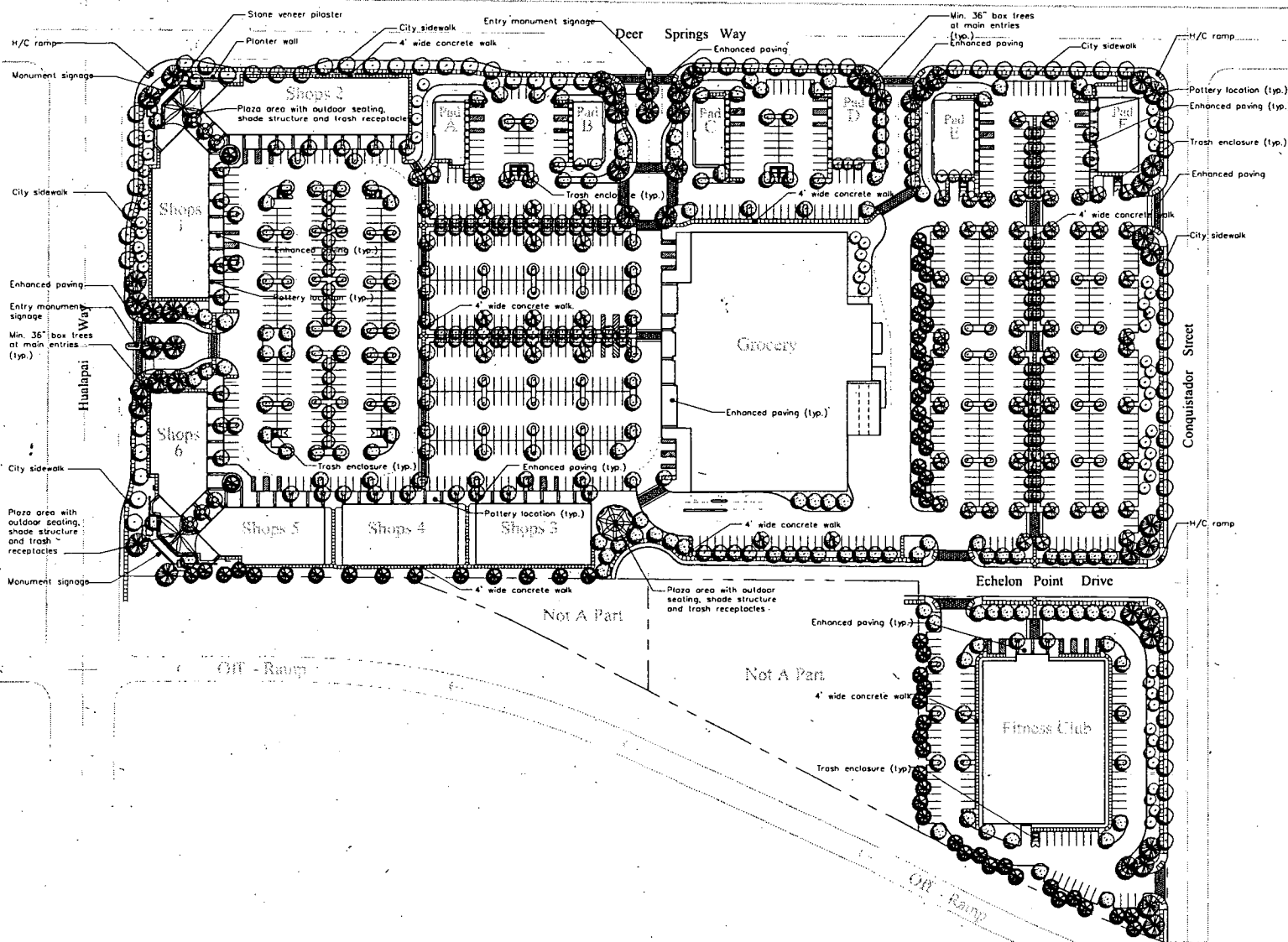
GREEN STREET
PROPERTIES

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

Providence Square
Las Vegas, Nevada

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



PLANT LEGEND

TREES SUCH AS -

Symbol	Botanical Name - Common Name	Size (Unless Noted)
	<i>Cercidium floridanum</i> - Blue Palo Verde	24" box
	<i>Chitipa tomentosa</i> - Chitipa	24" box
	<i>Olea 'Swan Hill'</i> - Fruitless Olive	36" box
	<i>Pinus edulis</i> - Monel Pine	24" box
	<i>Prosopis glandulosa</i> - Texas Honey Mesquite	24" box
	<i>Ulmus parvifolia</i> - Evergreen Elm 'Atlee'	24" box

SHRUBS SUCH AS -

Symbol	Botanical Name - Common Name	Size (Unless Noted)
Not Shown	<i>Buxus microphylla</i> - Japanese Boxwood	5 gal.
Not Shown	<i>Colea glaucophylla</i> - Grey Leaf Colea	5 gal.
Not Shown	<i>Dalea frutescens</i> - Black Dalea	5 gal.
Not Shown	<i>Euonymus hybridus</i> - Euonymus	5 gal.
Not Shown	<i>Leucophyllum sp.</i> - Heavenly Cloud Sage	5 gal.
Not Shown	<i>Ligustrum sp.</i> - Privet	5 gal.
Not Shown	<i>Phoradendron fraseri</i> - Fraser's Phoradendron	5 gal.
Not Shown	<i>Raphanistrum indicum</i> - Indian Hawthorne	5 gal.
Not Shown	<i>Xyris compacta</i> - Compact Xyris	5 gal.

ACCENTS/GRASSES/VINES SUCH AS -

Symbol	Botanical Name - Common Name	Size
Not Shown	<i>Dasylirion wheeleri</i> - Desert Spoon	5 gal.
Not Shown	<i>Dietes sp.</i> - Forsythia Lily	5 gal.
Not Shown	<i>Hesperaloe parviflora</i> - Red Yucca	5 gal.
Not Shown	<i>Muhlenbergia capillaris</i> - Regal Mist Deer Grass	5 gal.
Not Shown	<i>Muhlenbergia thomsonii</i> - Autumn glow Deer Grass	5 gal.
Not Shown	<i>Muhlenbergia rigens</i> - Deer Grass	5 gal.

GROUNDCOVER SUCH AS -

Symbol	Botanical Name - Common Name	Size
Not Shown	<i>Acacia redolens</i> - Low Bay Desert Carpet	1 gal.
Not Shown	<i>Baccharis 'Centennial'</i> - Centennial Baccharis	1 gal.
Not Shown	<i>Dalea capitata</i> 'Sierra Gold' - Sierra Gold Dalea	1 gal.
Not Shown	<i>Lantana 'New Gold'</i> - New Gold Lantana	1 gal.
Not Shown	<i>Rosa multiflora</i> 'Pratincola' - Trailing Rosemary	1 gal.

Not Shown: Rock Mulch to cover all shrub areas, this is to include areas of cobble material. Size, specification and location of the various sized material to be provided on the Construction Documents.

PROVIDENCE SQUARE

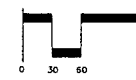
APN: 125-19-301-001/002/003/004/005/013

LAS VEGAS, NEVADA
PREPARED FOR: GREEN STREET PROPERTIES

CONCEPTUAL LANDSCAPE PLAN

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

NOV 27 2007



JHA
JOHN HANNA +
ASSOCIATES
LANDSCAPE ARCHITECTURE

DATE: 11-20-07
JHA# 886

445 South Green Avenue, Suite 200
Solano Beach, California 92075
858/259-1967 - FAX 858/759-5656

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

ZON-25758, SDR-25760
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 OF INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	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 (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, 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

CITY OF LAS VEGAS

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 (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
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LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, 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>**

Comments



Separator Sheet

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 VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.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



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

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) >>

James Marshall

From: James Marshall
Sent: Monday, December 31, 2007 7:41 AM
To: 'Chris Dingell'
Subject: RE: Providence Square - SDR-25760, ZON-25758 and VAC-25759

Chris:

As of today, I have not received an abeyance letter regarding Providence Square. Could you please contact me at 229-5274. Thank you

From: James Marshall
Sent: Wednesday, December 19, 2007 9:39 AM
To: Chris Dingell
Subject: Providence Square - SDR-25760, ZON-25758 and VAC-25759

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.

Condition

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

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekkki, Survey (FM, PM, & A's only)
Date: December 28, 2007
Re: **SDR-25760** Southwest Desert Equities, LLC SEC of Hualapai Way and Deer Springs Way
Request for a Site Development Plan Review for a retail development

CONDITIONS OF APPROVAL:

1. A Petition of Vacation shall be submitted to Clark County and recorded for the right-of-way adjacent to Assessor's Parcel Number 125-19-301-010 prior to the issuance of any permits or the recordation of a map for this site. Alternatively, dedicate the reciprocal right-of-way prior to the issuance of any permits or through recordation of a map for this site and submit a revised site plan to the Department of Planning and Development.
2. Dedicate 50 feet of right-of-way adjacent to this site for Hualapai Way, 40 feet for Deer Springs Way, 25 feet for Conquistador Street including the right-of-way necessary for a cul-de-sac meeting current City Standards, a 54-foot radius on the southeast corner of Hualapai Way and Deer Springs Way and a 20-foot radius on the southwest corner of Deer Springs Way and Conquistador Street.
3. Dedicate, obtain dedication, or obtain easement rights for the full 37 foot width of Echelon Point Drive including the right-of-way necessary for a cul-de-sac meeting current City Standards, and including 20 foot radii for the northwest and southwest corners of Conquistador Street and Echelon Point Drive prior to the issuance of any permits or through recordation of a map for this site.
4. Coordinate with the Right-of-Way Section of the Department of Public Works to determine the submittal requirements for Bureau of Land Management (BLM) applications for the east half of Conquistador Street and south half of Echelon Point Drive (abutting Assessor's Parcel Number 125-19-301-012) adjacent to this site and provide all required documentation and material. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment, and notice to proceed issued by BLM (if applicable) shall be submitted to the Right-of-Way Section prior to the approval of construction drawings for this site or the issuance of any permits, whichever may occur first.
5. Construct half-street improvements, including appropriate overpaving and transition paving if legally able, on Hualapai Way, Deer Springs Way, and Conquistador Street including an appropriate terminus on Conquistador Street concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
6. Construct full-width street improvements, including an appropriate terminus on Echelon Point Drive concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
7. Offset sidewalk and reduced right-of-way widths shown on this site plan shall be in accordance with the approved Providence Square Master Development Plan and Design Standards. Grant pedestrian access easements for all sidewalks located outside of the public street right-of-way prior to the issuance of any permits or through recordation of a map for this site.
8. Coordinate with the Clark County Department of Public Works to discuss any impacts to this site plan from the Beltway and the ultimate Hualapai Way off-ramp design. Provide documentation from Clark County to the City of Las Vegas Land Development Section that this condition has been satisfied prior to the approval of any construction drawings or the recordation of a map for this site, whichever may occur first.
9. Provide public sewer easements to all "not a part" parcels not adjacent to existing public street right-of-way prior to the issuance of any permits; coordinate with the Collection Systems Planning section of the Department of Public Works.
10. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
11. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building, or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis; nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
13. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
14. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of this overall site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.
15. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Submit an Encroachment Agreement for all landscaping, if any, located in the public rights-of-way adjacent to this site prior to occupancy of this site.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
18. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

COMMENTS:

We note that there is a Multi-Use Transportation Trail adjacent to the south side of this site along the Beltway.

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: 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



**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

SDR-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 (PCD) [Undeveloped (Planned Community Development)] Zone [PROPOSED: PD (Planned Development) Zone], 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:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Law Enforcement Issue

mtl 6735



**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

December 6, 2007

City of Las Vegas
Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

Attention: Andy Reed, Case Planner

SUBJECT: CITY OF LAS VEGAS ZONING APPLICATION REVIEW

The Las Vegas Valley Water District (District) Design and Production Divisions have reviewed the attached zoning applications and have determined that the proposed projects will have no conflict with the District's existing telemetry antenna locations.

If you have any questions or require any additional information, please feel free to contact me at (702) 822-8574.

Sincerely,

Doa J. Meade, P.E.
Senior Civil Engineer
Engineering Design Division

DJM:TLL:jlg
Attachments

cc: w/attchs

James B. Ross, Electronics Supervisor, M/S 1080

LVVWD BOARD OF DIRECTORS

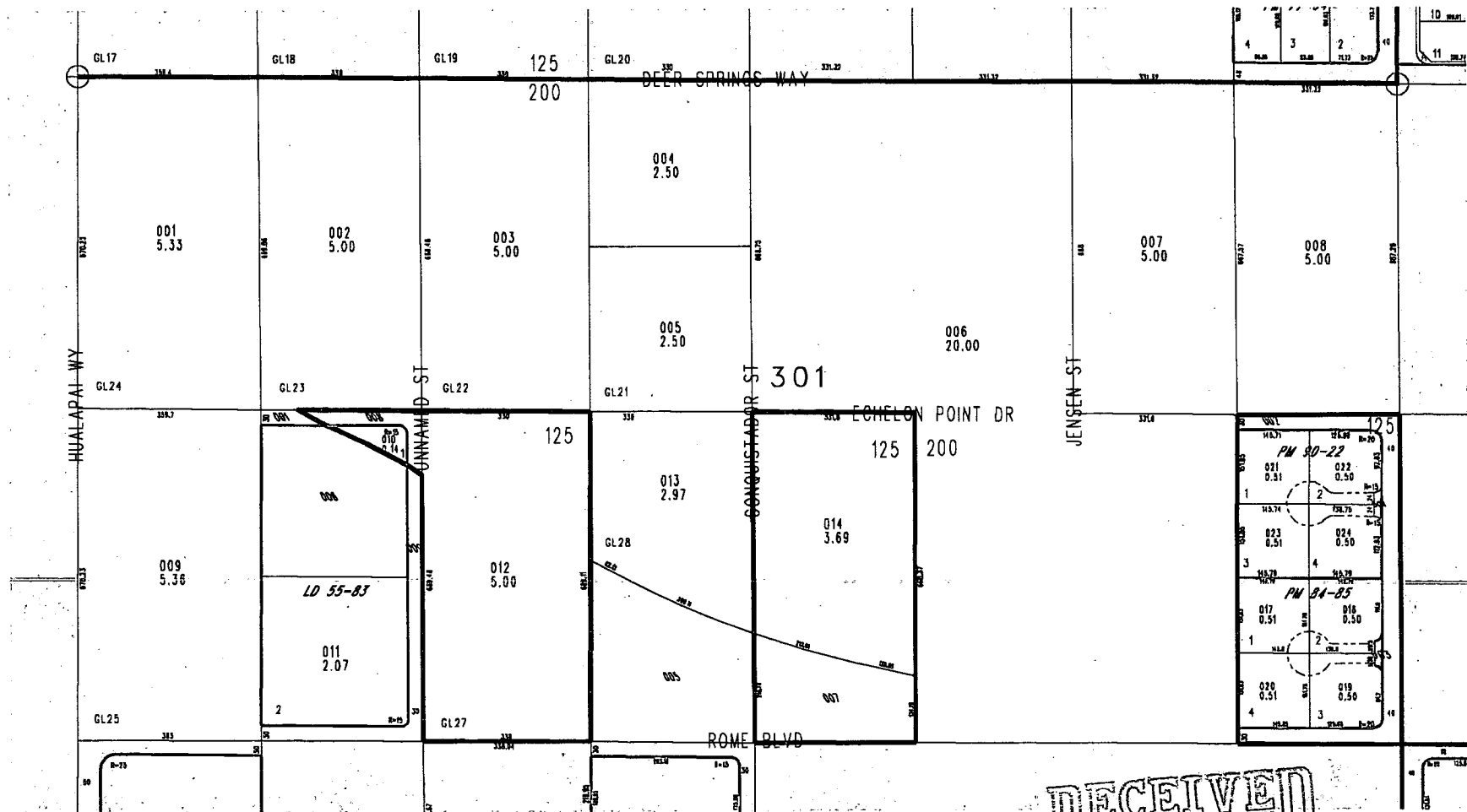
Chip Maxfield, President • Rory Reid, Vice President • Susan Brager • Tom Collins • Chris Giunchigliani • Lawrence Weekly • Bruce Woodbury
Patricia Mulroy, General Manager

APN Map



Separator Sheet

NOTES This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information. USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL 	MAP LEGEND ——— PARCEL BOUNDARY ——— SUBD BOUNDARY - - - ROAD EASEMENT ——— PM/LD BOUNDARY - - - NON-PARCEL LOT LINE ——— MATCH LINE / LEADER LINE - - - ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T19S R60E	19	N 2 SW 4	125-19-3	
		AVERAGE OA VALUE 45	PARCEL NUMBER 001 1.50	PARCEL SUB/SEQ NUMBER 202	PLAT RECORDING NUMBER 5	BLOCK NUMBER 5	LOT NUMBER 5	GOV. LOT NUMBER GL5
		PARCEL BOUNDARY 001 1.50	PARCEL SUB/SEQ NUMBER 202	PLAT RECORDING NUMBER 5	BLOCK NUMBER 5	LOT NUMBER 5	GOV. LOT NUMBER GL5	
		PARCEL BOUNDARY 001 1.50	PARCEL SUB/SEQ NUMBER 202	PLAT RECORDING NUMBER 5	BLOCK NUMBER 5	LOT NUMBER 5	GOV. LOT NUMBER GL5	
Scale: 1"=200'				Rev: 05/15/07				



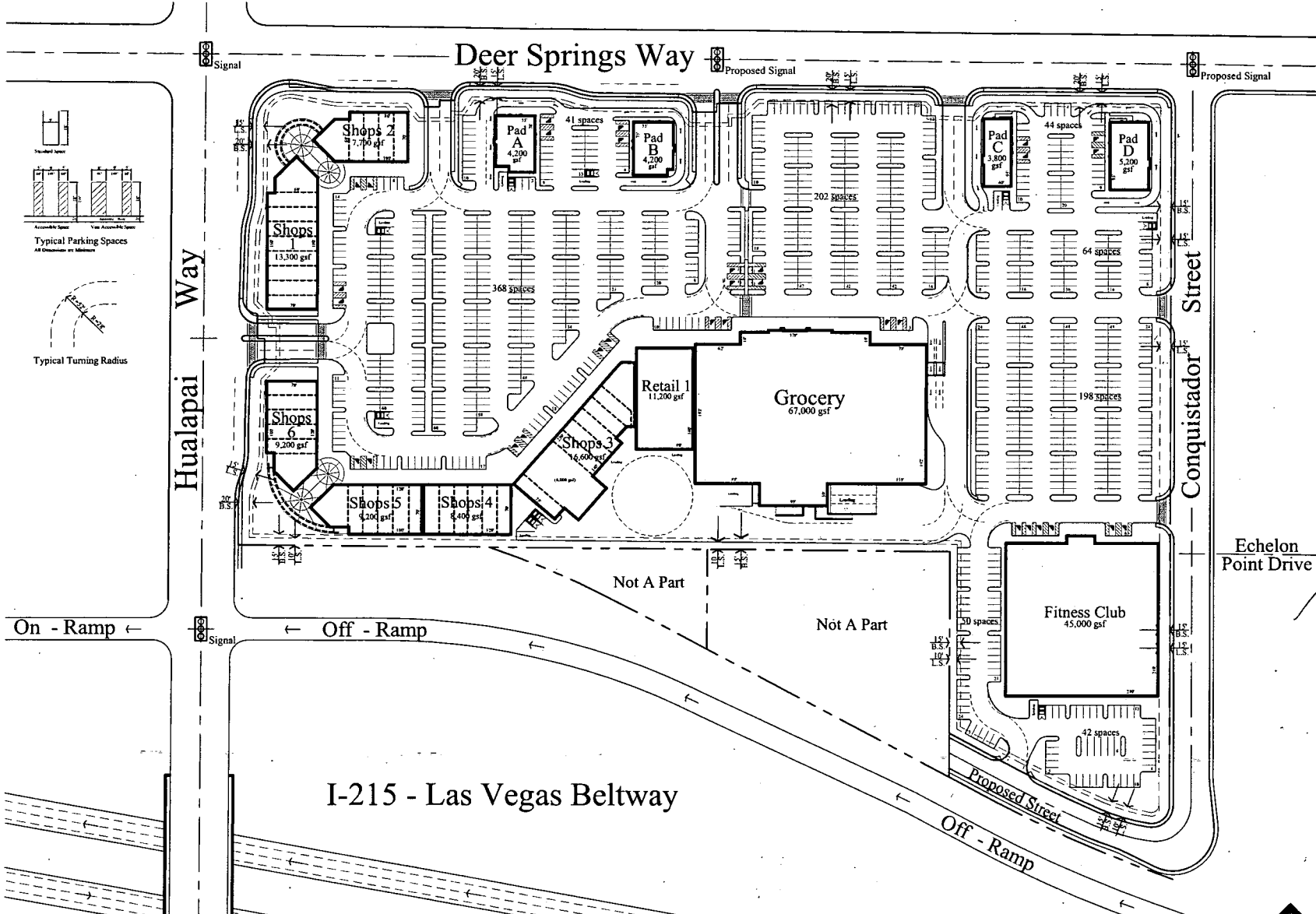
RECEIVED
NOV 27 2007

TAX DIST 125,200

Plans (PMT)



Separator Sheet



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 - I 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: 201.0 + 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 199,330 sf
Provided: **22.7 %**



Scale: 1" = 60'
Project No.: 707047 January 29, 2008

CONCEPTUAL SITE PLAN - G-2

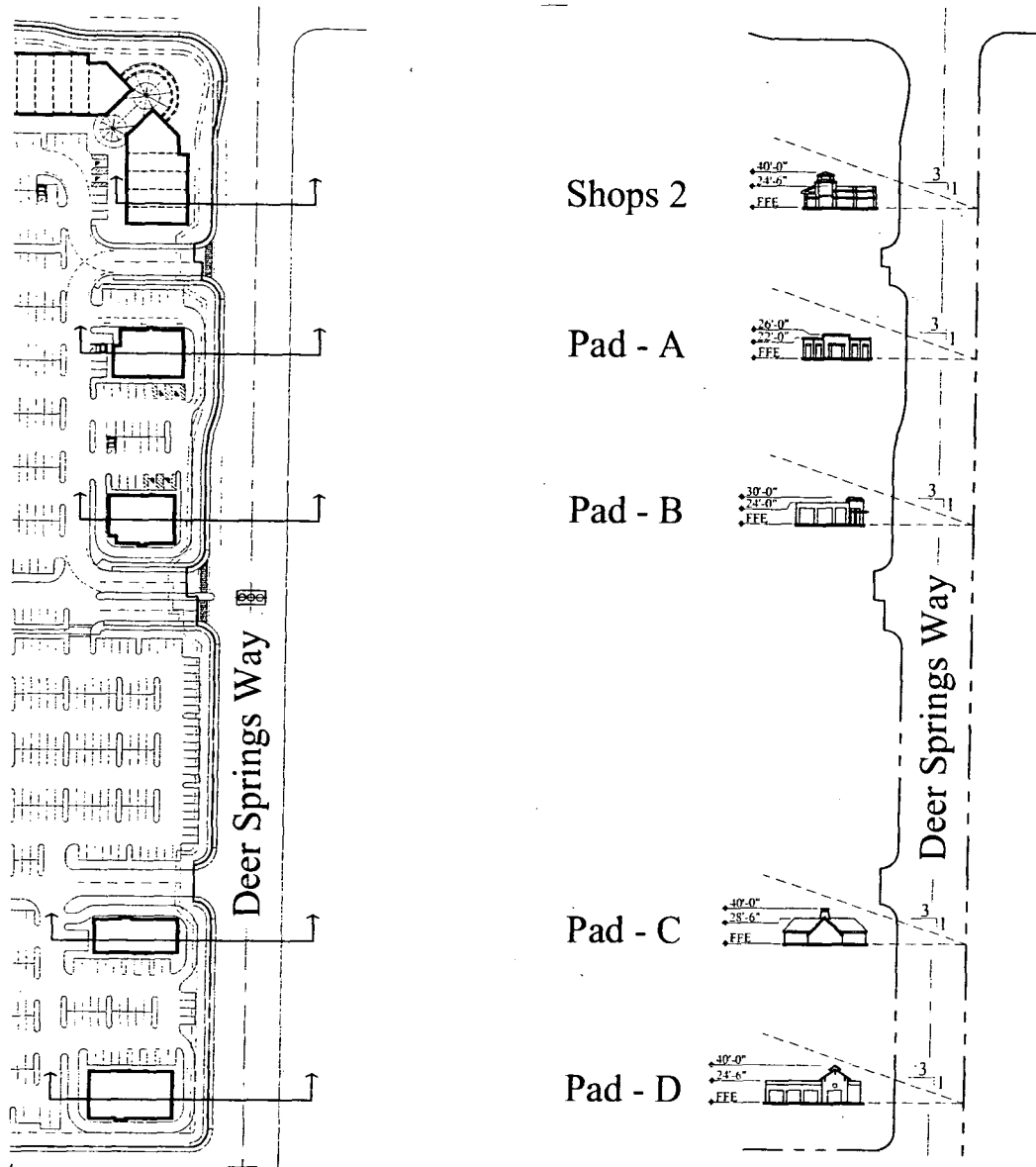
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Providence Square
Las Vegas, Nevada

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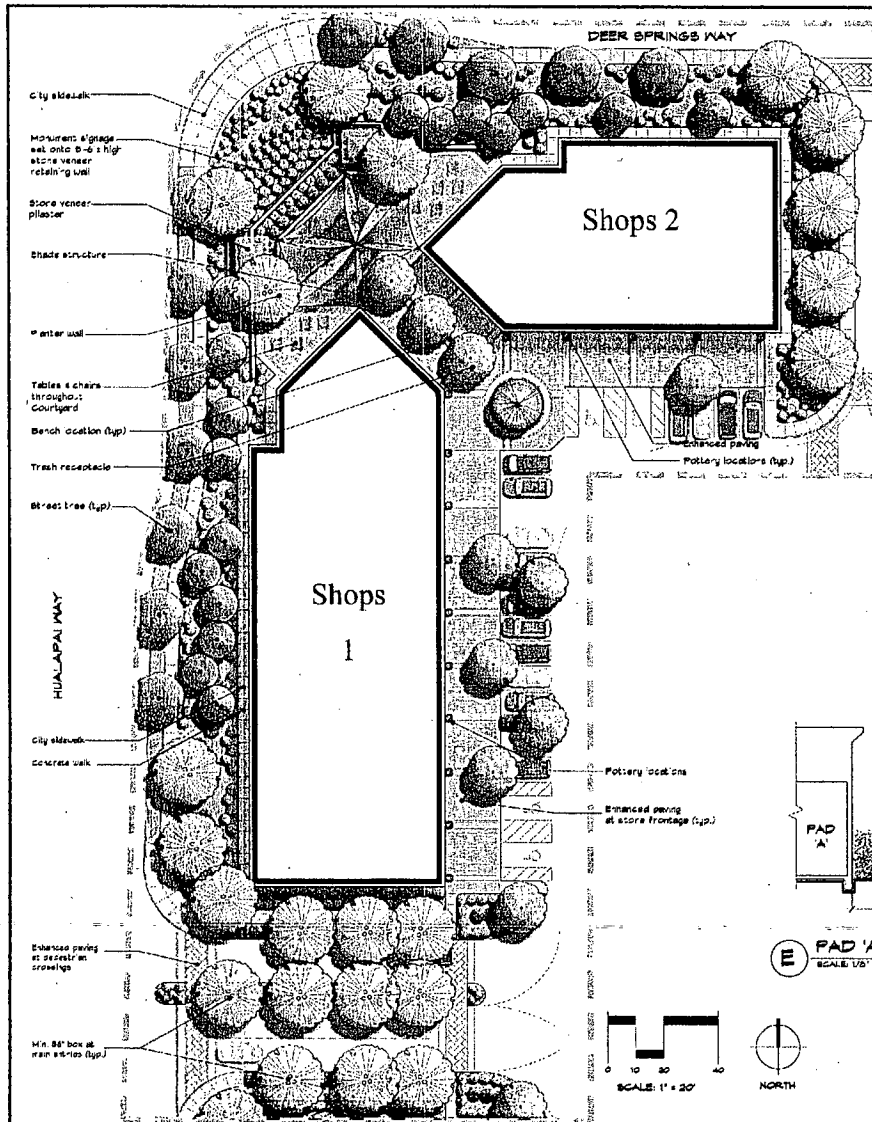
Providence Square
Las Vegas, Nevada

**Residential Adjacency
Exhibit**

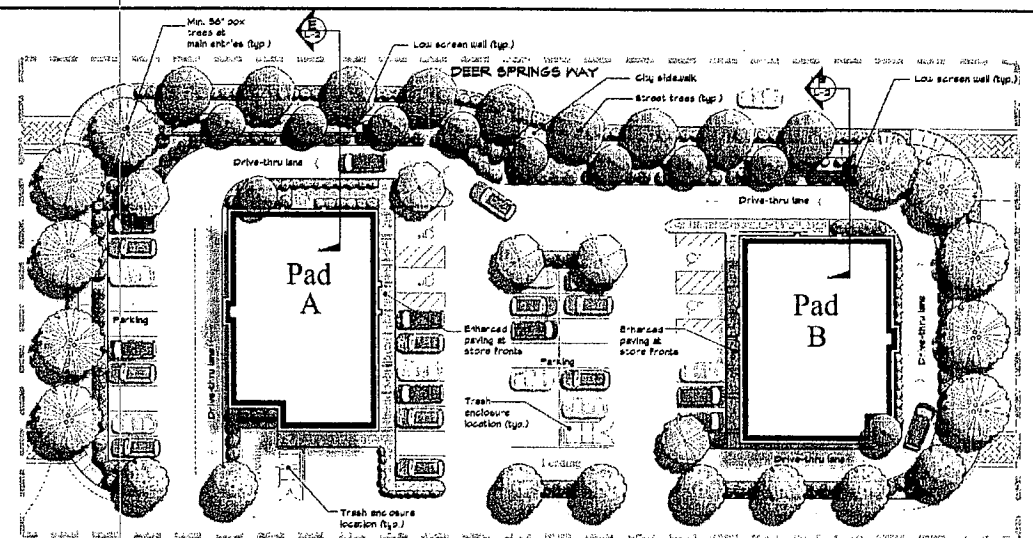
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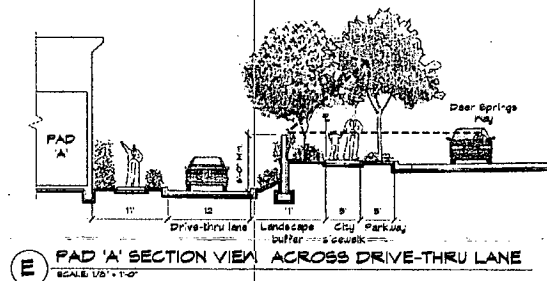
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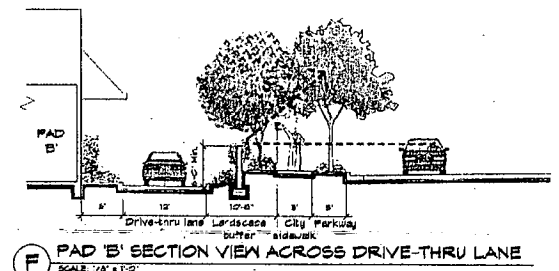
(A) SHOPS 1 & 2 - BLOW-UP PLAN



(B) PAD 'A' & PAD 'B' - BLOW-UP PLAN



(E) PAD 'A' SECTION VIEW ACROSS DRIVE-THRU LANE
SCALE: 1" = 10'



(F) PAD 'B' SECTION VIEW ACROSS DRIVE-THRU LANE
SCALE: 1" = 10'

CONCEPTUAL LANDSCAPE BLOW-UPS & SECTIONS

LAS VEGAS, NEVADA
PREPARED FOR: GREENSTREET PROPERTIES

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

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DATE: 02-25-08
JHA DDO

L-2
SHEET NO.

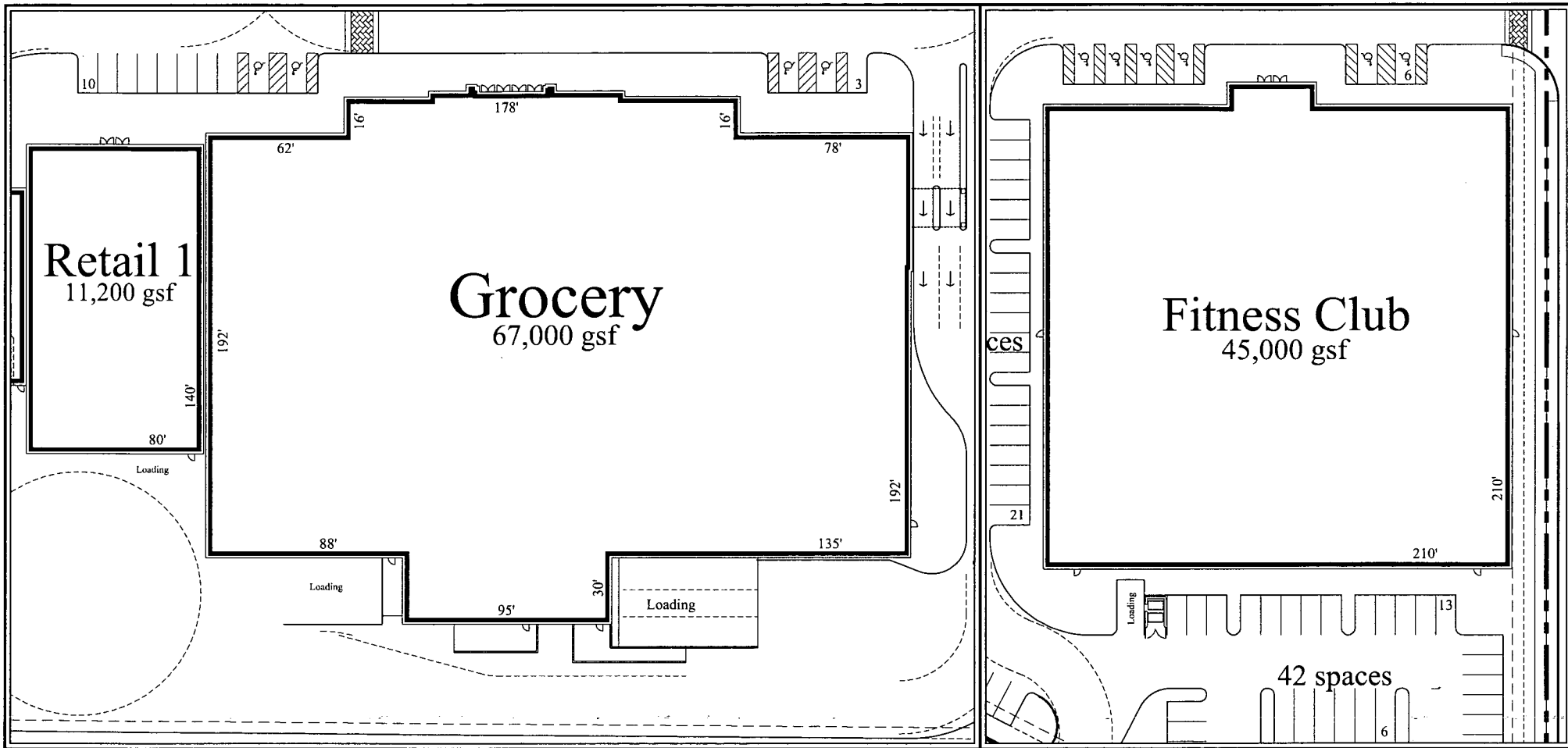
JHA
JOHN HANNA +
ASSOCIATES
LANDSCAPE ARCHITECTURE

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Solano Beach, California 92076
949/254-7911 • FAX 949/254-7910

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663 Valley Avenue, Studio 100
Sotom Beach, California 92078
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Grocery and Retail 1 Floor Plans

Fitness Club Floor Plan

Conceptual Floor Plans

Providence Square

Las Vegas, Nevada

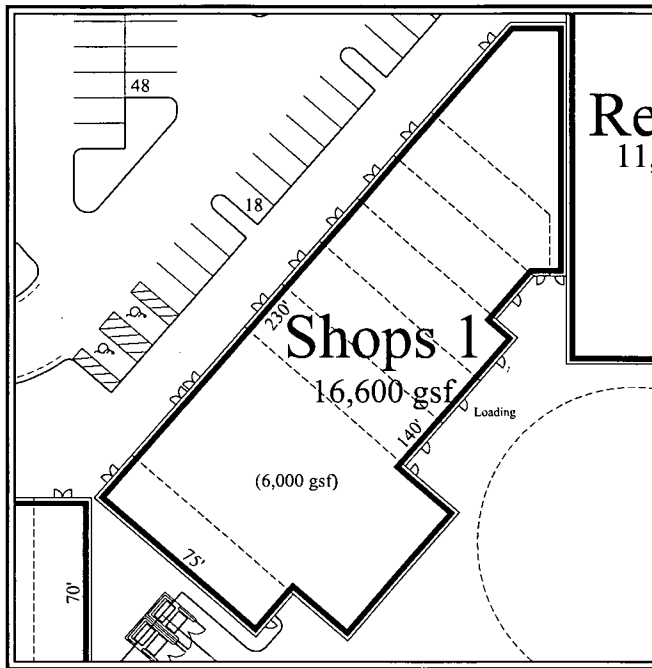
GREEN STREET
PROPERTIES

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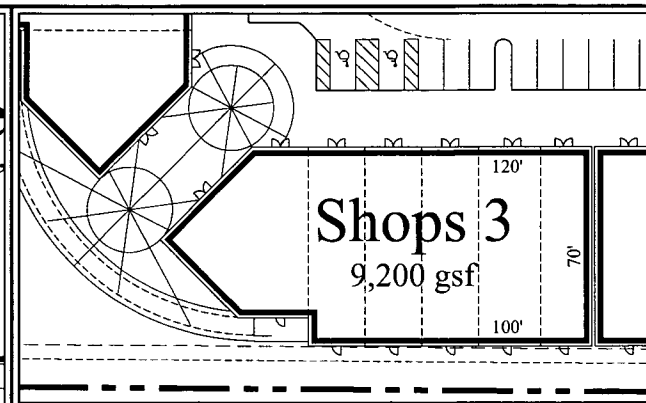
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Scale: 1" = 20'
PROJECT No. 707047 January 29, 2008

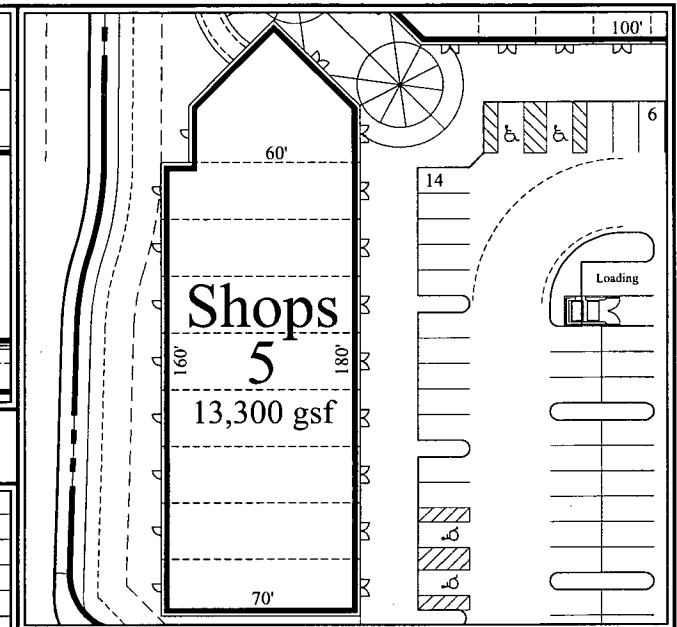
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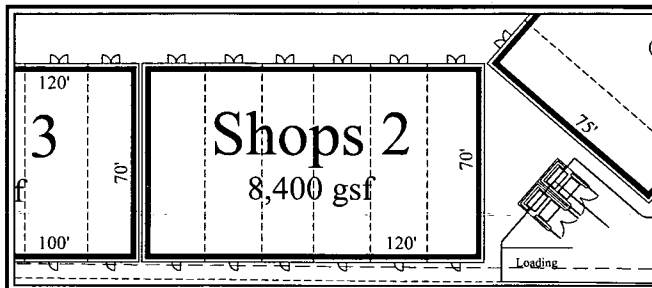
Shops 1 Floor Plan



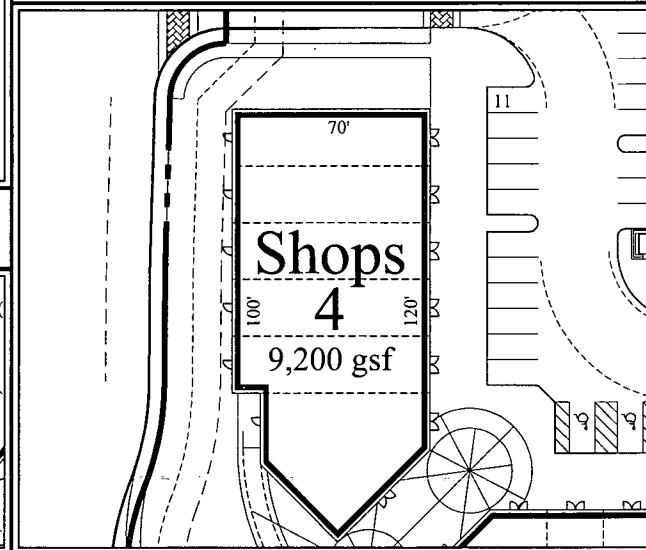
Shops 3 Floor Plan



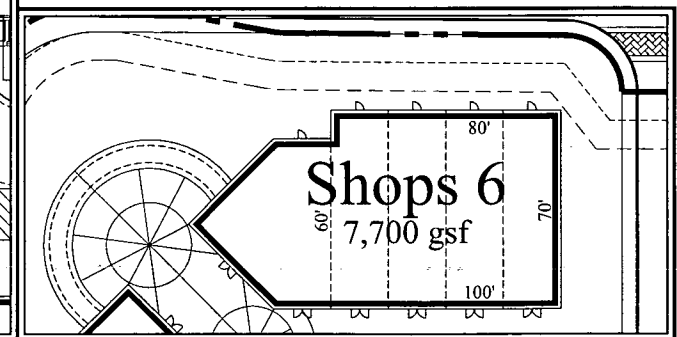
Shops 5 Floor Plan



Shops 2 Floor Plan



Shops 4 Floor Plan



Shops 6 Floor Plan

Conceptual Floor Plans

Scale: 1" = 20'

PROJECT No. 707047 January 29, 2008

GREEN STREET
PROPERTIES

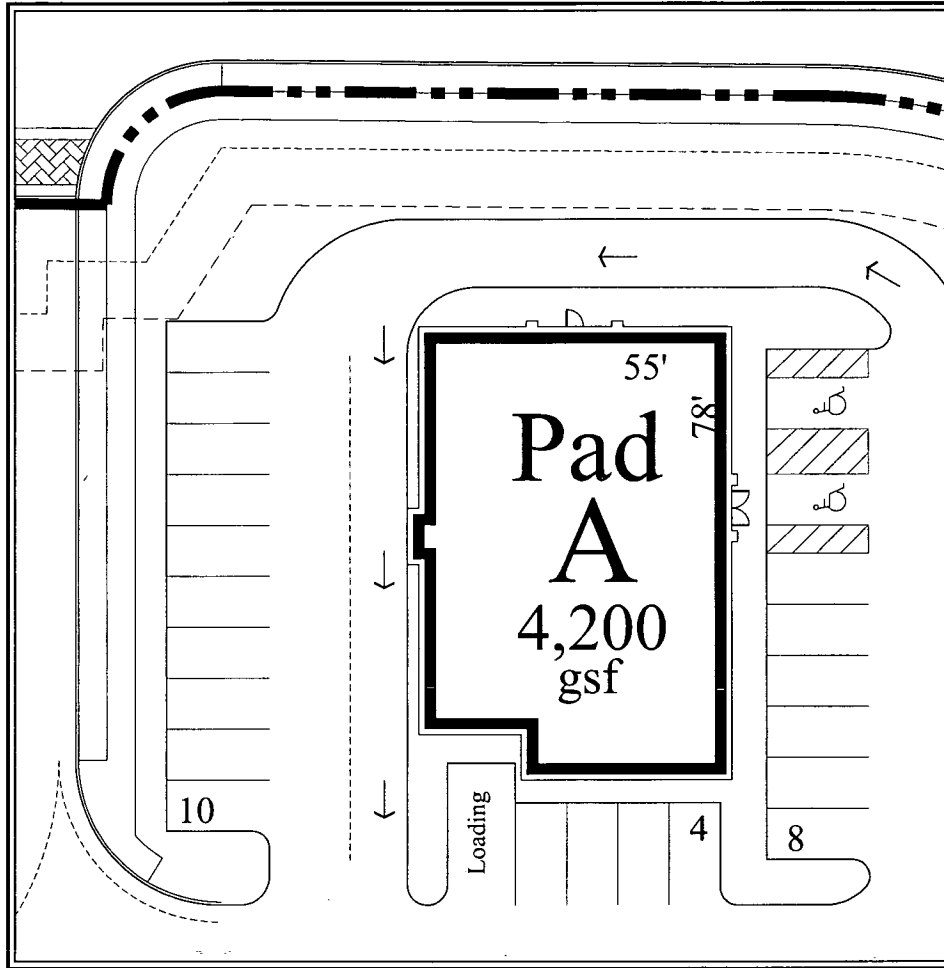
Providence Square

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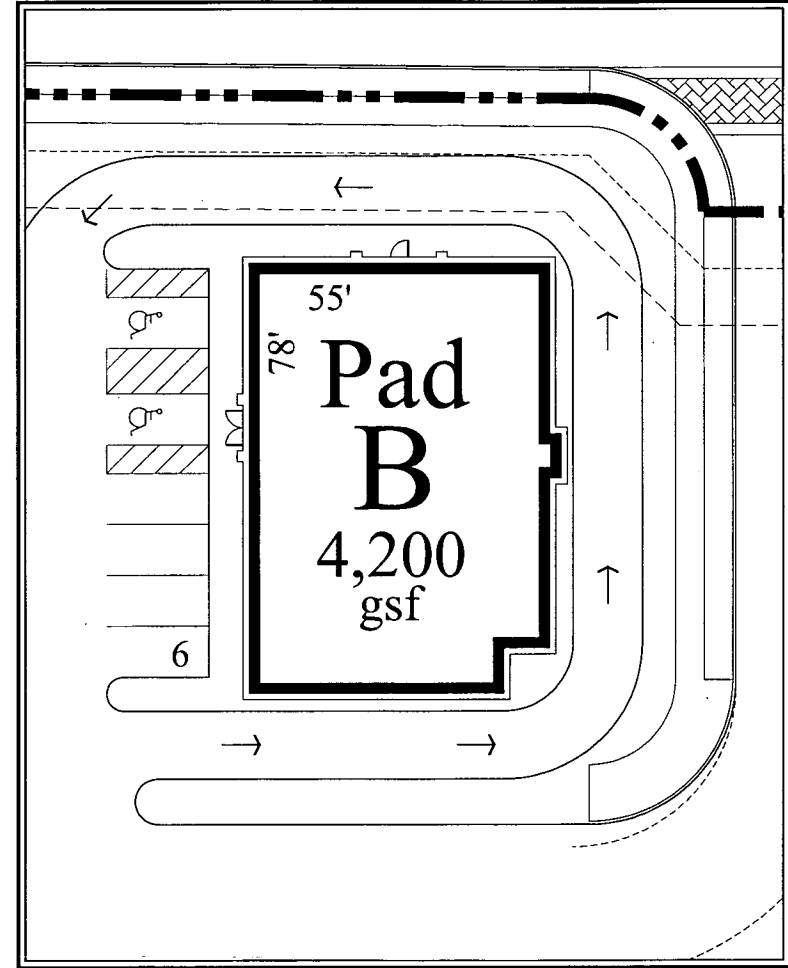
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Pad A Floor Plan



Pad B Floor Plan

Conceptual Floor Plans

Scale: 1" = 10'

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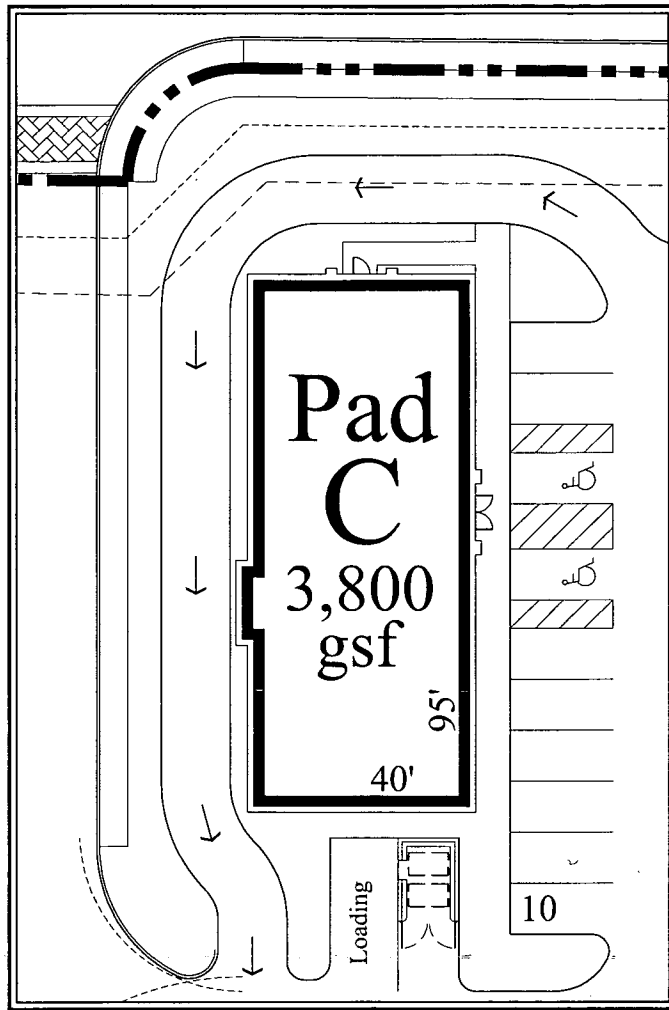
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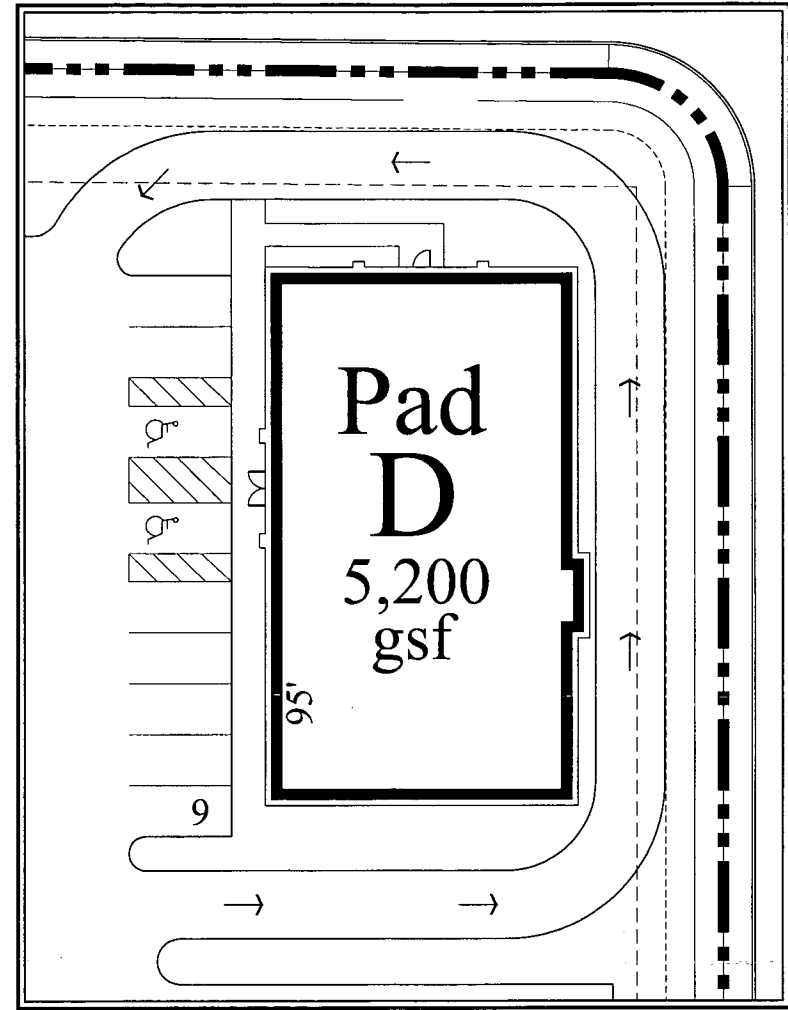
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Pad A Floor Plan



Pad B Floor Plan

Conceptual Floor Plans

Scale: 1" = 10'

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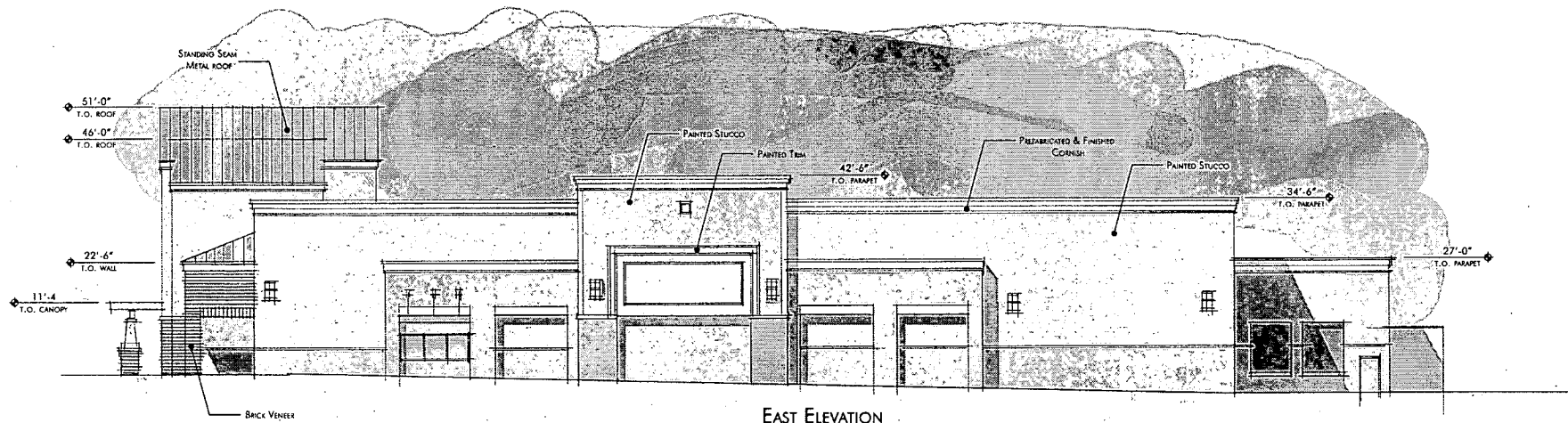
GREEN STREET
PROPERTIES

Providence Square
Las Vegas, Nevada

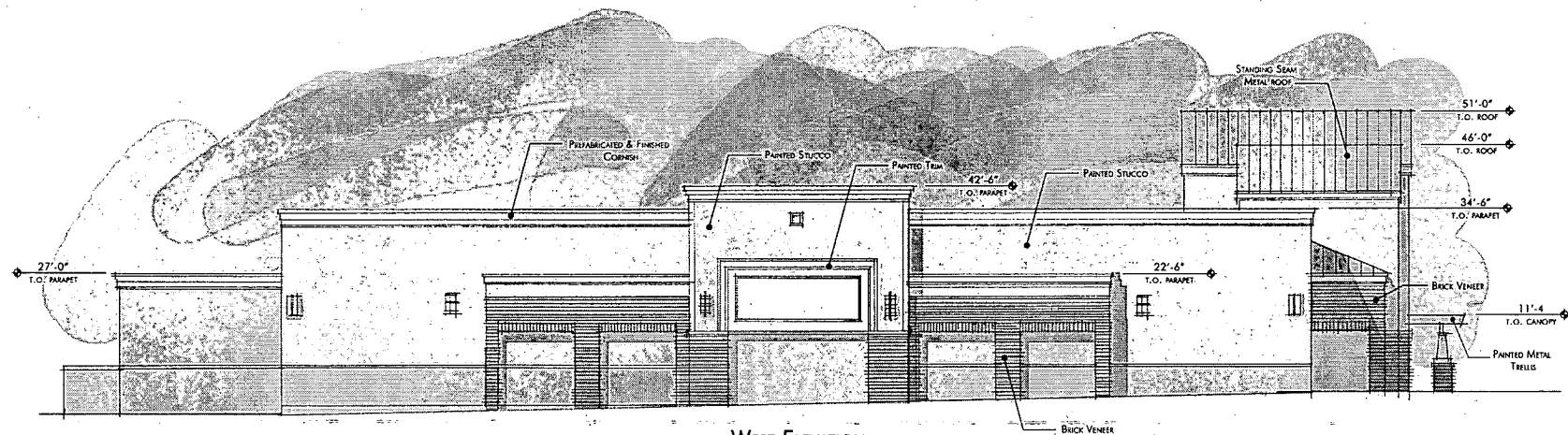
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EAST ELEVATION



WEST ELEVATION

CONCEPTUAL ELEVATIONS - GROCERY

PROVIDENCE SQUARE

LAS VEGAS, NEVADA

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

SCALE: 1" = 10'

0 10 20 40

PROJECT NO. 707047 JANUARY 22, 2008

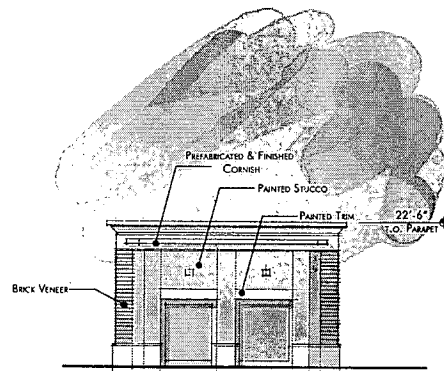
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GREEN STREET
PROPERTIES

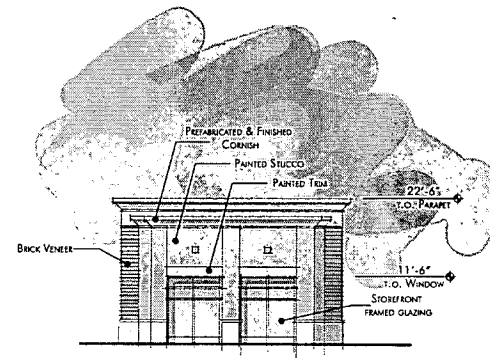
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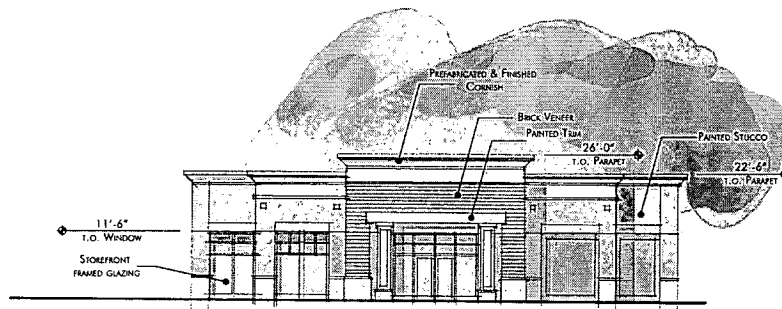
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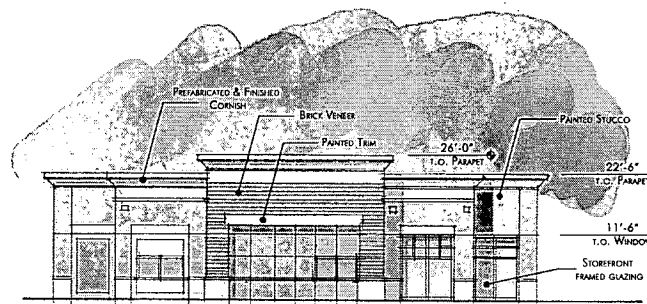
SOUTH ELEVATION



NORTH ELEVATION

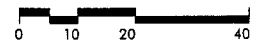


EAST ELEVATION



WEST ELEVATION

SCALE: 1" = 10'



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CONCEPTUAL ELEVATION - PAD A

PROVIDENCE SQUARE

LAS VEGAS, NEVADA

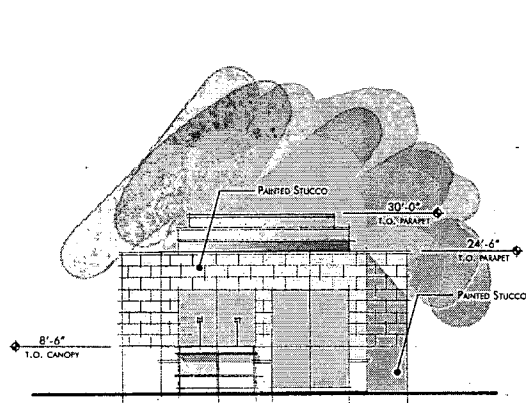
GREEN STREET
PROPERTIES

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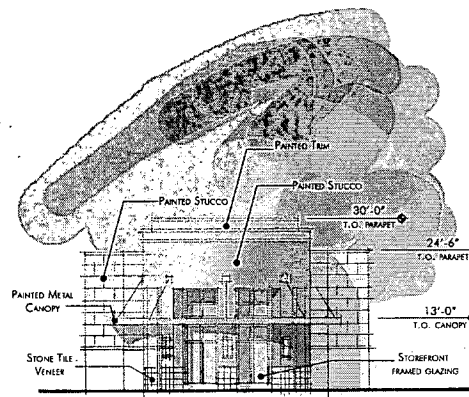
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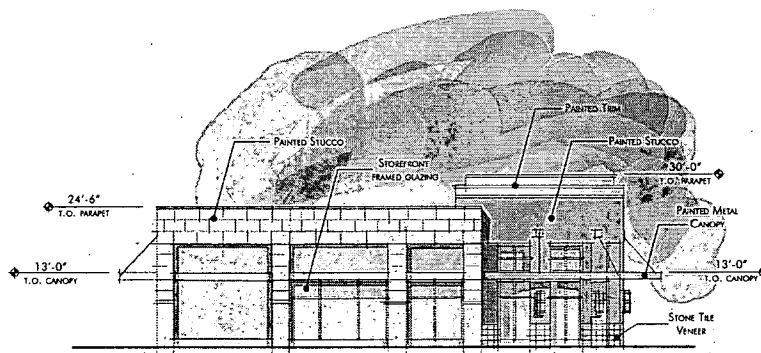
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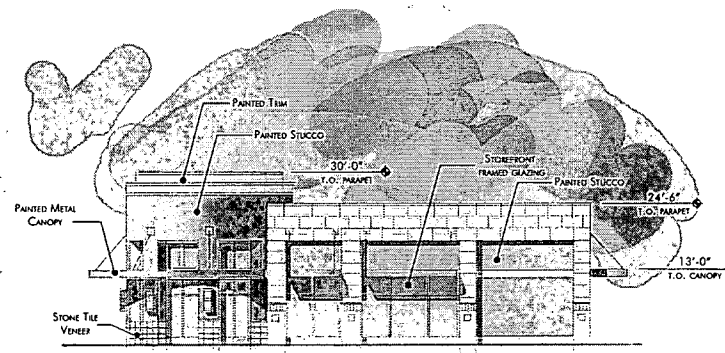
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

SCALE: 1" = 10'

0 10 20 40

PROJECT NO. 707047 JANUARY 22, 2008

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CONCEPTUAL ELEVATION - PAD B

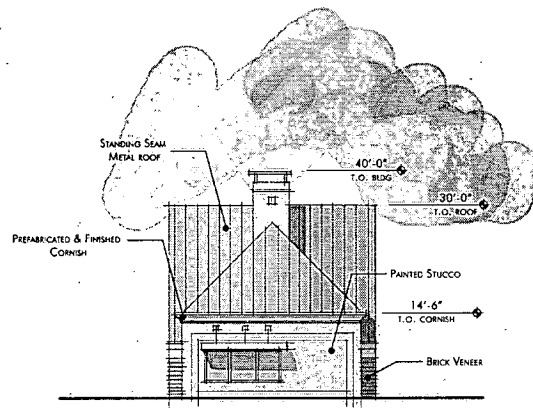
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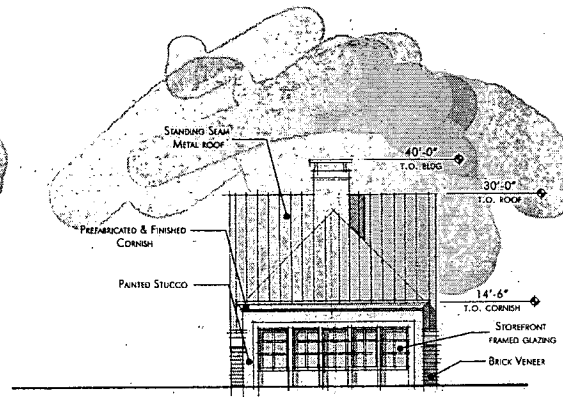
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GREEN STREET
PROPERTIES

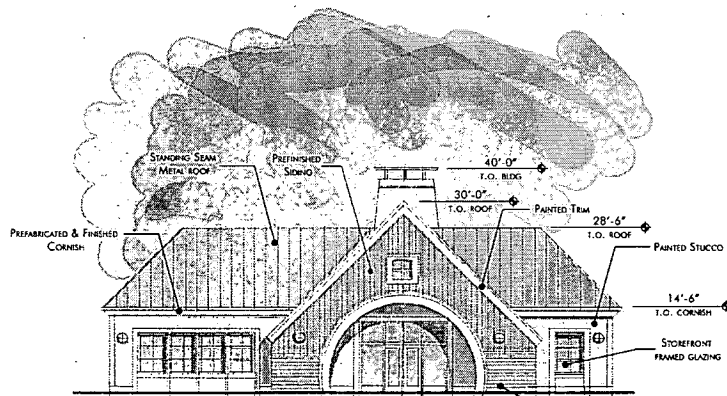
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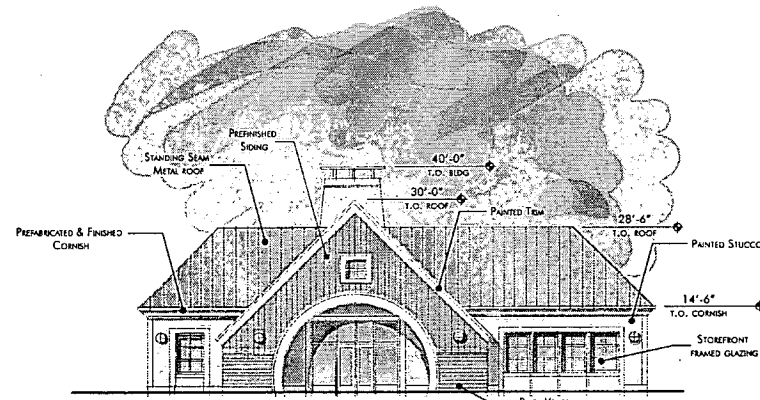
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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CONCEPTUAL ELEVATION - PAD C

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SCALE: 1" = 10'

0 10 20 40

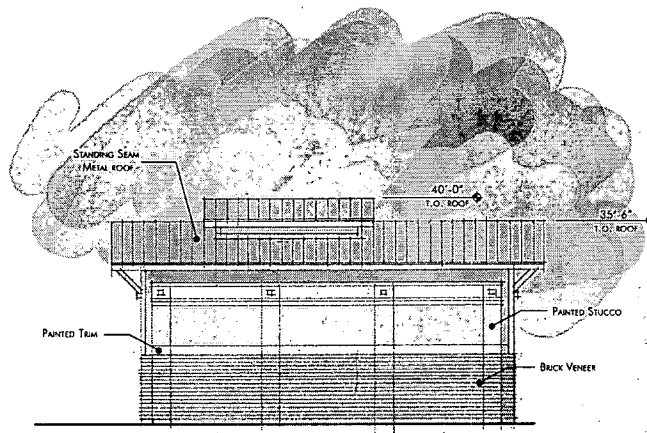
PROJECT No. 707047 JANUARY 22, 2008

GREEN STREET
PROPERTIES

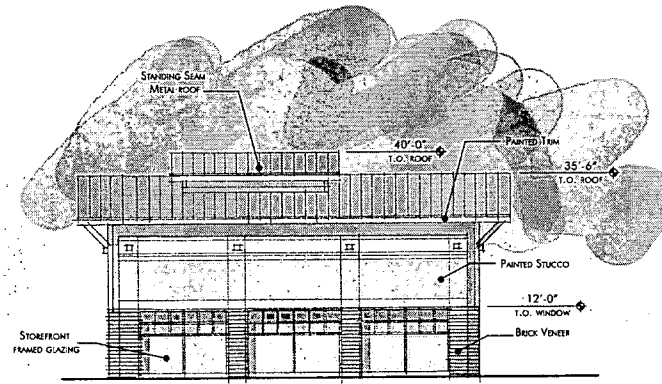
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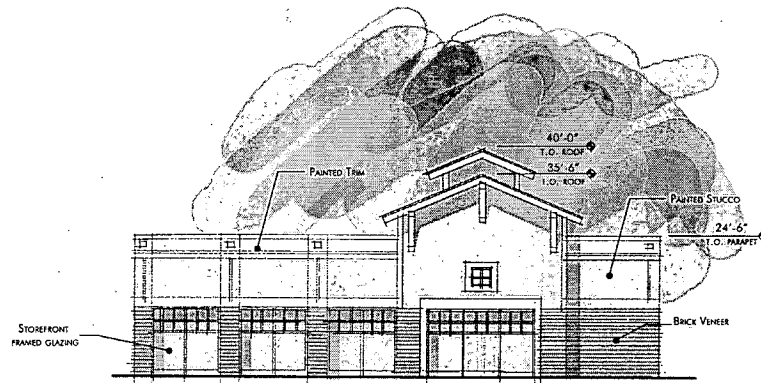
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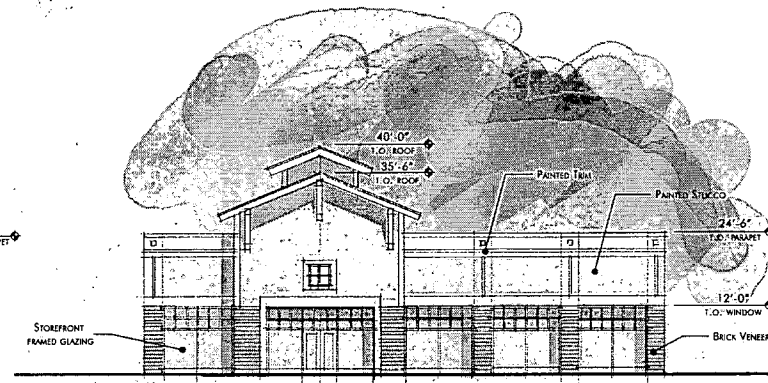
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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CONCEPTUAL ELEVATION - PAD D

SCALE: 1" = 10'

0 10 20 40

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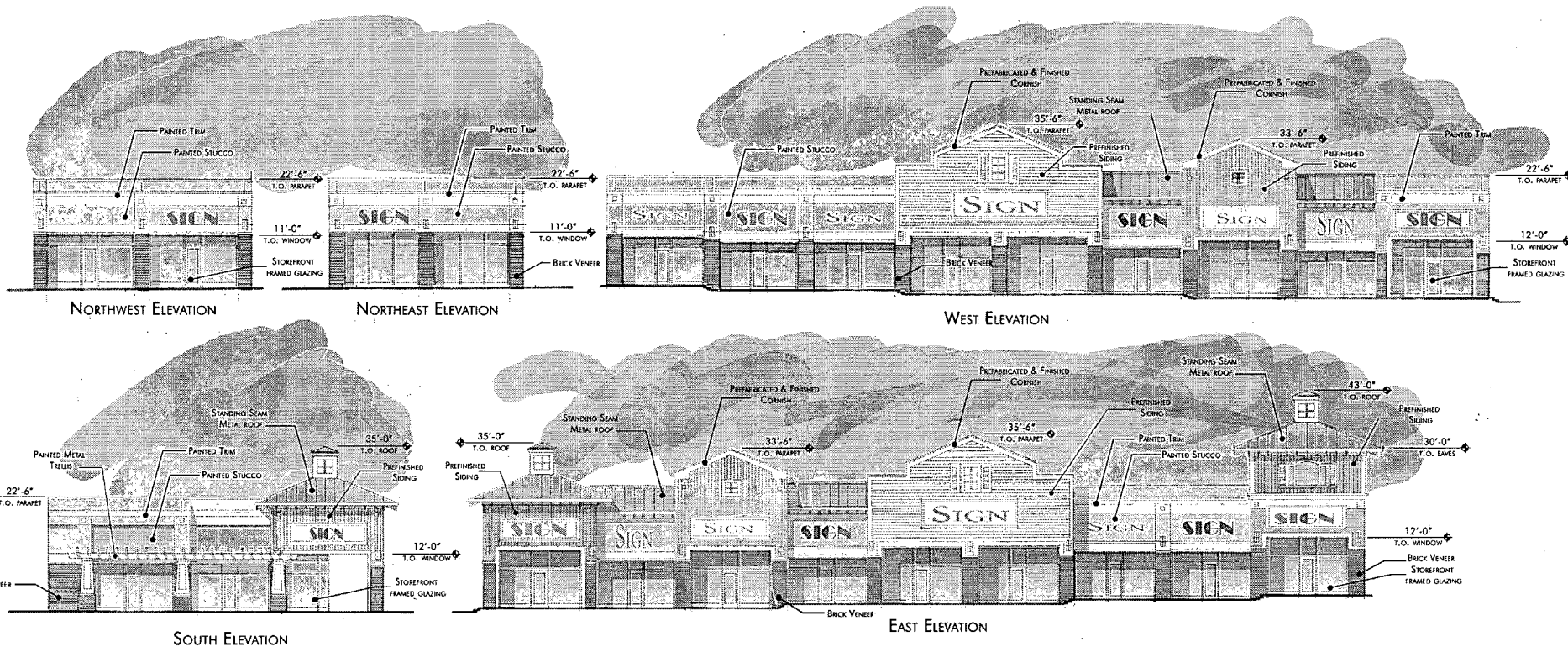
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CONCEPTUAL ELEVATION - SHOPS 1

SCALE: 1" = 10'
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 PROJECT NO. 707047 JANUARY 22, 2008

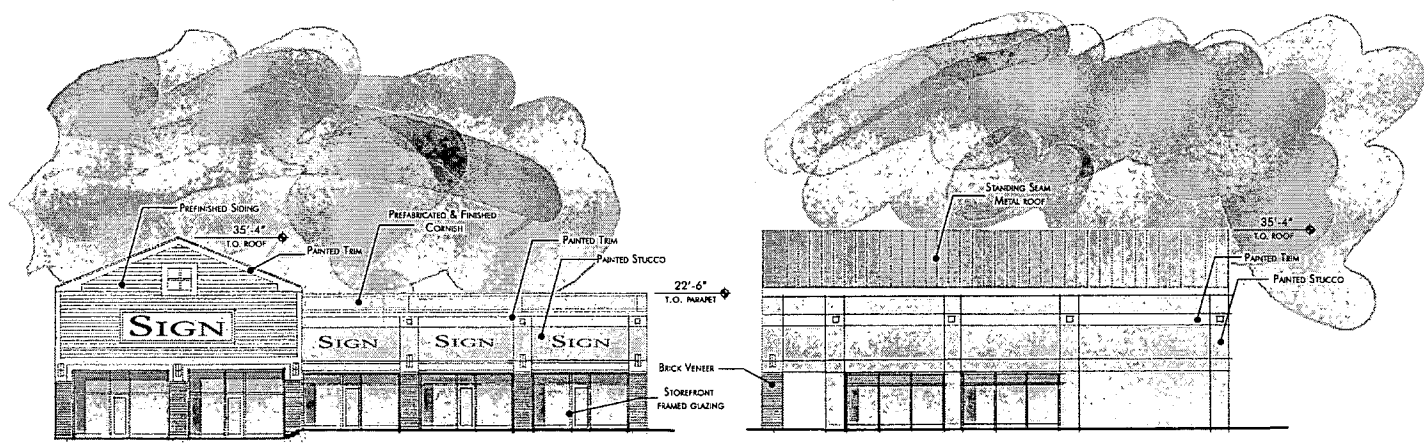
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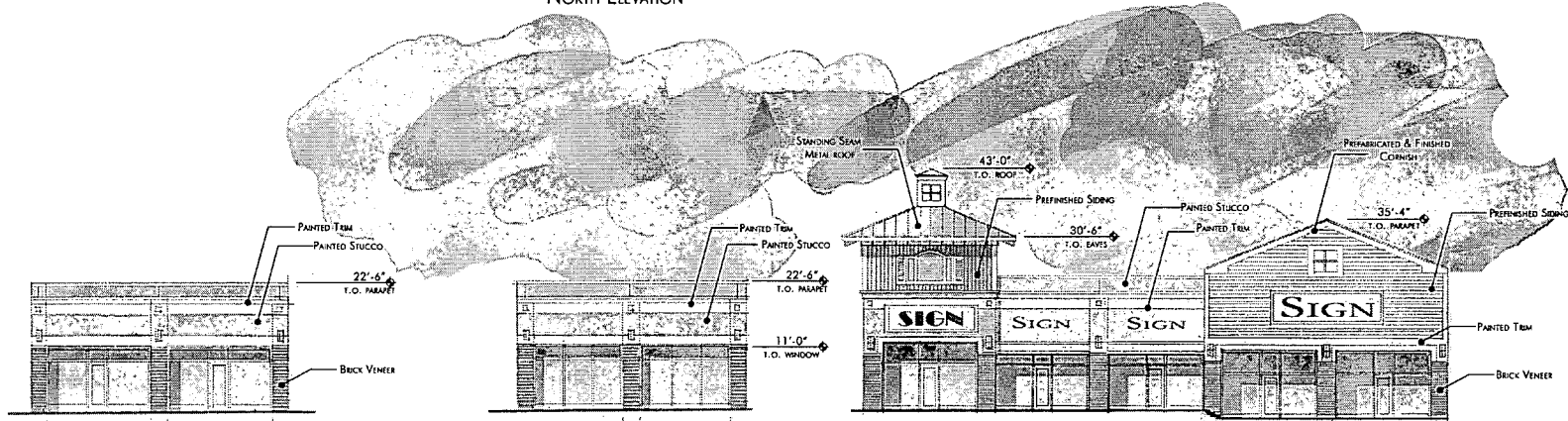
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NORTH ELEVATION

EAST ELEVATION



NORTHWEST ELEVATION

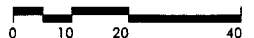
SOUTHWEST ELEVATION

SOUTH ELEVATION

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CONCEPTUAL ELEVATION - SHOPS 2

SCALE: 1" = 10'



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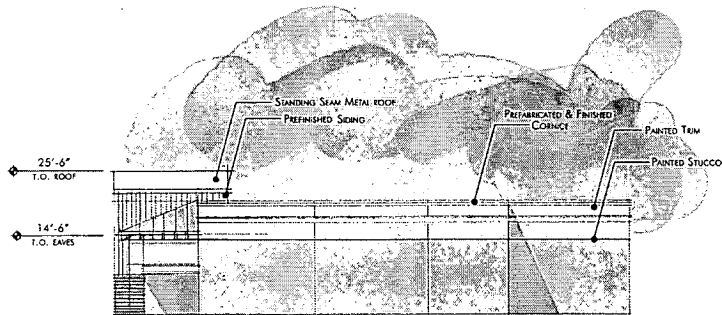
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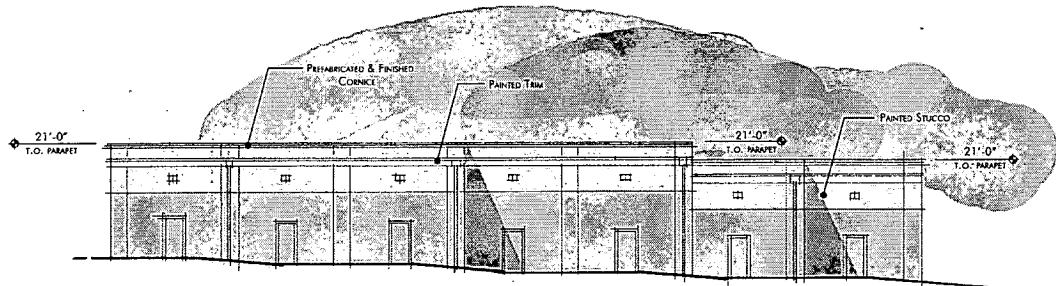
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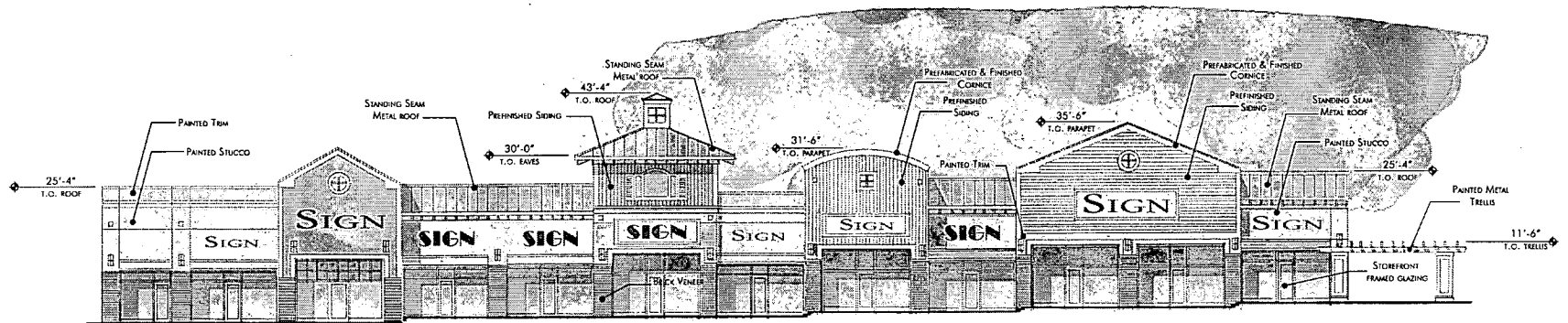
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WEST ELEVATION



SOUTHWEST ELEVATION



NORTHWEST ELEVATION

CONCEPTUAL ELEVATION - SHOPS 3

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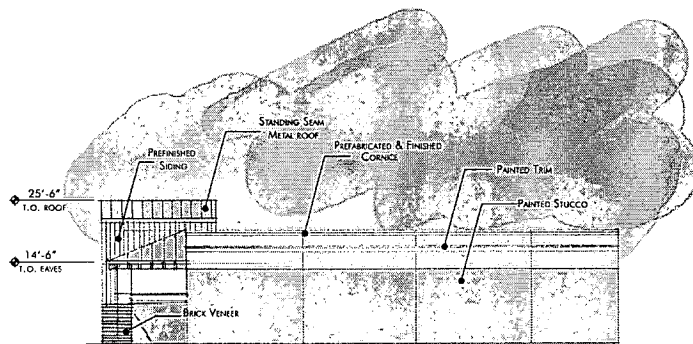
GREEN STREET
PROPERTIES

PROVIDENCE SQUARE
LAS VEGAS, NEVADA

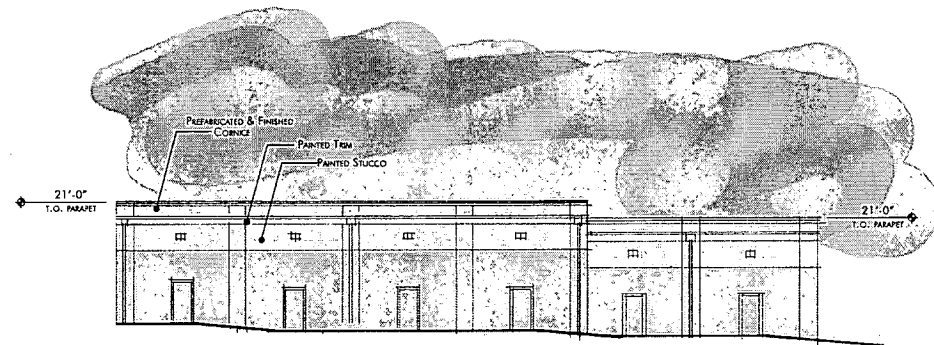
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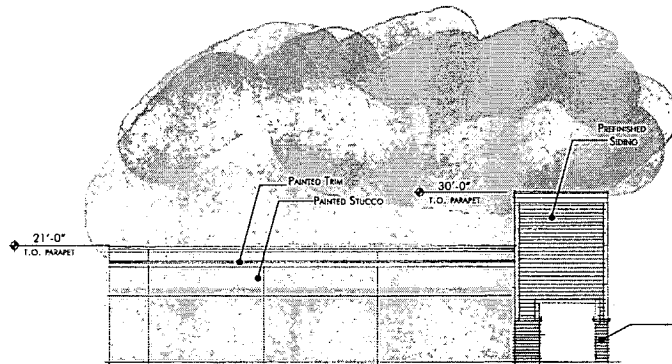
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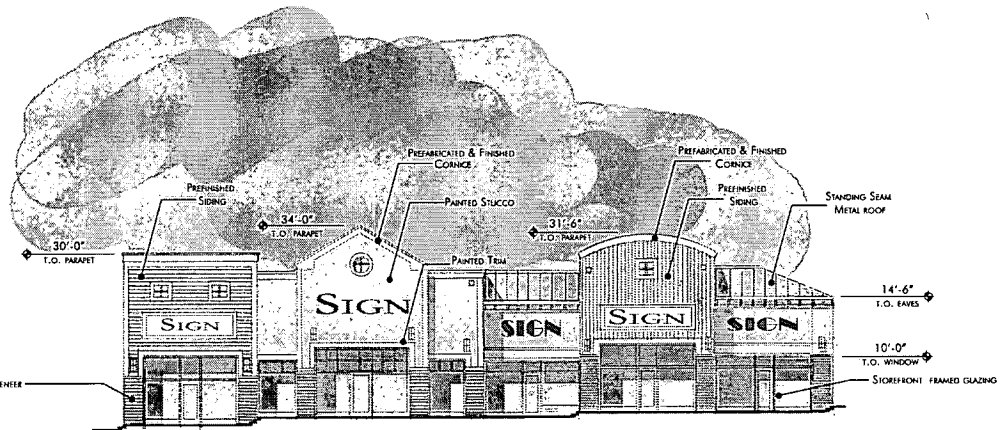
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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CONCEPTUAL ELEVATION - SHOPS 4

SCALE: 1" = 10'
0 10 20 40
PROJECT NO. 707047 JANUARY 22, 2008

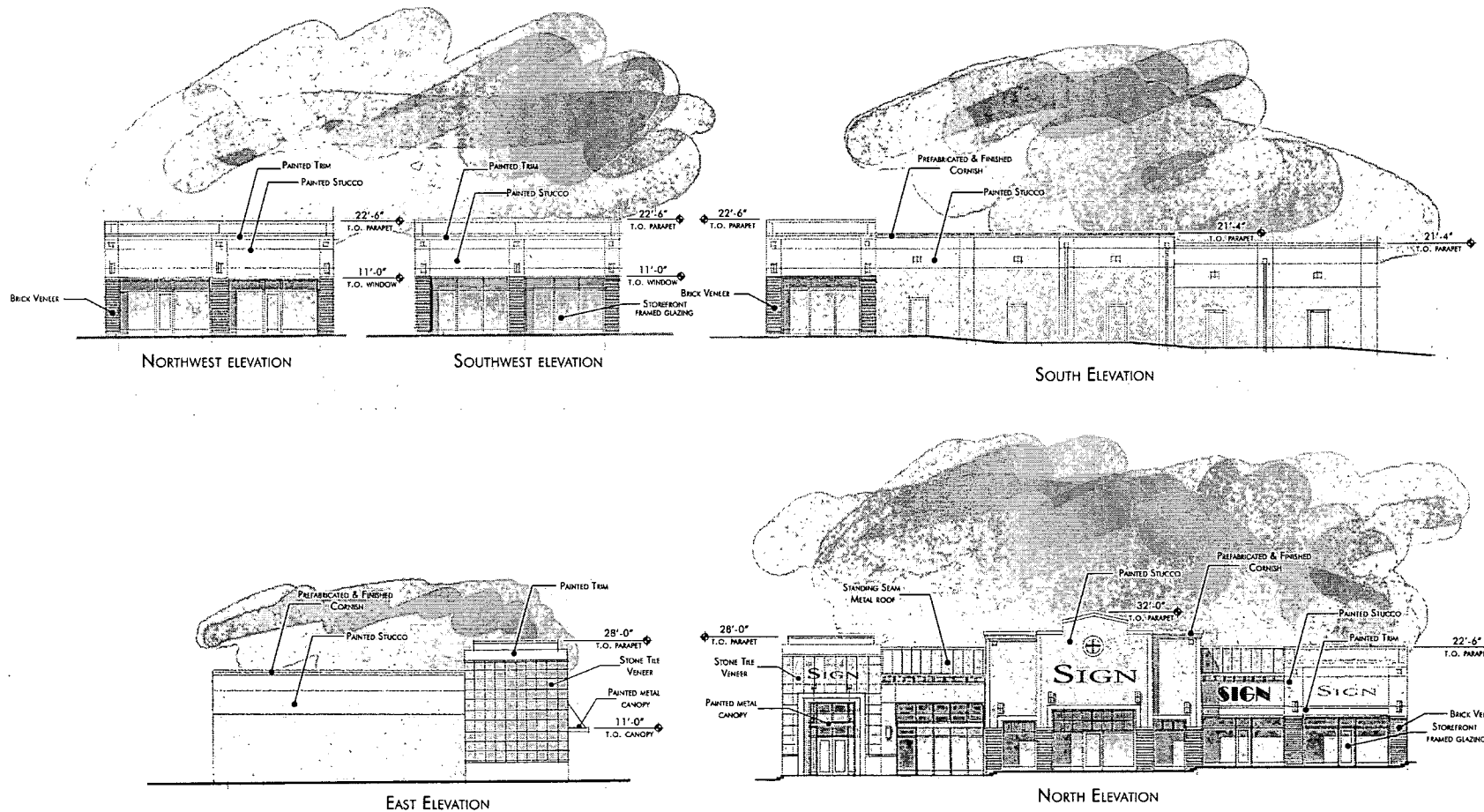
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CONCEPTUAL ELEVATION - SHOPS 5

SCALE: 1" = 10'
 0 10 20 40
 PROJECT No. 707047 JANUARY 22, 2008

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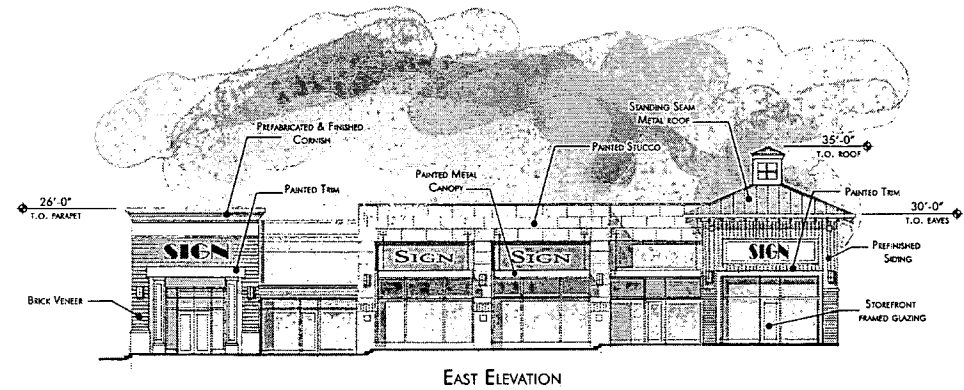
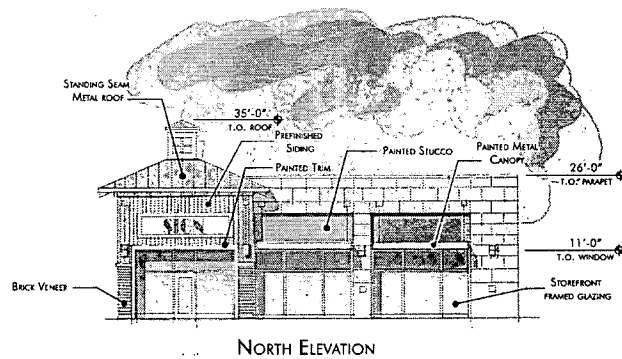
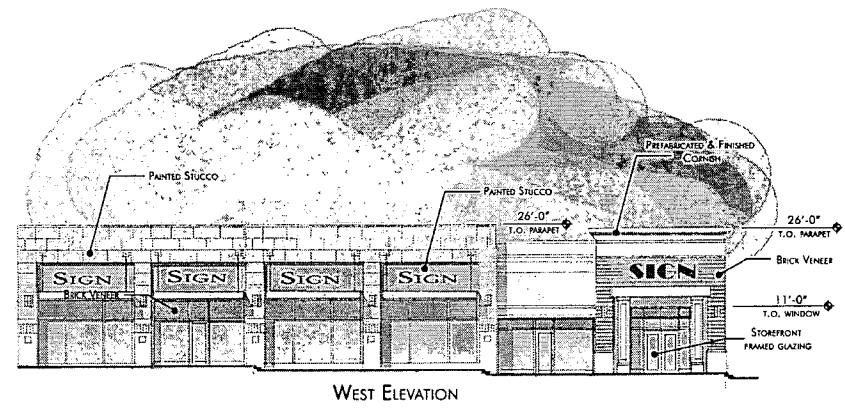
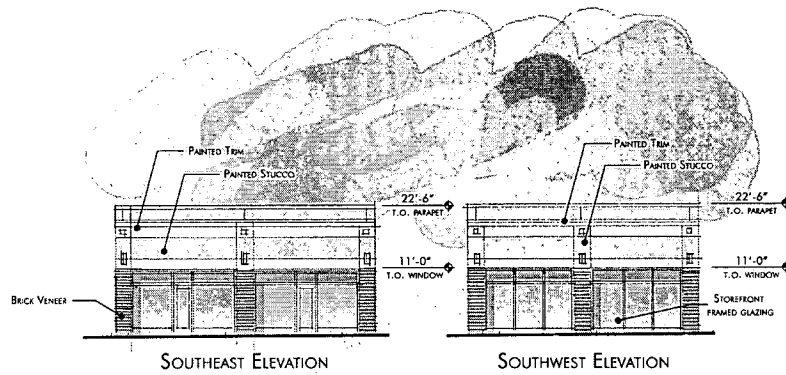
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CONCEPTUAL ELEVATION - SHOPS 6

GREEN STREET
PROPERTIES

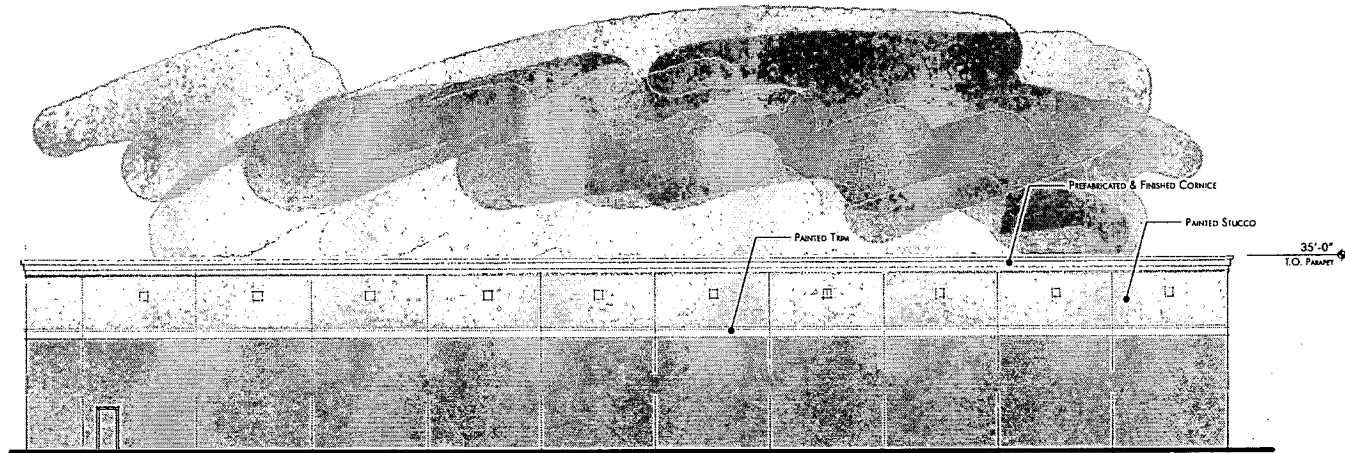
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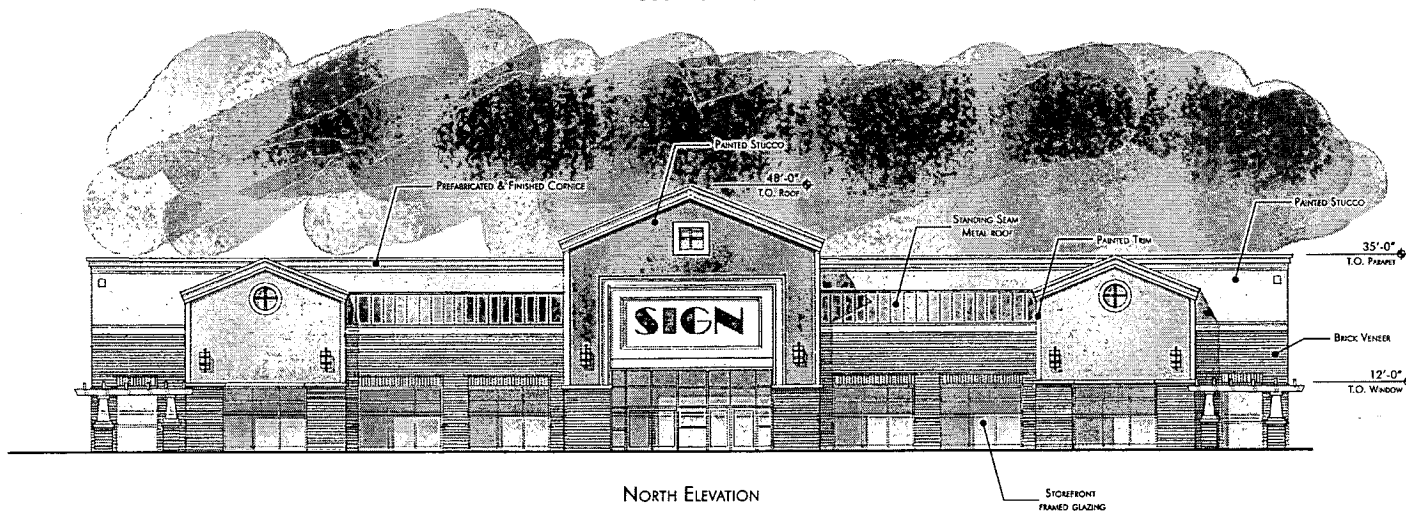
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SOUTH ELEVATION



NORTH ELEVATION

SCALE: 1" = 10'

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CONCEPTUAL ELEVATION - FITNESS CLUB

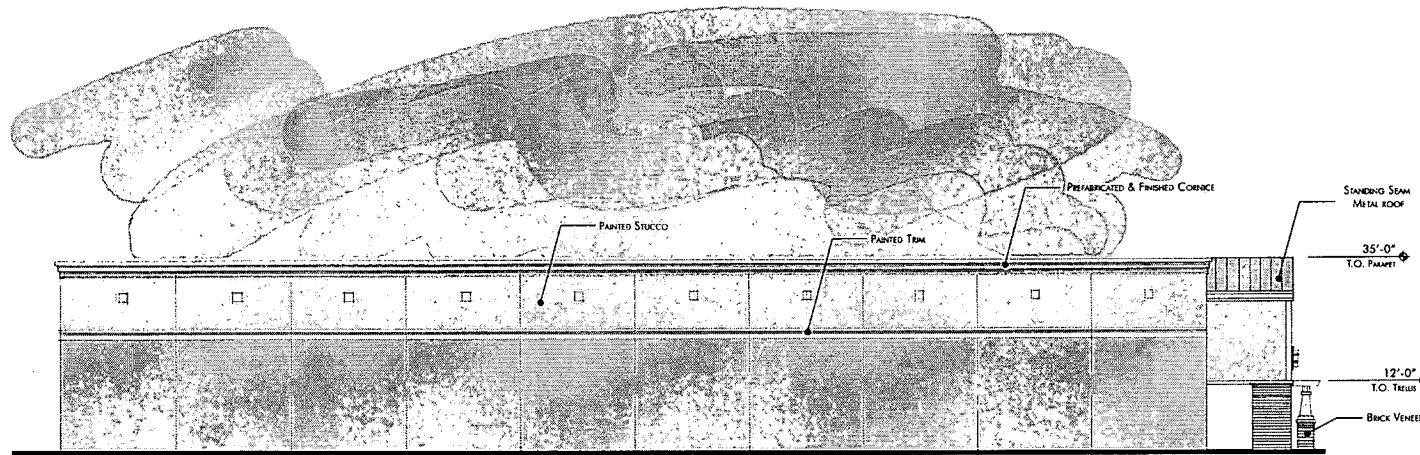
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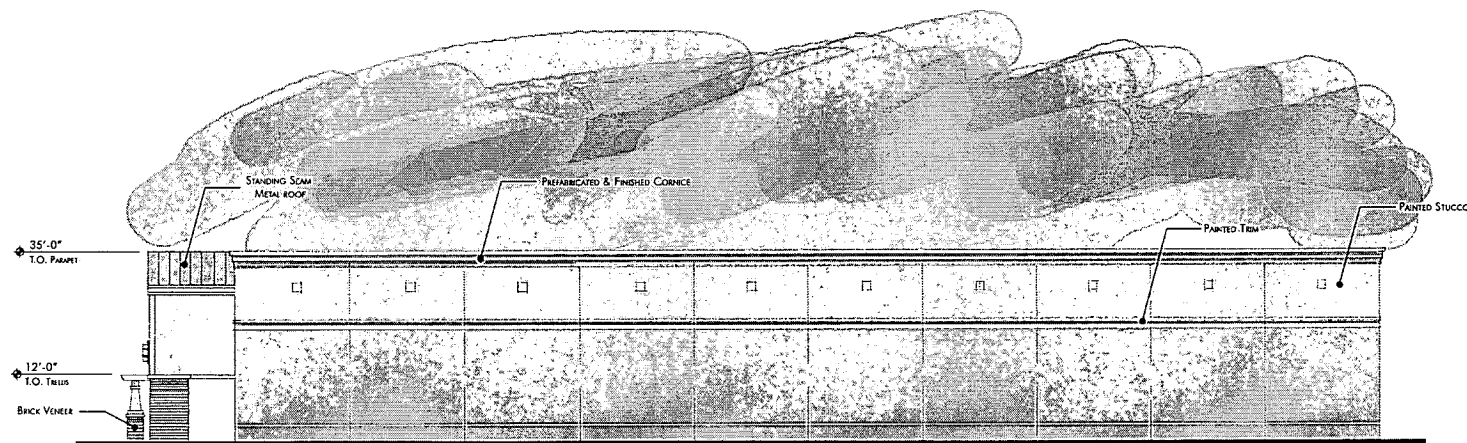
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EAST ELEVATION



WEST ELEVATION

SCALE: 1" = 10'

0 10 20 40

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CONCEPTUAL ELEVATION - FITNESS CLUB

GREEN STREET
PROPERTIES

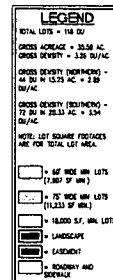
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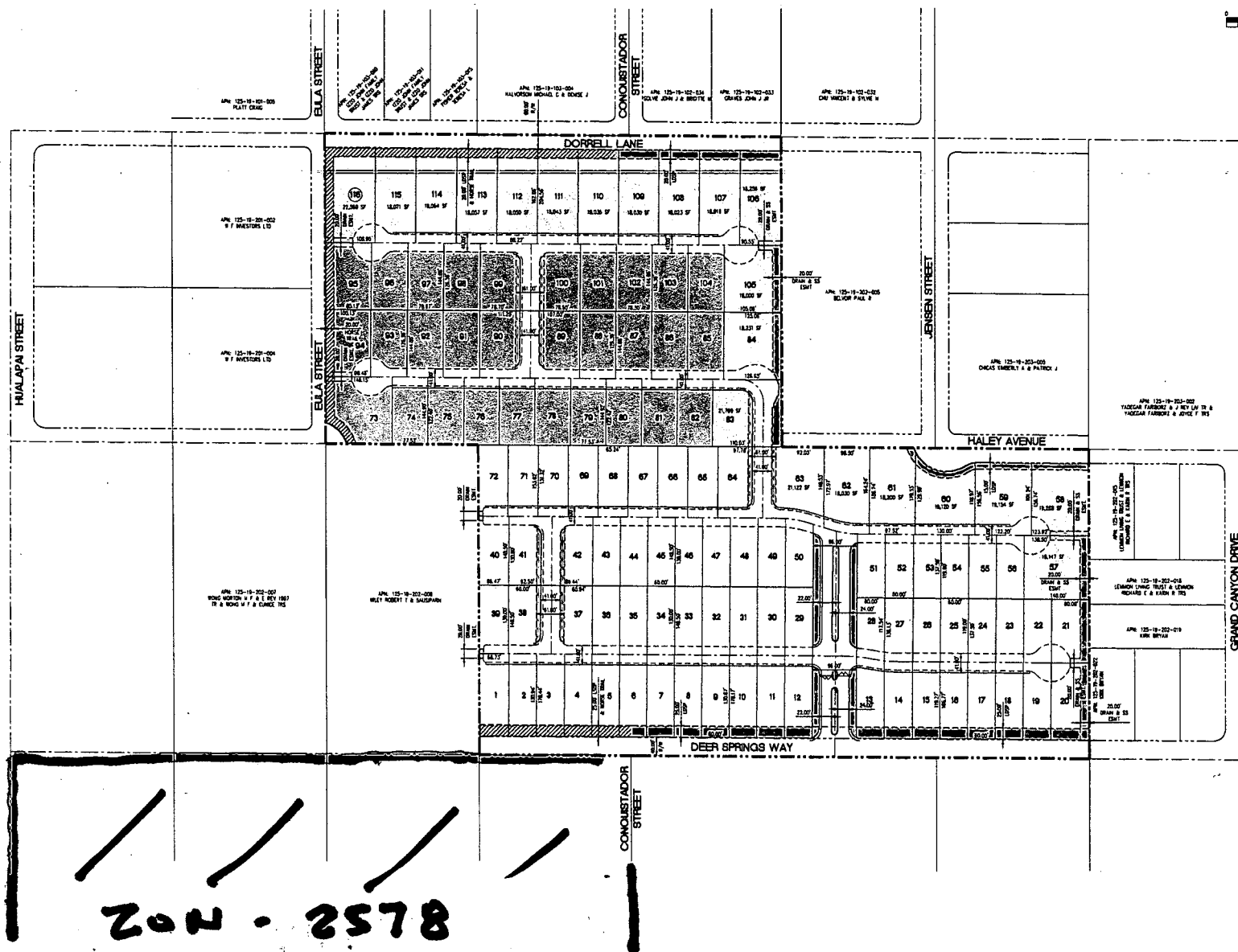
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PHONE (702) 284-5300
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PINNACLE HOMES
DEER SPRINGS / HUALAPAI
SITE PLAN 20

DATE:	12/11/07
DRAFTER:	DMB
DESIGNER:	DMB
CHECKED:	TJS
PROJECT NO.	PIN0501.00

SP-20
SHEET 1 OF 1



ZOH - 2578

PROVIDENCE SQUARE

MASTER DEVELOPMENT PLAN AND DESIGN STANDARDS

FEBRUARY 11, 2008

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FEB 13 2008

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

PROVIDENCE SQUARE

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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

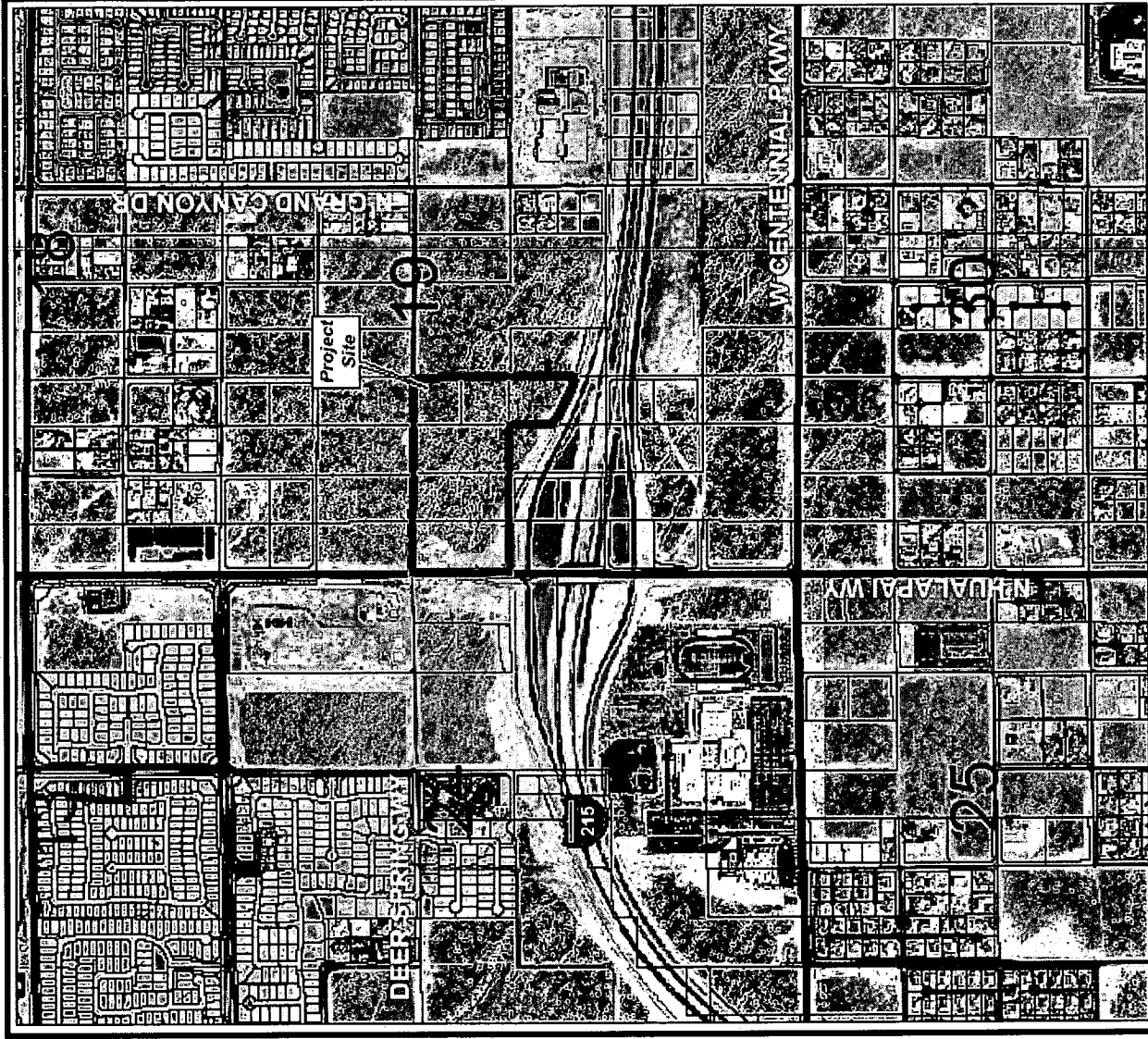
- 1.4.1 The Development Plan is the primary document for use by all entities undertaking any improvements. Las Vegas Municipal Code Title is to be used whenever this document is silent on an issue.

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

FILE: PM&S Providence Square 2007 10 25 11:11 AM Providence Square Figure 1

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

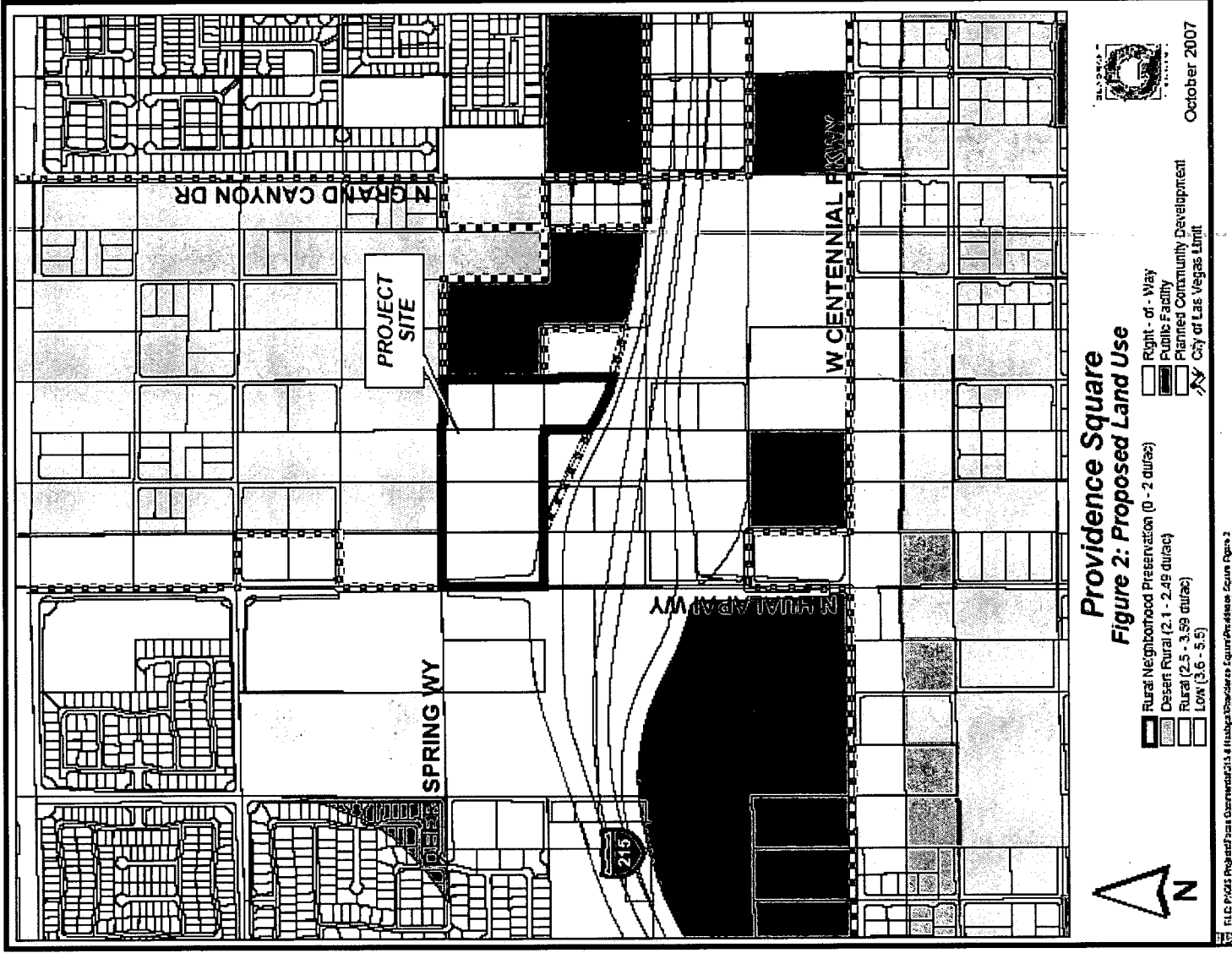
The Development Plan area shall be comprised of a mixture of commercial uses permitted within the Neighborhood Commercial land use category.

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.



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

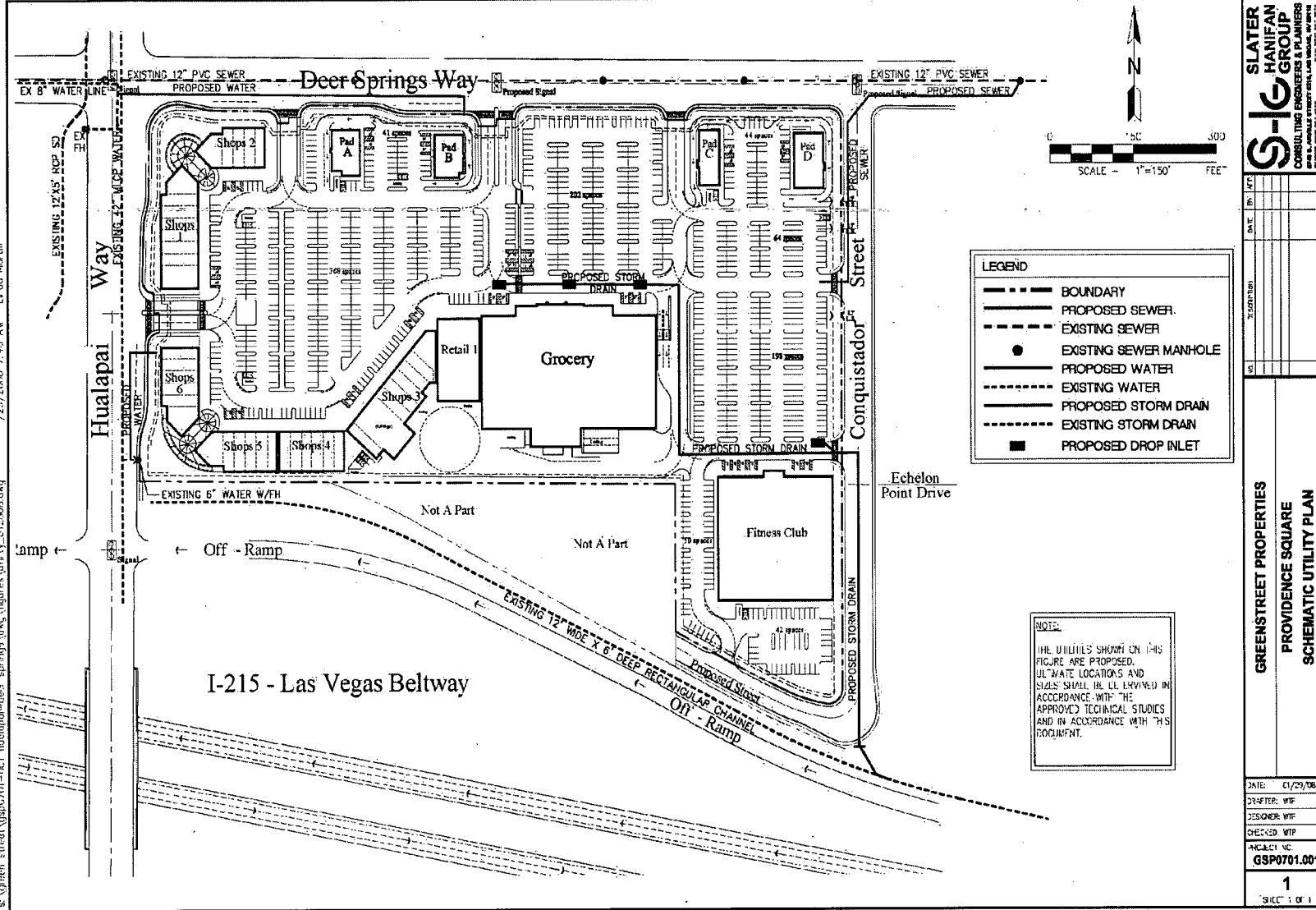
Sewer service to the project will be from an existing 12 inch line in Deer Springs Way. See Figure 4 for a schematic. The Collection Systems Planning section of the Department of Public Works shall review and approve all public sewer design prior to the issuance of any permits

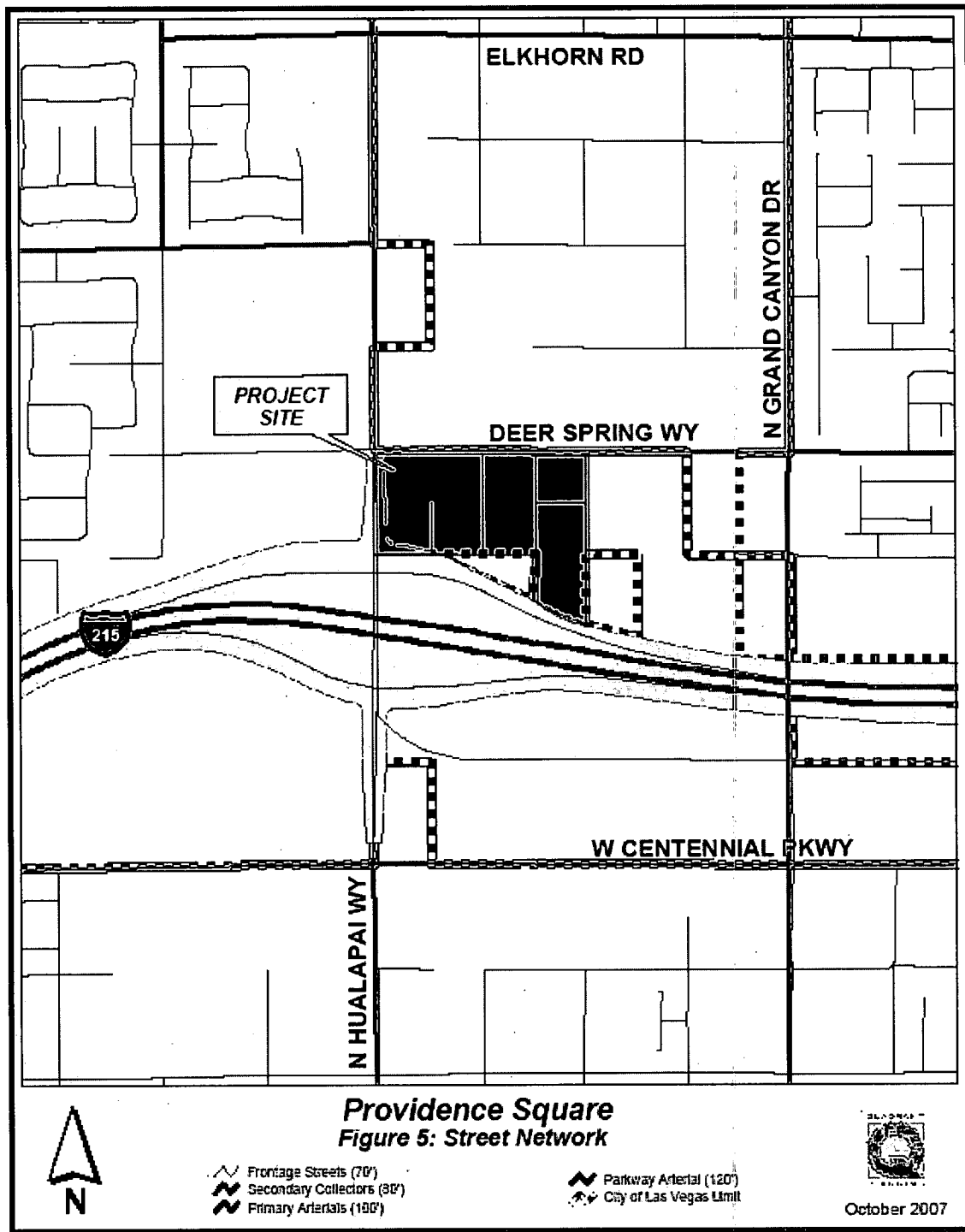
2.4.5 Access

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.

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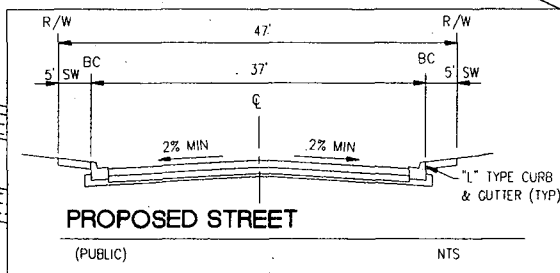
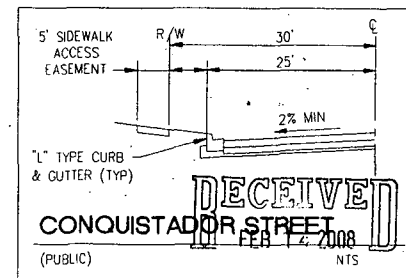
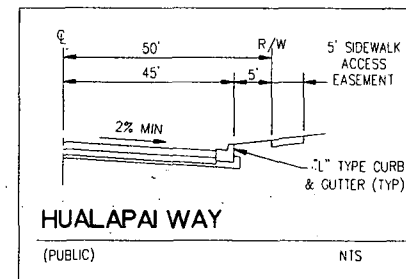
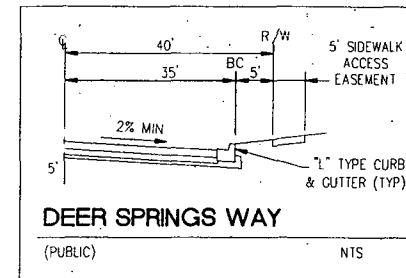
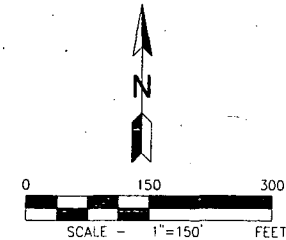
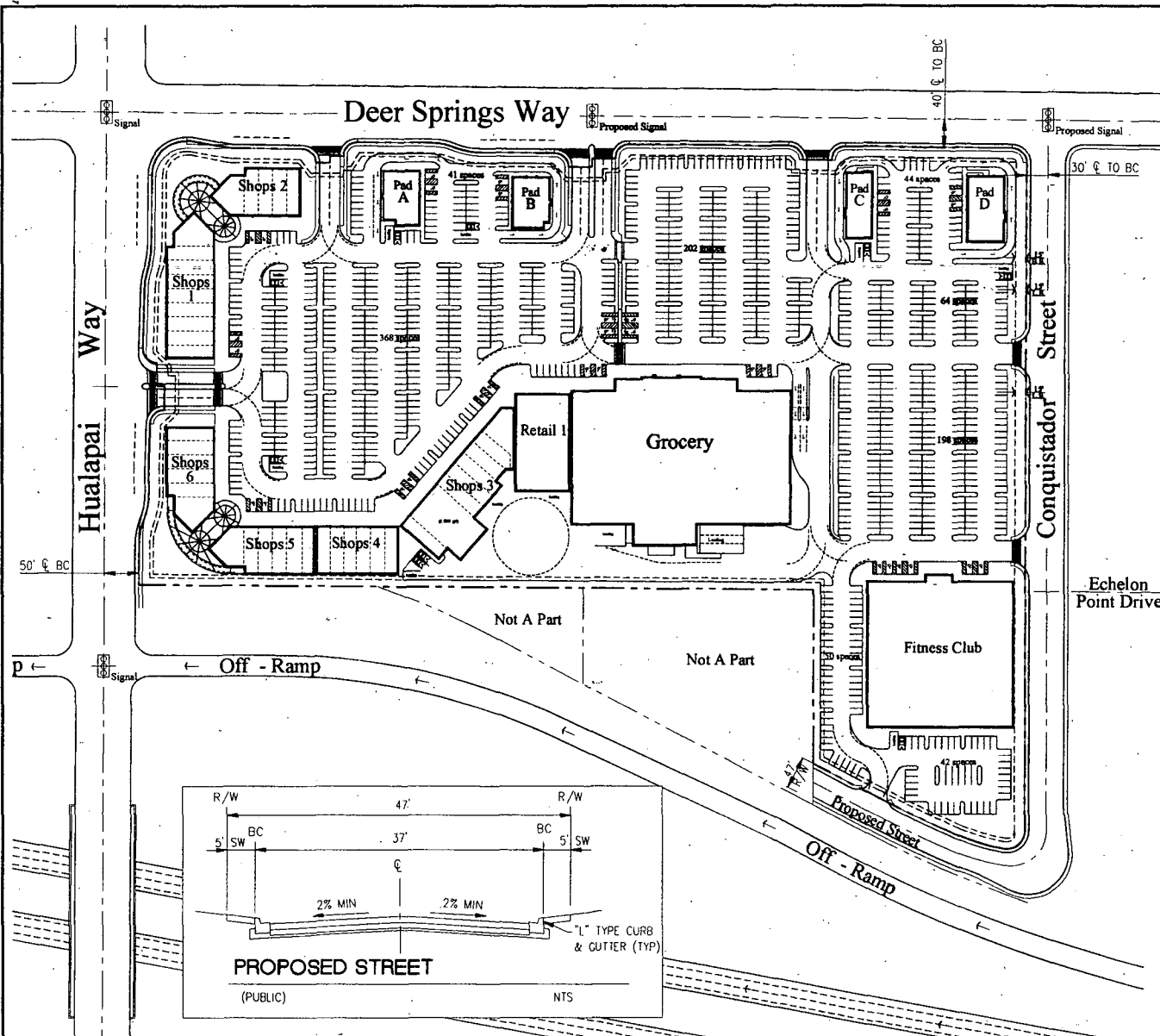
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SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
200 S. ANAPLE STREET, SUITE 100, LAKESIDE, NY 11943

DATE	BY	APP
DESCRIPTION	NO.	

GREENSTREET PROPERTIES
PROVIDENCE SQUARE
RIGHT OF WAY EXHIBIT

DATE: 01/29/08
DRAFTER: WTP
DESIGNER: WTP
CHECKED: WTP
PROJECT NO.
GSP0701.001

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 Secondary 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 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 forth 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.

Providence Square

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.

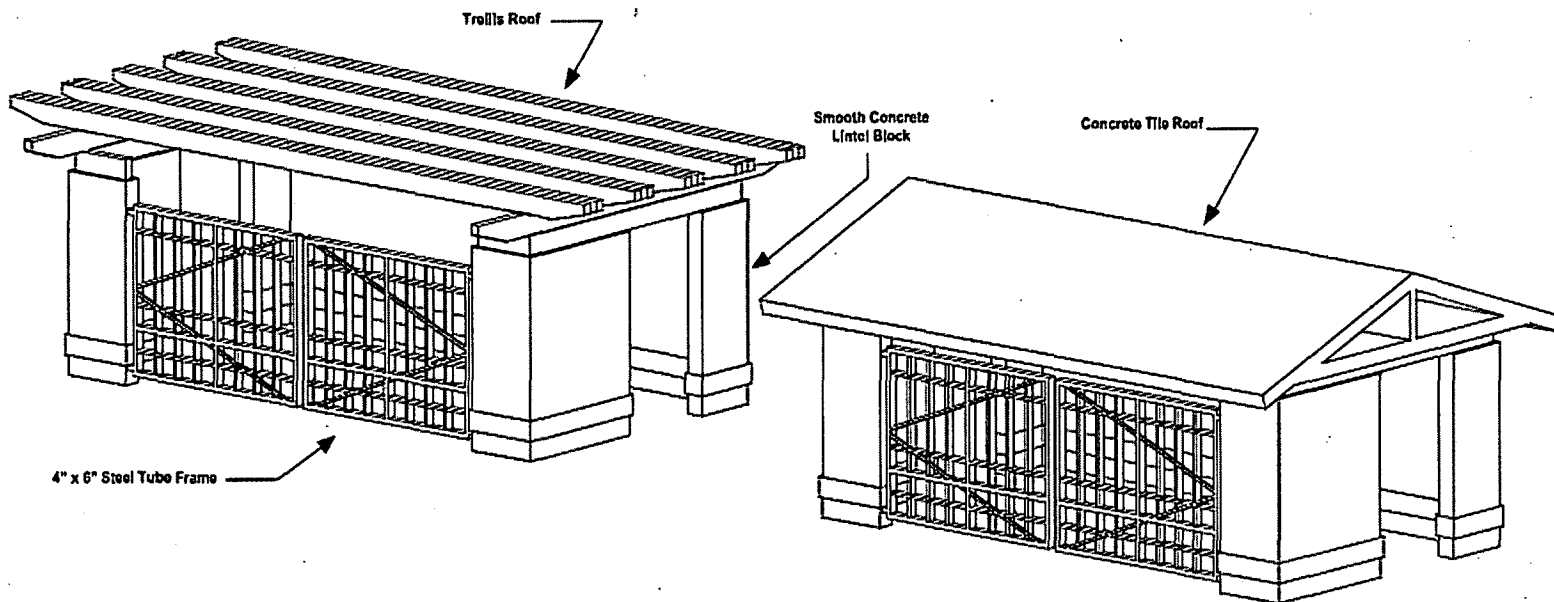
4.2.2 Site Utilities And Electrical Equipment

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

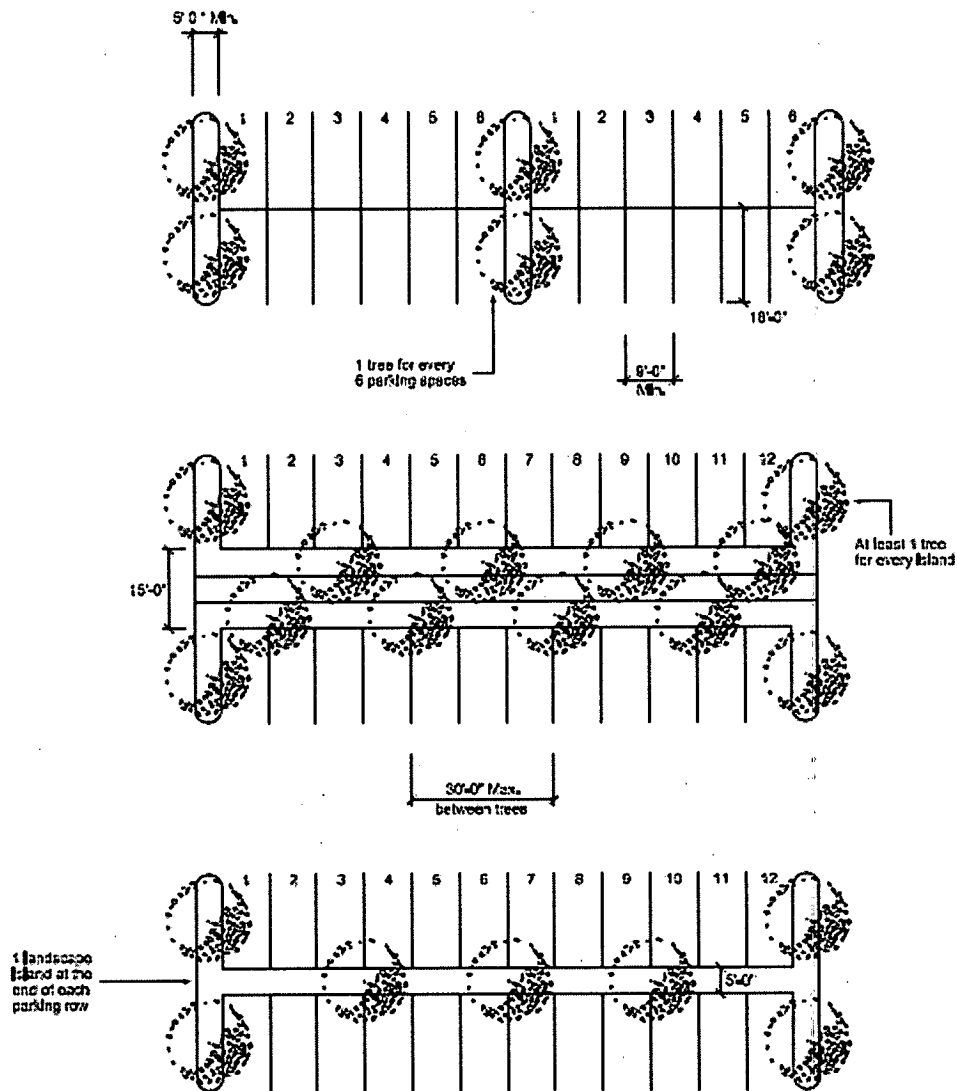
The following guidelines shall be employed in the preparation of grading and drainage plans:

- 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 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
Arbotes 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 Palo Verde
Cercidium praecox	Palo Brea
Chilopsis linearis	Desert Willow
Chilopsis linearis	'Lucretia Hamillon'
Chitalpa tashkentosis	Chitalpa
Cordia boissieri	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

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

SHRUBS

BOTANICAL NAME

COMMON NAME

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

Chrysothamnus nauseosus	Golden Rabbit Brush
Cordia boissieri	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
Ericamcra 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 clevelandii	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 californica	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
Oenothera berlandieri	Mexican Evening Primrose
Oenothera caespitosa	White Evening Primrose
Penstemon baccharifolius	Del Rio Penstemon (Red)
Penstemon cobaea	Foxglove (White)
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 Grass
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 sehotii	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
Jasminum 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
Trachelospermum 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/Fruiting 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 shutters as accents on the windows.

4.6.6 DOORS

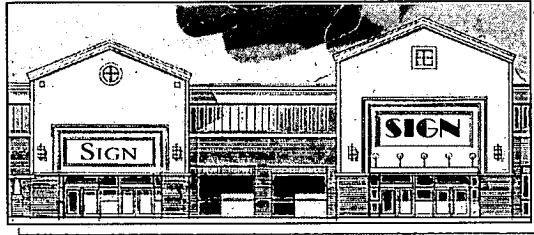
Rear entry doors will be painted to match the building.

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

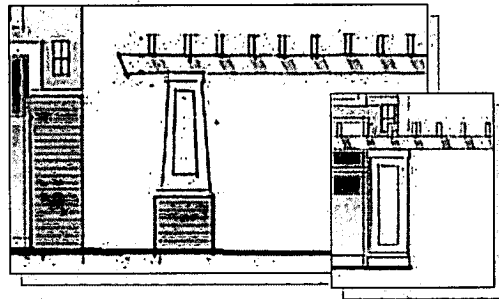
ARCHITECTURAL STYLE GUIDELINES - AMERICAN TRADITIONAL



- 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

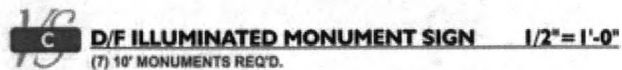
The sign program for free standing signs for Providence Square will conform to the exhibits on the following pages. All non free standing signs shall be permitted in accordance with the standards of Title 19.14 of the Las Vegas Municipal Code and follow the standards for the C-1 Limited Commercial District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

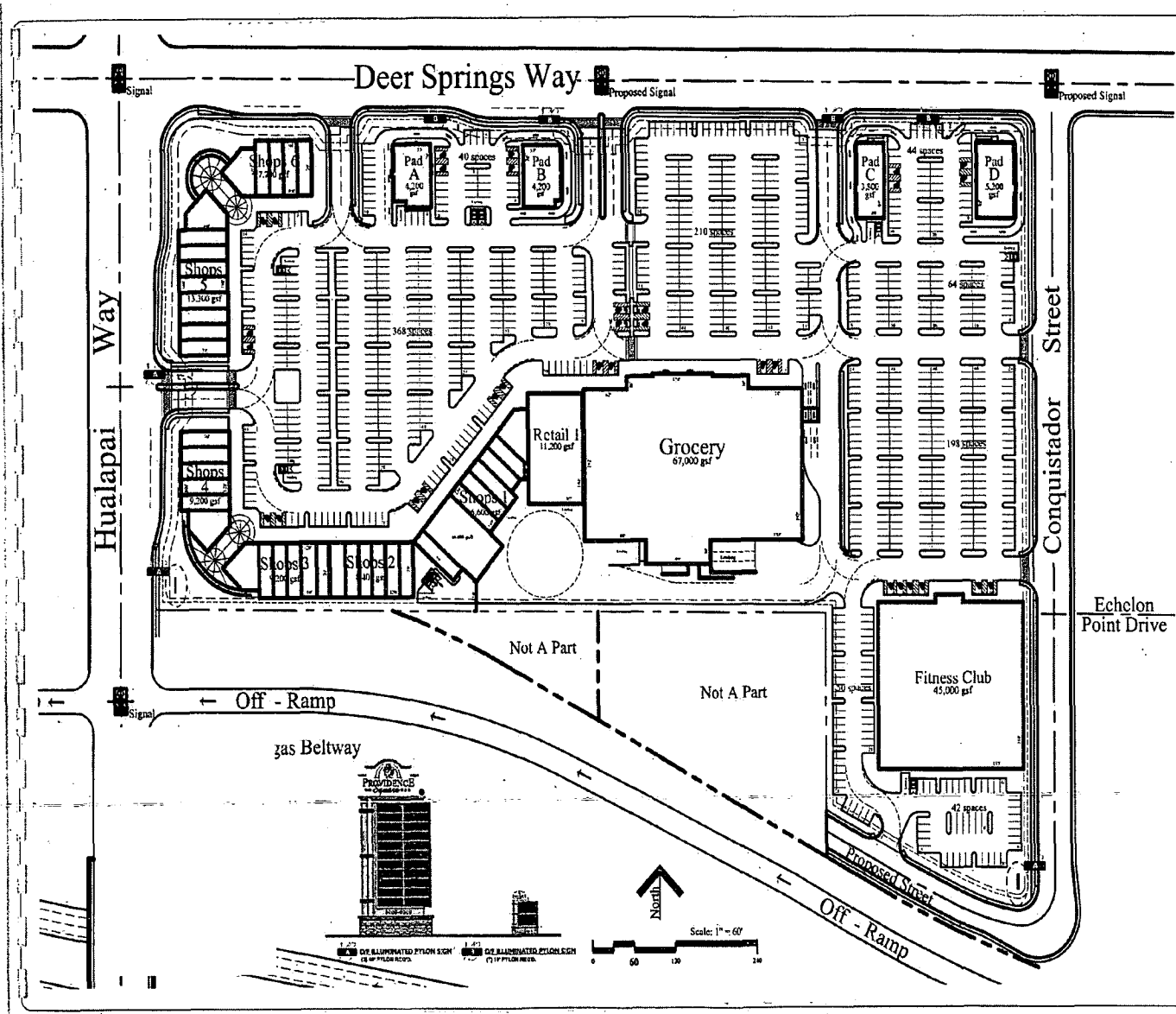
- No exposed neon;
- No animated signs
- No roof-mounted signs
- Wall and window signs shall be limited to 15% per building elevation. The area of the building elevation shall be the surface area of the elevation, measured from normal grade to the top of the wall, including windows, doors and other voids 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

D. Houston '07
VISION SIGN





215 & HUALAPAI

**SIGNAGE SITE PLAN
LOCATION**

CONCEPTUAL SITE PLAN - G-1



3825 S. Polaris Ave., Las Vegas, Nevada 89103
Phone: (702) 895-7674

These plans are prepared and submitted by the contractor as an example of the type of work under contract. The contractor is not responsible for the accuracy of the information provided under this contract. NY CONTRACTOR LICENSE #41378.

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JOB NO. 11848

DATE 09-21-2007

COUNTY DERRICK

SHEET SHOCK

FILE NAME PROVIDENCESQ11848.CDR

7/24/03

REVISIONS MADE

01-29-08 ON REMOVE 60' SIGN / MAKE (3) 42' PYLON

FINAL SIGN-OFF

DATE SOLD:

SALES PERSON:

DESIGNER:

CUSTOMER:

SHEET

SITE

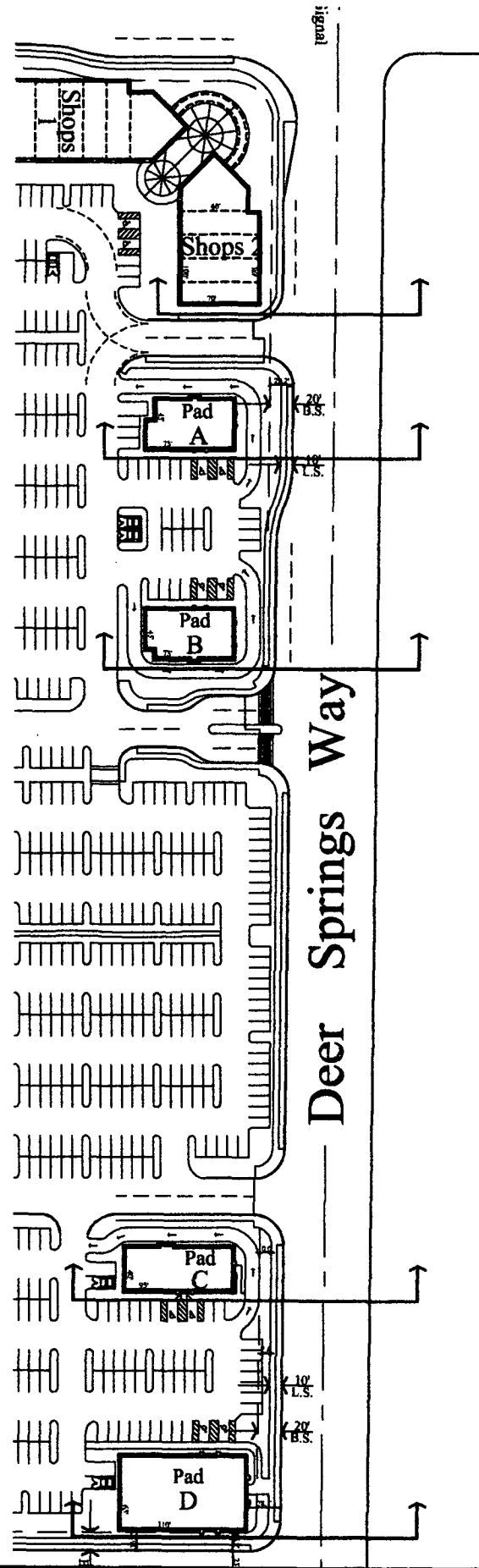
Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet

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



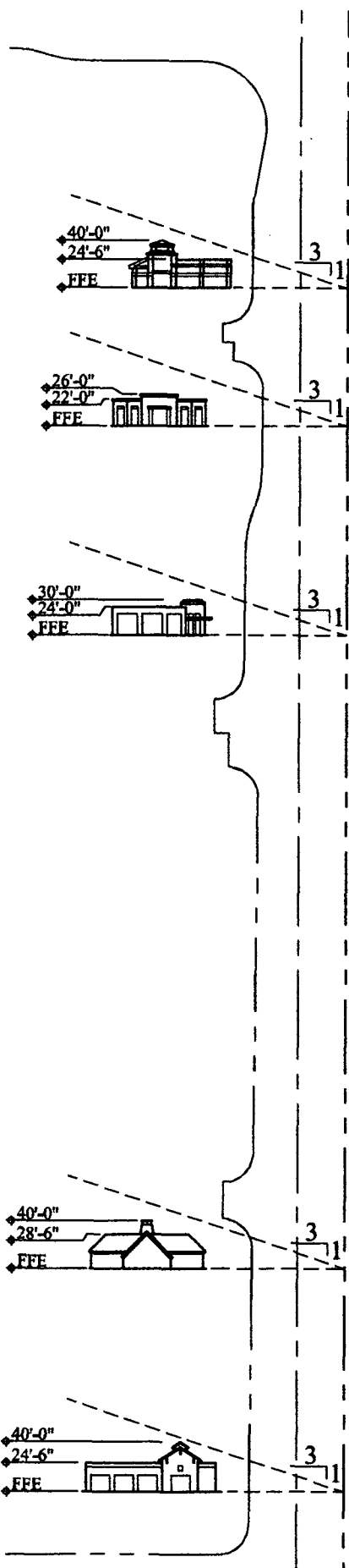
Shops 2

Pad - A

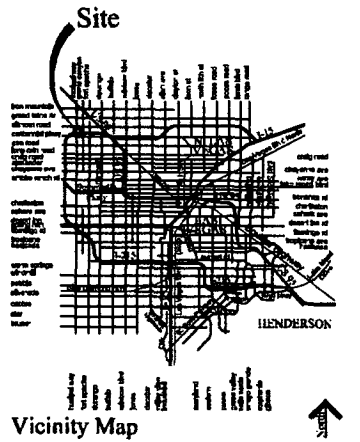
Pad - B

Pad - C

Pad - D



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JAN 29 2008



Scale: 1" = 60'
0 60 120 240
Project No.: 707047 January 10, 2008

Providence Square

Las Vegas, Nevada

Residential Adjacency Exhibit



