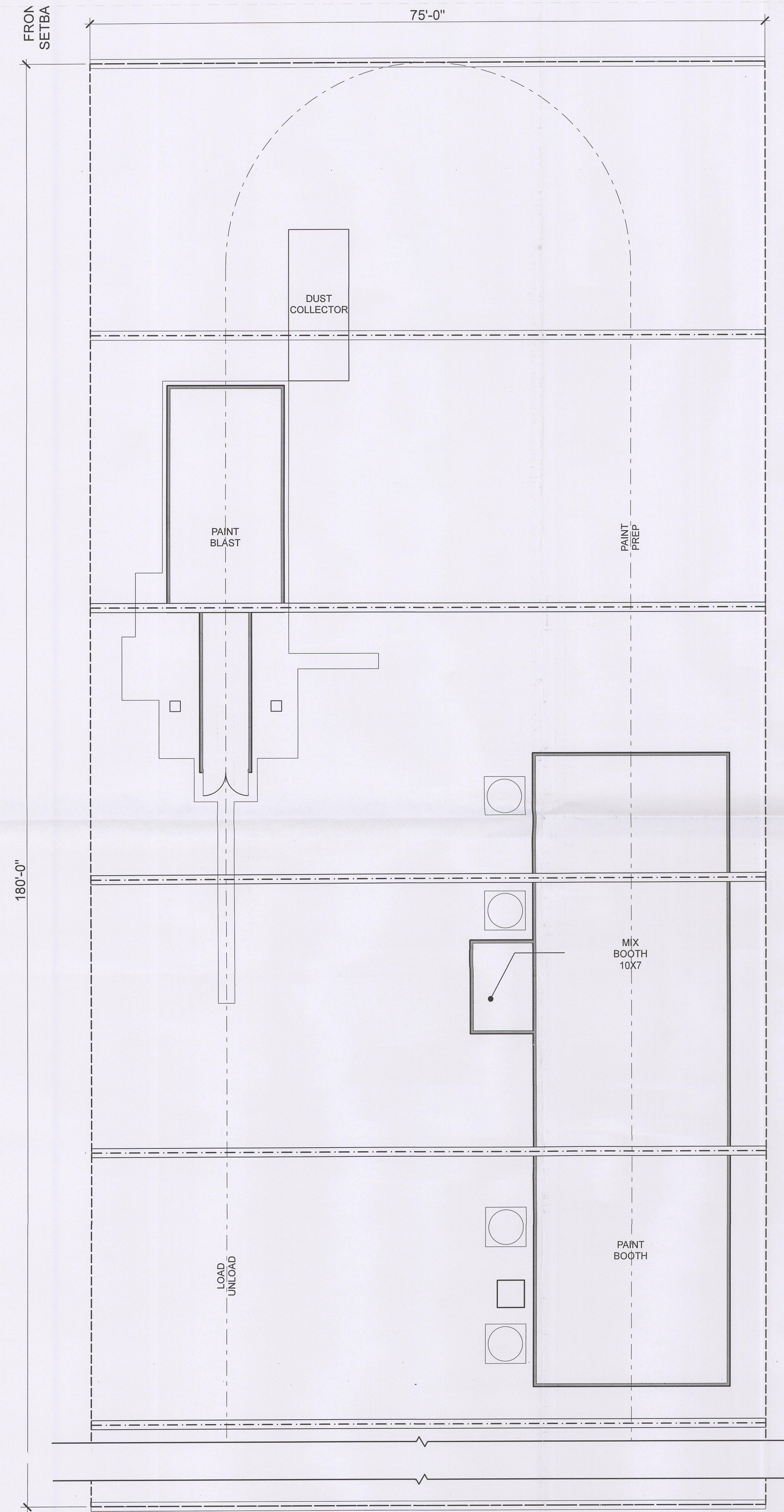
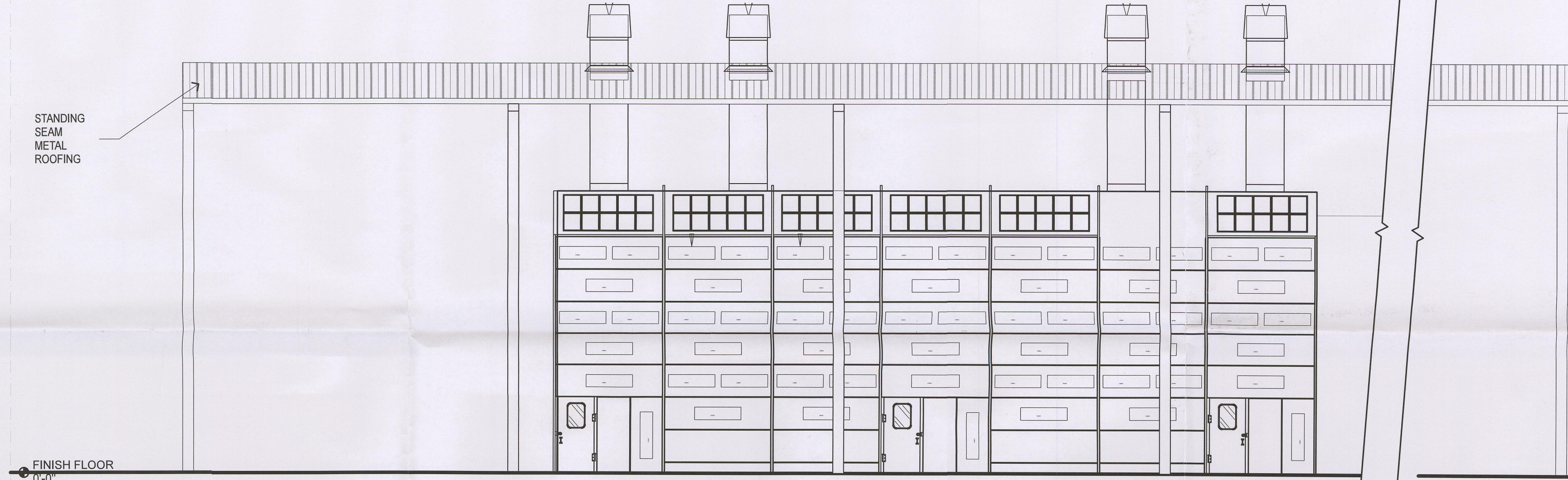


E:\11166 AItem - New Paint Booth\DWG\11166 1415 Xtreme.plt, 5/23/2012, 12:17 PM, KNeuman



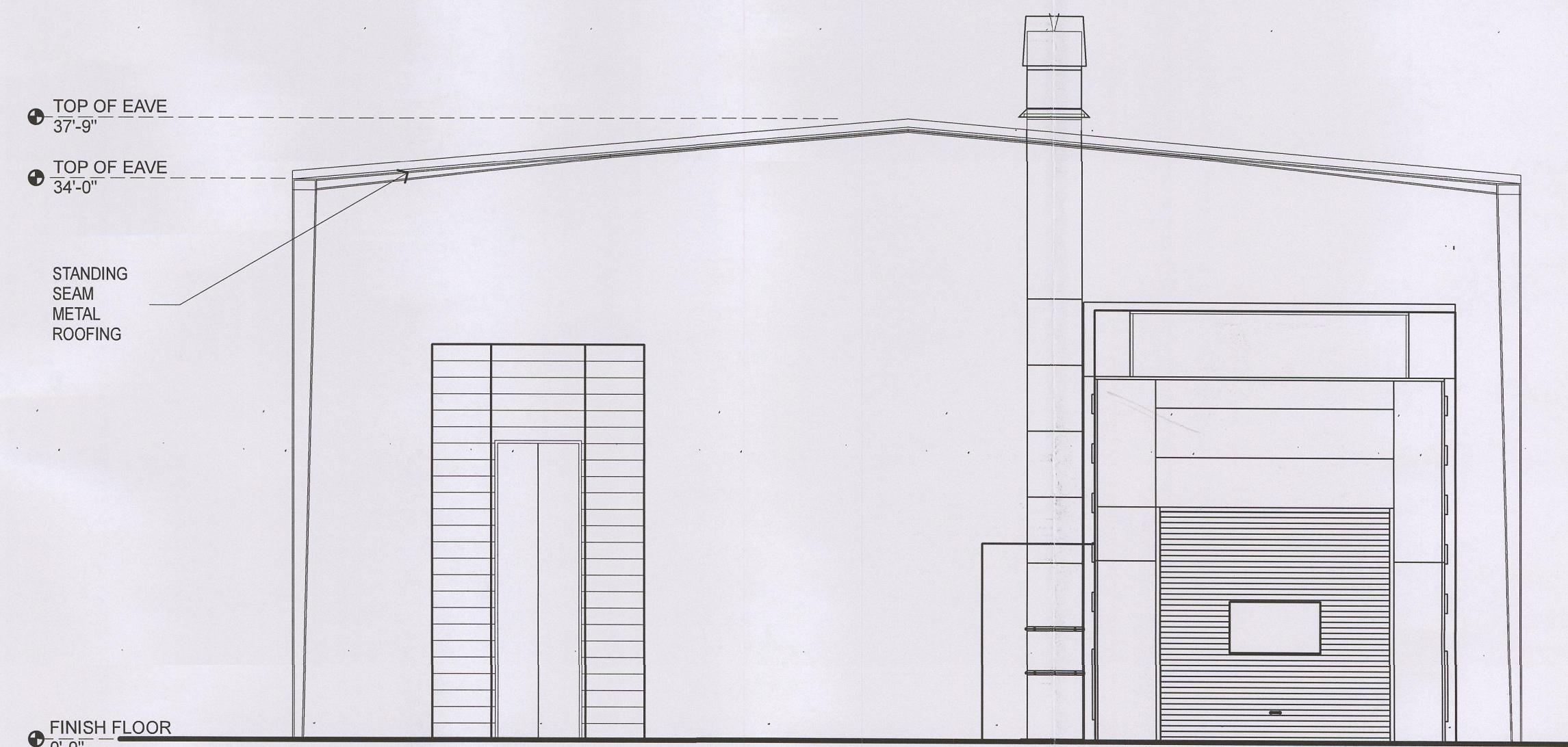
D1 FLOOR PLAN

1/8" = 1'-0"



C3 EAST ELEVATION

1/8" = 1'-0"



D3 SOUTH ELEVATION

1/8" = 1'-0"

Xtreme Manufacturing

Site Development Review

1415 West Bonanza Road
Las Vegas, Nevada 89106

APTUS

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

APTUS PROJECT NO. 11.166
ARCHITECT

ENGINEER

NOTES

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1	City of Las Vegas SDR Submittal	05.23.12
NO.	DESCRIPTION	DATE

ISSUED

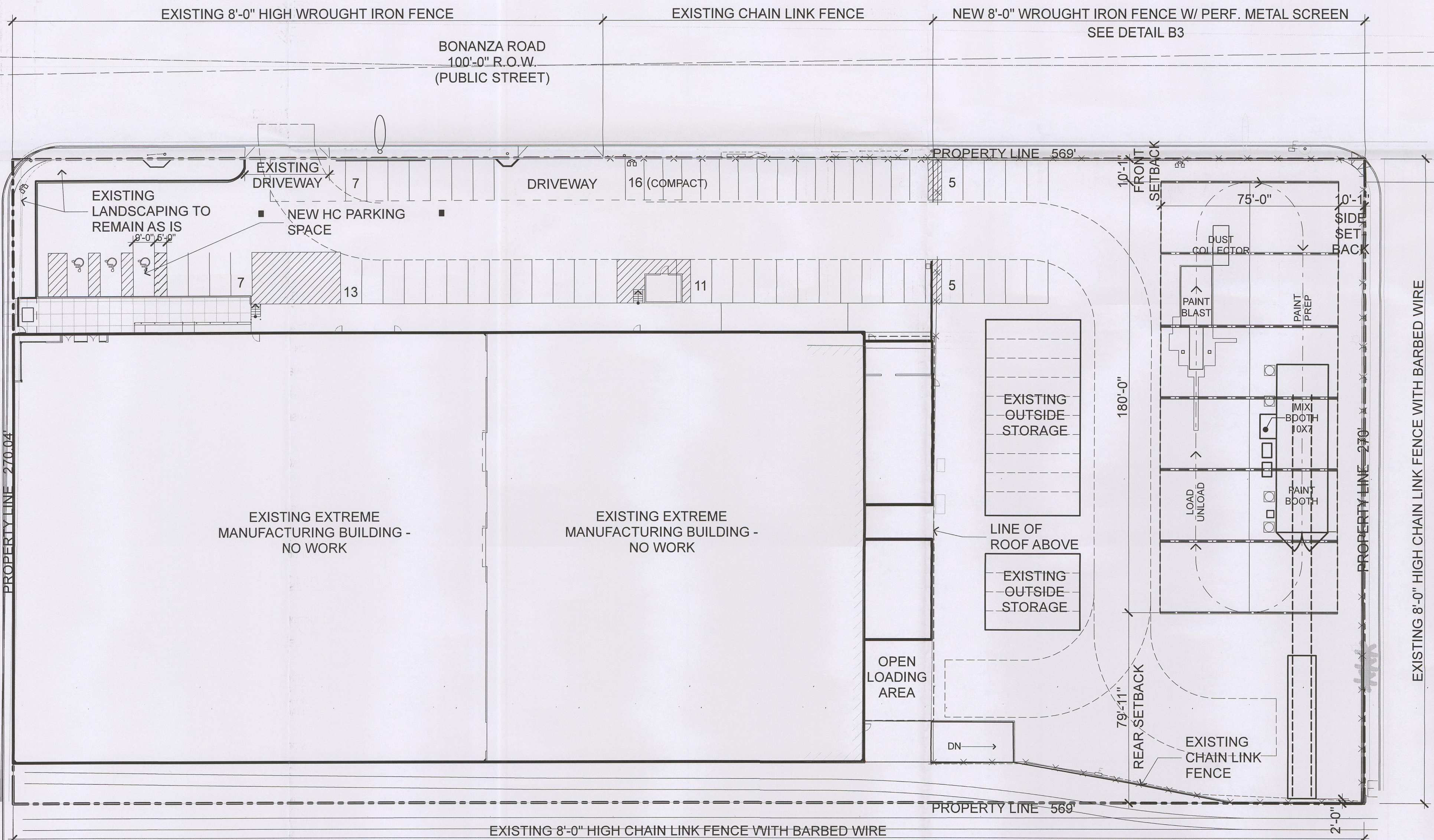
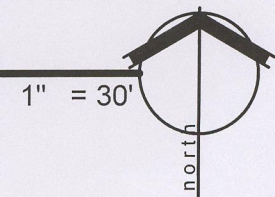
TITLE
FLOOR PLAN AND
ELEVATIONS

APPROVED
MAY 24 2012
City of Las Vegas
Department of Planning

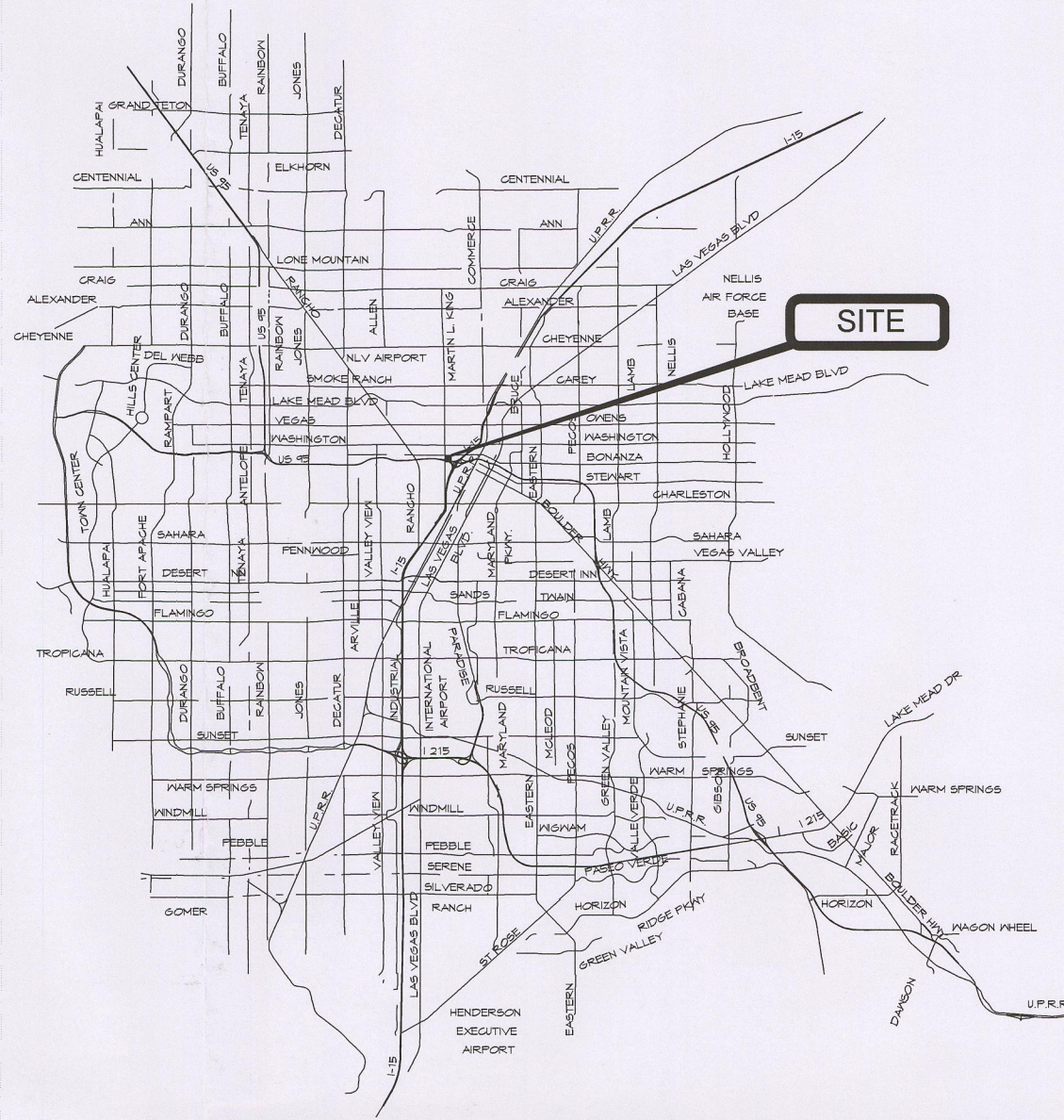
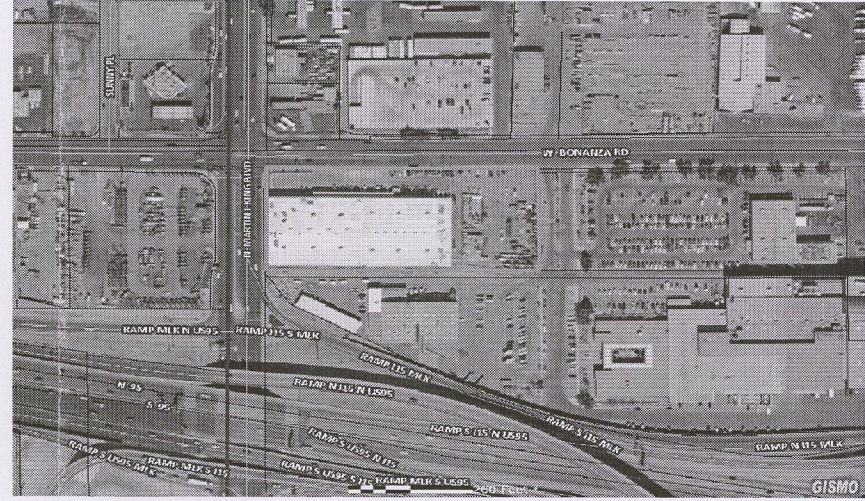
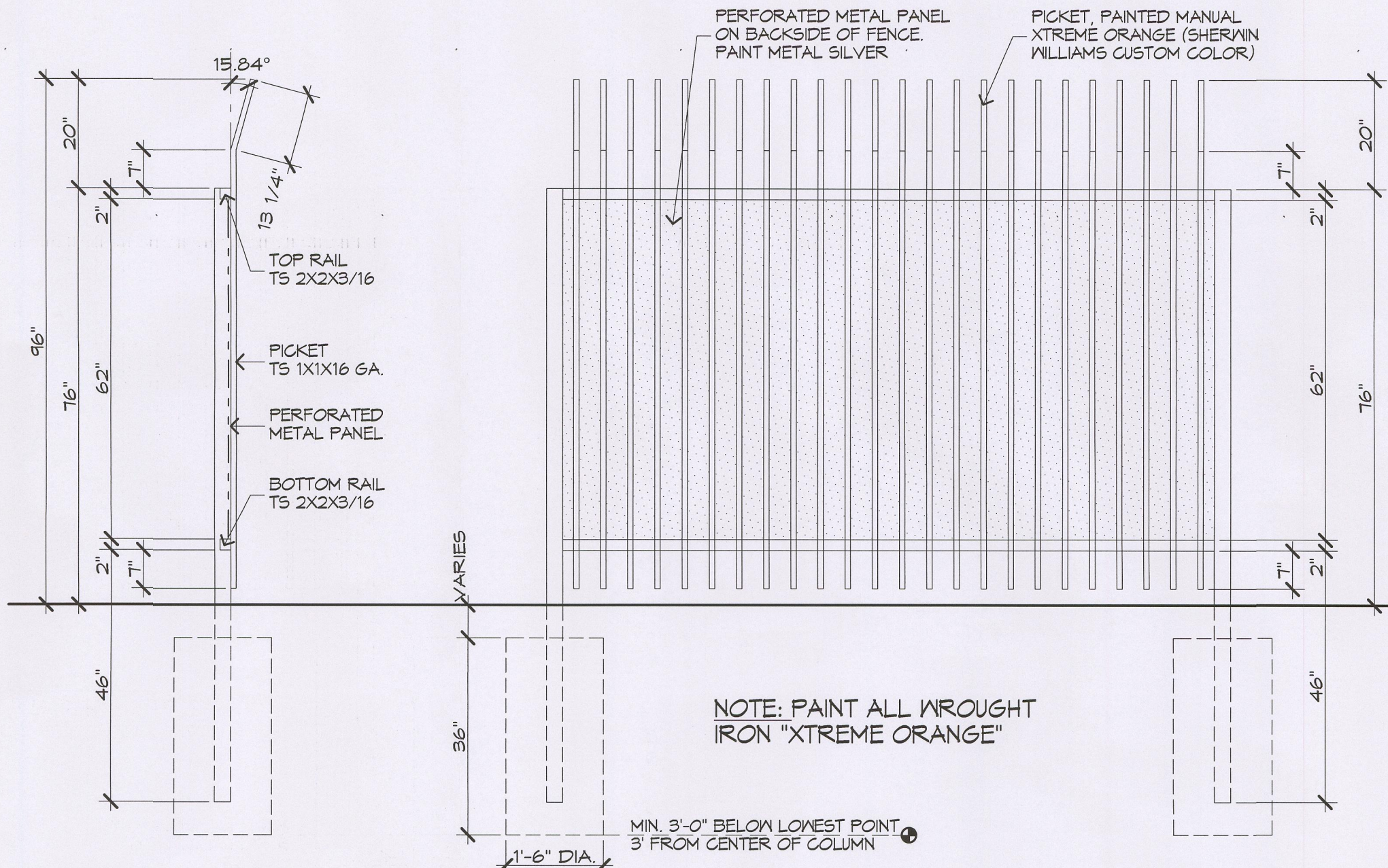
ASI01

MARTIN L. KING BLVD.
100'-0" R.O.W.
(PUBLIC STREET)

SITE PLAN



B3 WROUGHT IRON FENCE DETAIL
1/2" = 1'-0"



VICINITY MAP
N.T.S.

Site and Project Information

SITE DATA	
PARCEL NUMBER	139-28-801-002
JURISDICTION	CITY OF LAS VEGAS - 89106
EXISTING GENERAL PLAN	LIGHT INDUSTRIAL / RESEARCH
EXISTING ZONING	M
PROPOSED USE	MANUFACTURING, OUTDOOR STORAGE
SITE AREA	153,767 SF OR 3.53 GROSS ACRES
SETBACKS - (ACCESSORY STRUCTURE ONLY, OTHER STRUCTURES ARE EXISTING)	
FRONT	REQ'D 10'-0" PROVIDED 10'-1"
INTERIOR SIDE	0'-0" 10'-1"
REAR	0'-0" 79'-11"
LOT COVERAGE ALLOWED	N/A
ACTUAL LOT COVERAGE	10.7%
BUILDING INFORMATION	
CODE	2009 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	VB
OCCUPANCY	BF/S-1
FIRE SPRINKLERS PROVIDED	YES
AREAS:	
A EXISTING BUILDING (OFFICE)	14,654 SF
B EXISTING BUILDING (HEAVY MANUFACTURING)	60,646 SF
C NEW PAINT / BLAST / MIX BOOTHS	2,472 SF
D STORAGE YARD and OUTSIDE STORAGE	41,970 SF
TOTAL	119,852 SF
E NEW OPEN SIDED CANOPY	13,500 SF
PARKING INFORMATION	
A EXISTING BUILDING (OFFICE)	14,654 @ 1:1,000 = 14.6
B EXISTING BUILDING (HEAVY MANUFACTURING)	60,646 @ 1:1,000 = 60.6
C NEW PAINT / BLAST / MIX BOOTHS	2,472 @ 1:1,000 = 2.5
D STORAGE YARD and OUTSIDE STORAGE	41,970 @ 1:1,000 = 42.0
TOTAL PARKING REQUIRED	120
STANDARD PARKING PROVIDED	45
HANDICAP PARKING PROVIDED	3
COMPACT PARKING PROVIDED (25%)	16
TOTAL PARKING PROVIDED	64

Xtreme Manufacturing
Site Development Review
1415 West Bonanza Road
Las Vegas, Nevada 89106

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1	City of Las Vegas SDR	05.23.12
	Submittal	

NO.	DESCRIPTION	DATE
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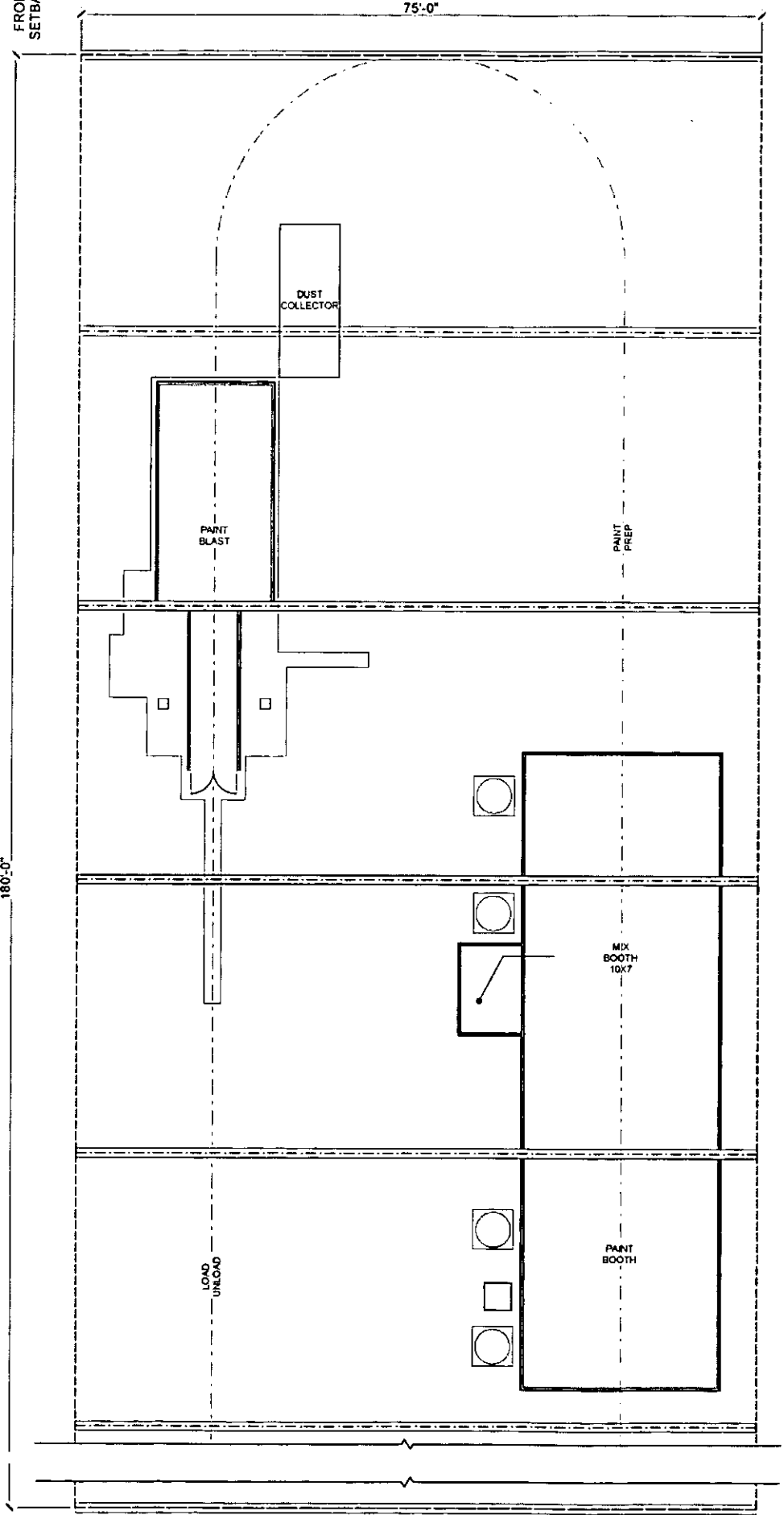
ISSUED

TITLE
SITE PLAN



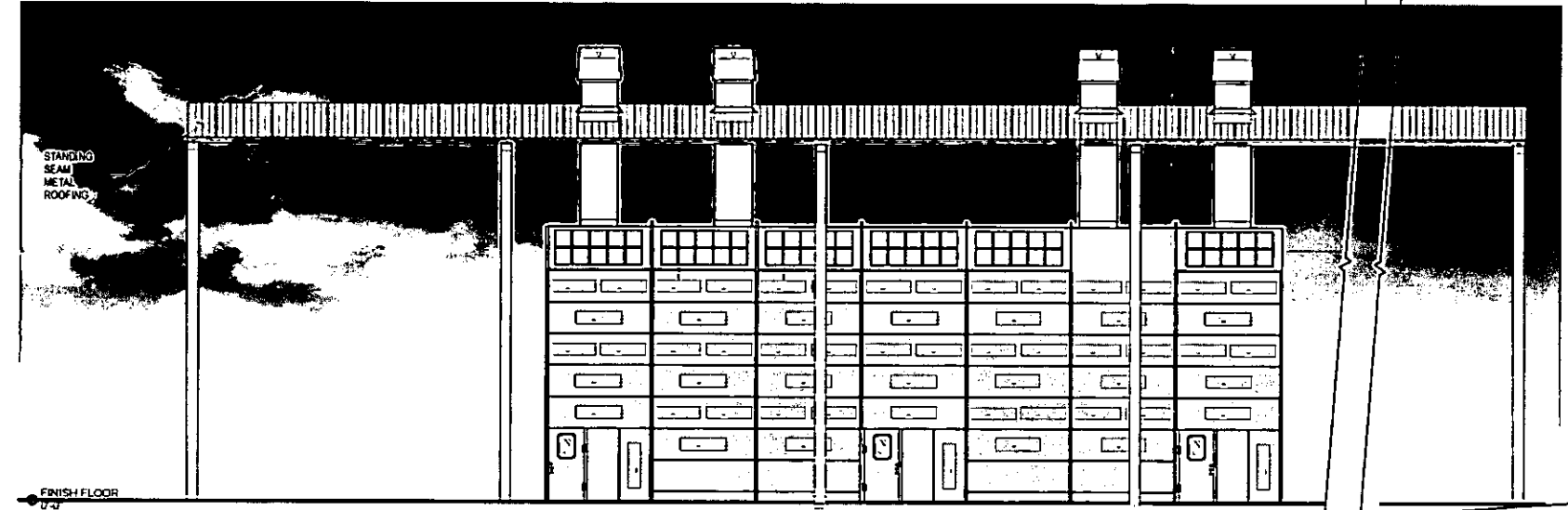
DRAWING NO.

AS100



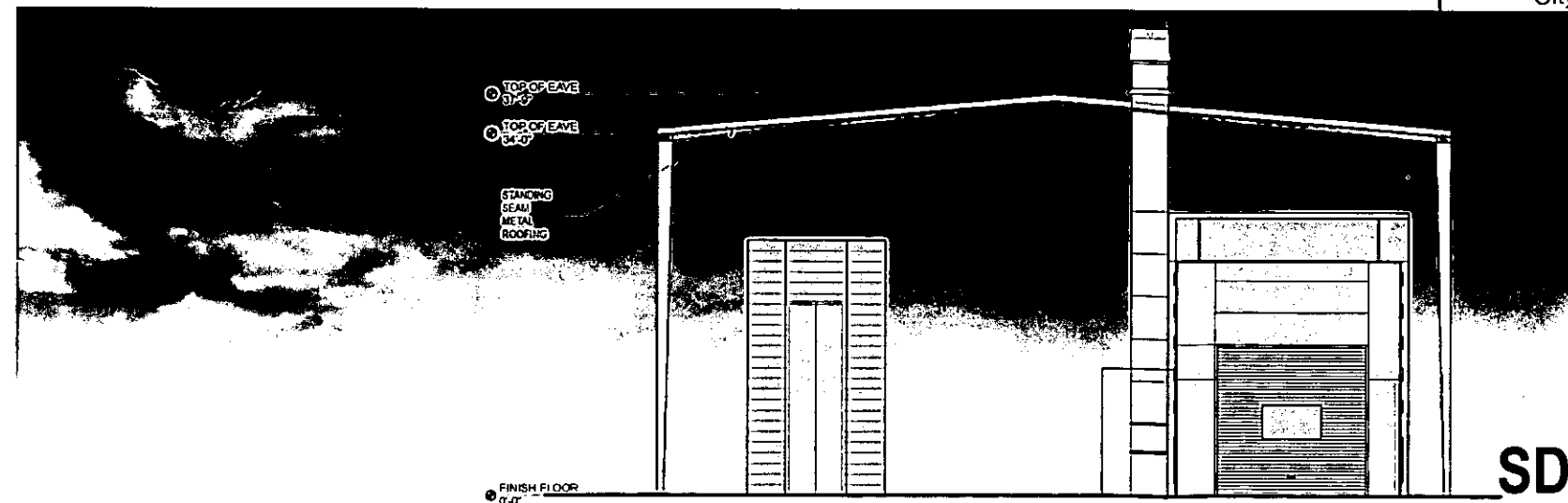
D1 FLOOR PLAN

1/8" = 1'-0"



C3 EAST ELEVATION

1/8" = 1'-0"



D3 SOUTH ELEVATION

1/8" = 1'-0"

Xtreme Manufacturing
Site Development Review
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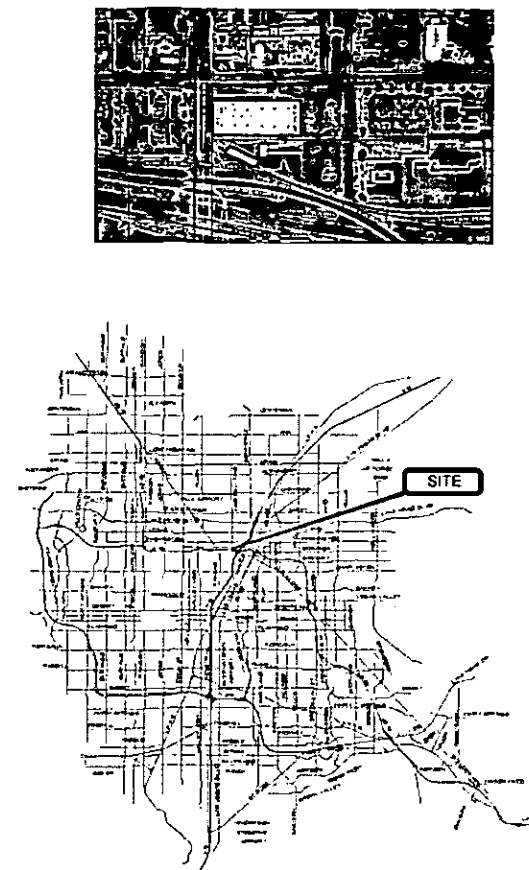
NO	DESCRIPTION	DATE
1	City of Las Vegas SDR Submittal	05.23.12

ISSUED
TITLE
FLOOR PLAN AND ELEVATIONS

SDR-45534

DRAWING NO.
AS101
Xtreme Manufacturing

File 11.166 Alumi - New Paint Booth.DWG(11.166) 1415 Xtreme.plot: SDR-45534 12.17 PM, 12/17/2011



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Site Development Review
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Site and Project Information

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	RECD	PROJNO.		
FRONT	ND-0"	10'-1"		
INTERIOR SIDE	0'-0"	10'-1"		
REAR	0'-0"	79'-11"		

LOT COVERAGE ALLOWED NA

ACTUAL LOT COVERAGE 10.7%

BUILDING INFORMATION

CODE 2009 INTERNATIONAL BUILDING CODE

CONSTRUCTION TYPE VB

OCCUPANCY BFIS-I

FIRE SPRINKLERS PROVIDED YES

AIRAS:

- A EXISTING BUILDING (OFFICE) 14,654 SF
- B EXISTING BUILDING (HEAVY MANUFACTURING)
- C NEW PART / BLAST / MIX BOOTHS 2,472 SF
- D STORAGE YARD AND OUTSIDE STORAGE 41,970 SF
- TOTAL 119,852 SF

E NEW OPEN SIDERCANOPY 13,900 SF

PARKING INFORMATION

A EXISTING BUILDING (OFFICE)
B EXISTING BUILDING (HEAVY MANUFACTURING)
C NEW PAINT / BLAST / MIX BOOTHS
D STORAGE YARD and OUTSIDE STORAGE

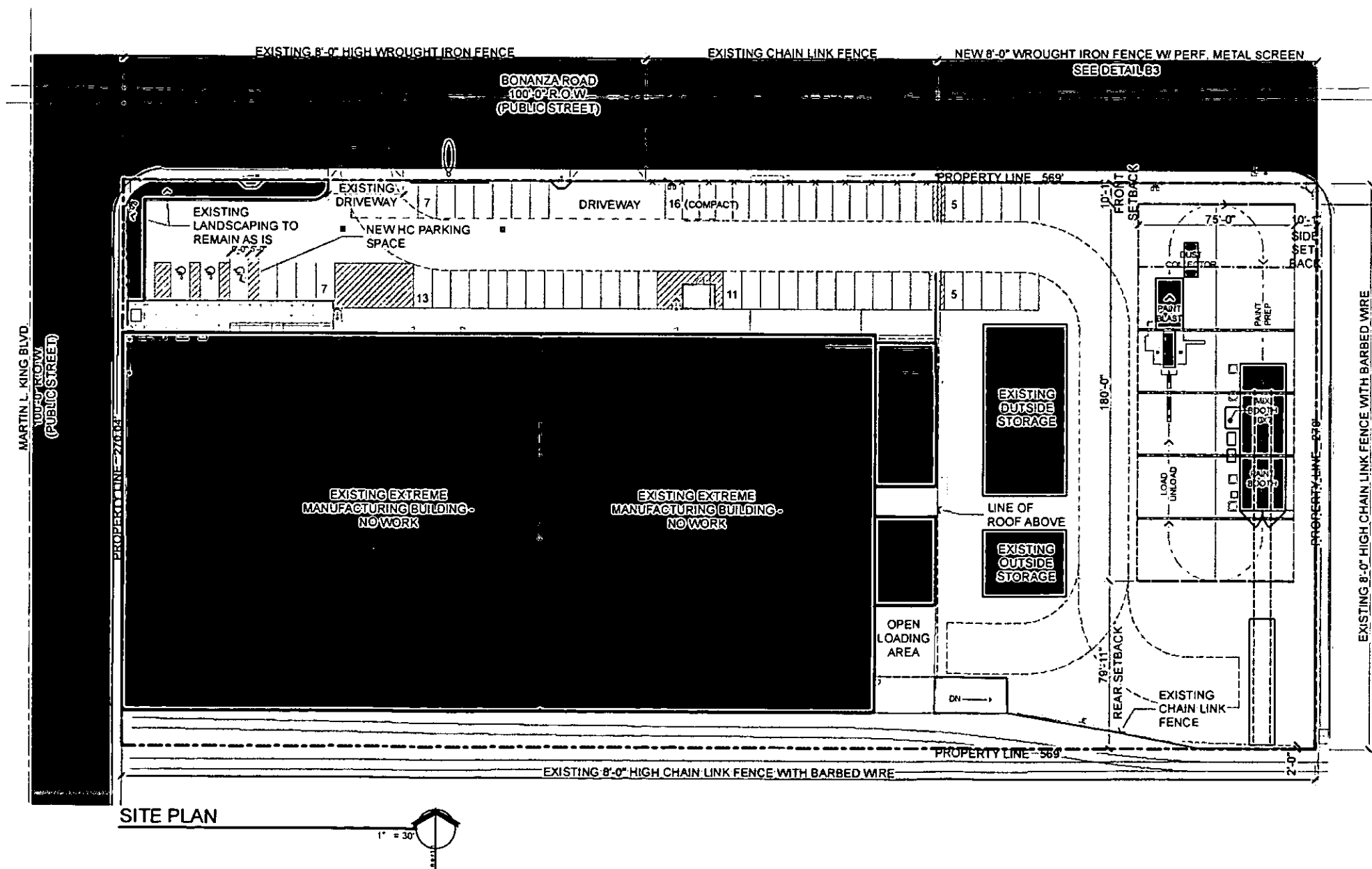
TOTAL PARKING REQUIRED 120

STANDARD PARKING PROVIDED	45
HANDICAP PARKING PROVIDED	3
COMPACT PARKING PROVIDED (25%)	10
TOTAL PARKING PROVIDED	64

DRAWING NO.

AS100

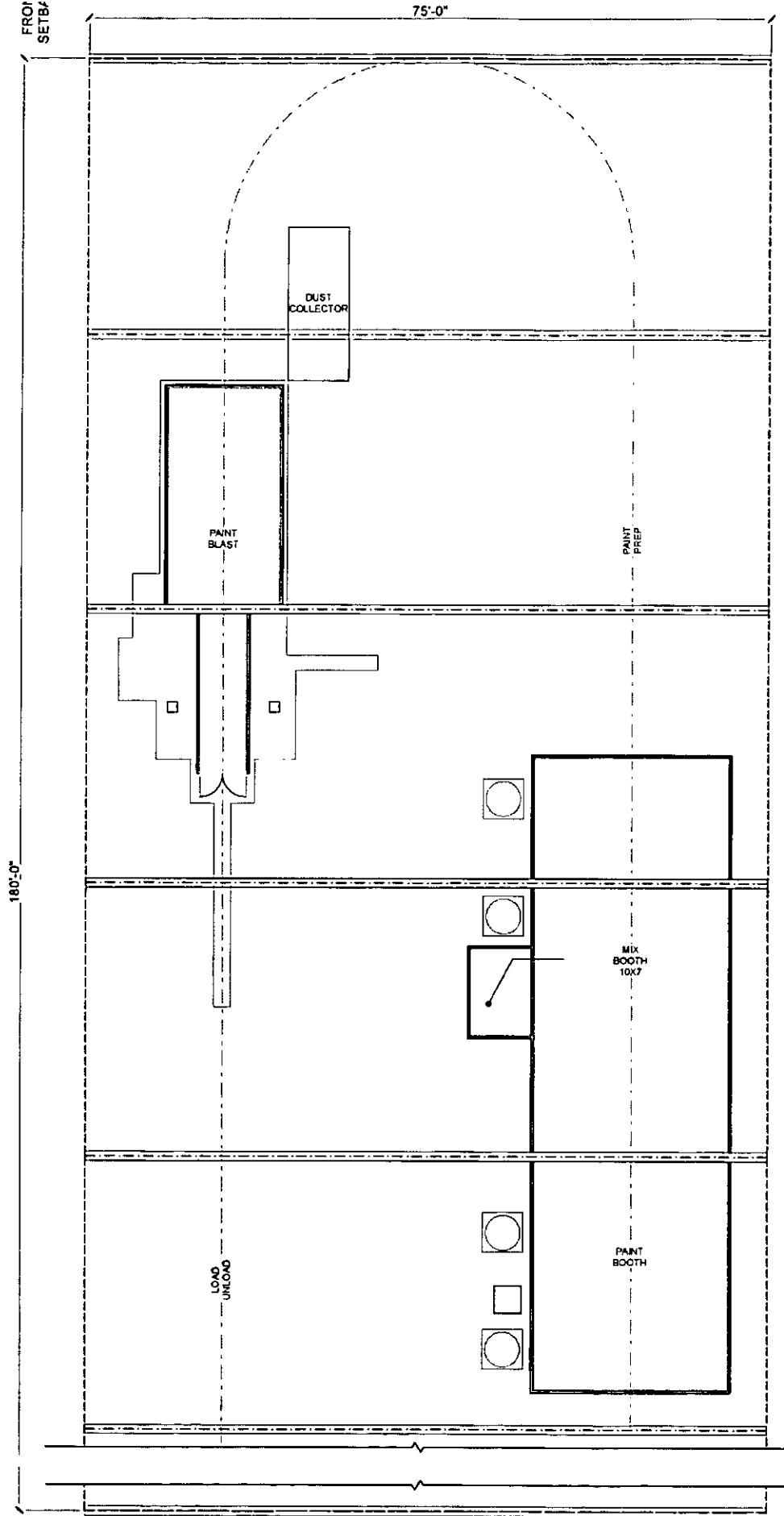
Xinyuan Han et al.



6/11/16 Admin - New Paint Booth/DCS111144 1415 Xtreme.pdf, 5/2/2012 12:17 PM, 1415

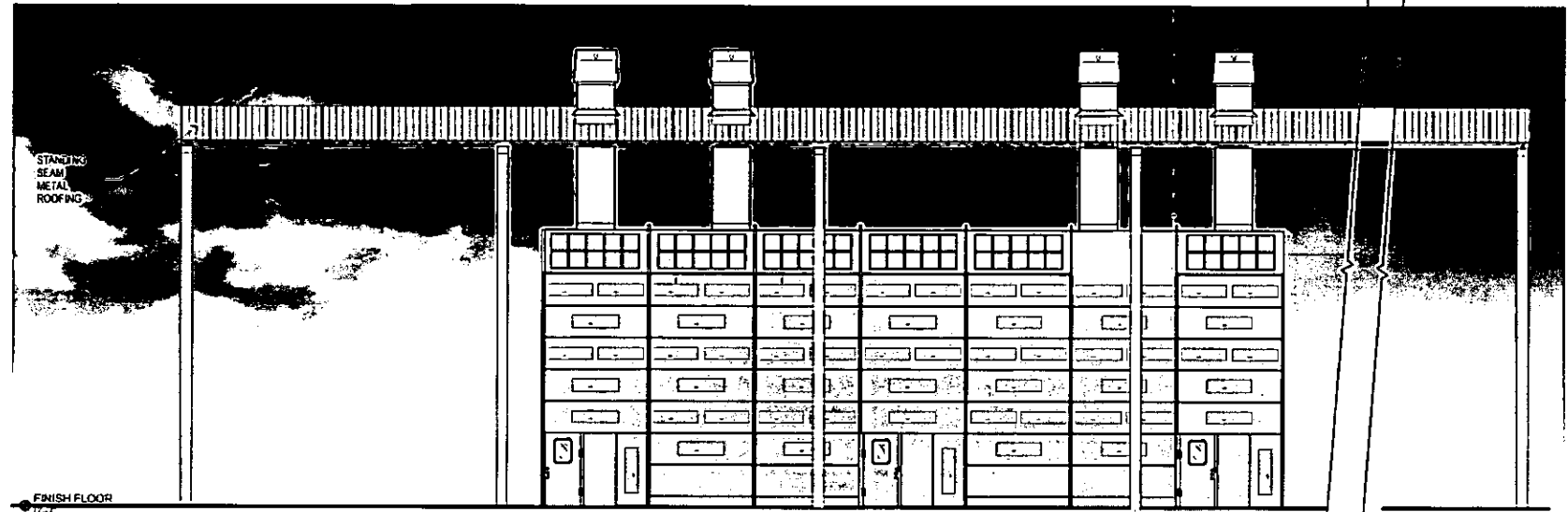
D1 FLOOR PLAN

1/8" = 1'-0"



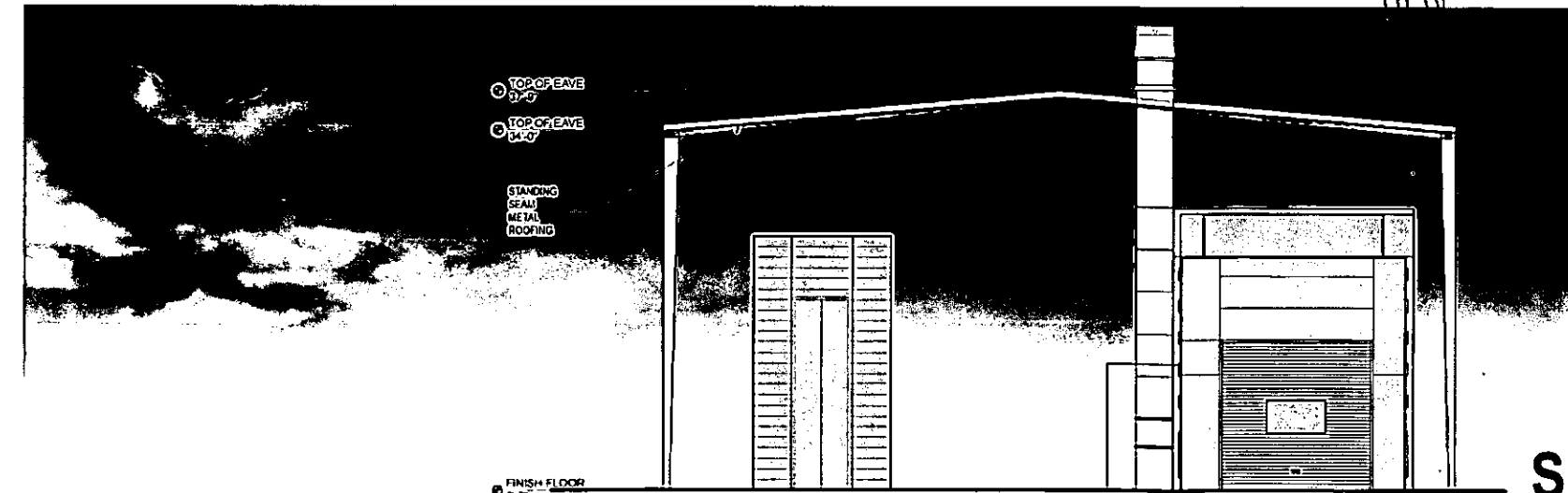
C3 EAST ELEVATION

1/8" = 1'-0"



D3 SOUTH ELEVATION

1/8" = 1'-0"



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Site Development Review
1415 West Bonanza Road
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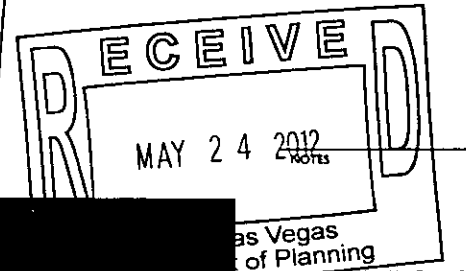
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NO	DESCRIPTION	DATE
1	City of Las Vegas SDR	05/23/12
	Submittal	

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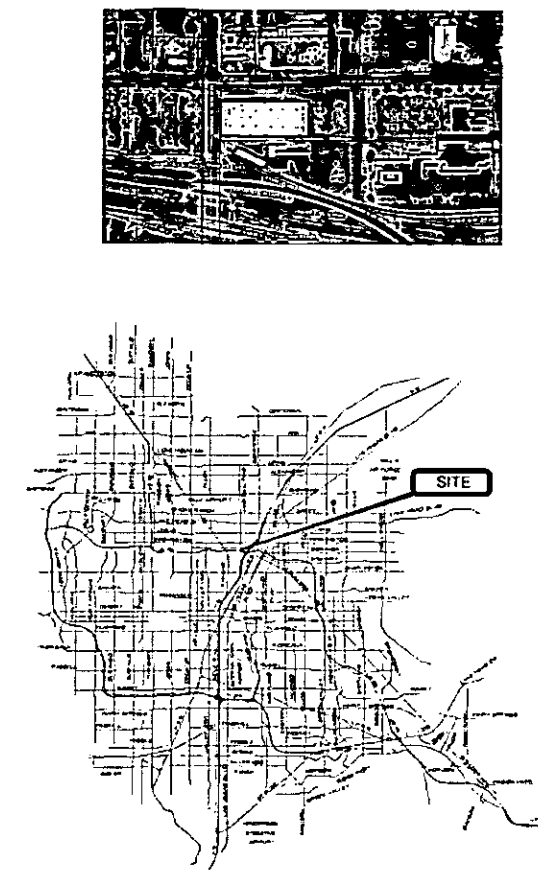
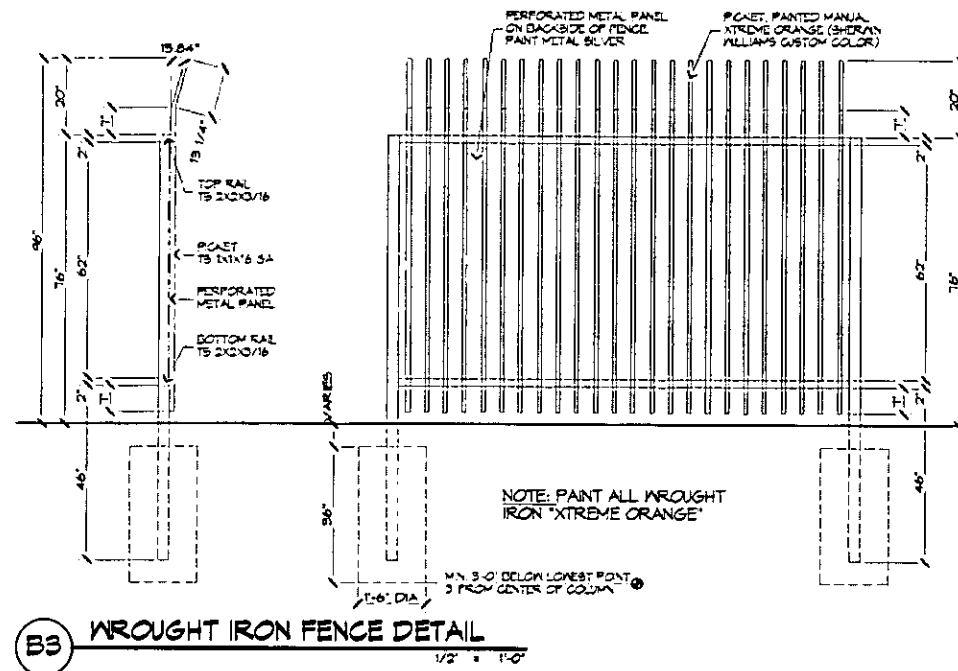
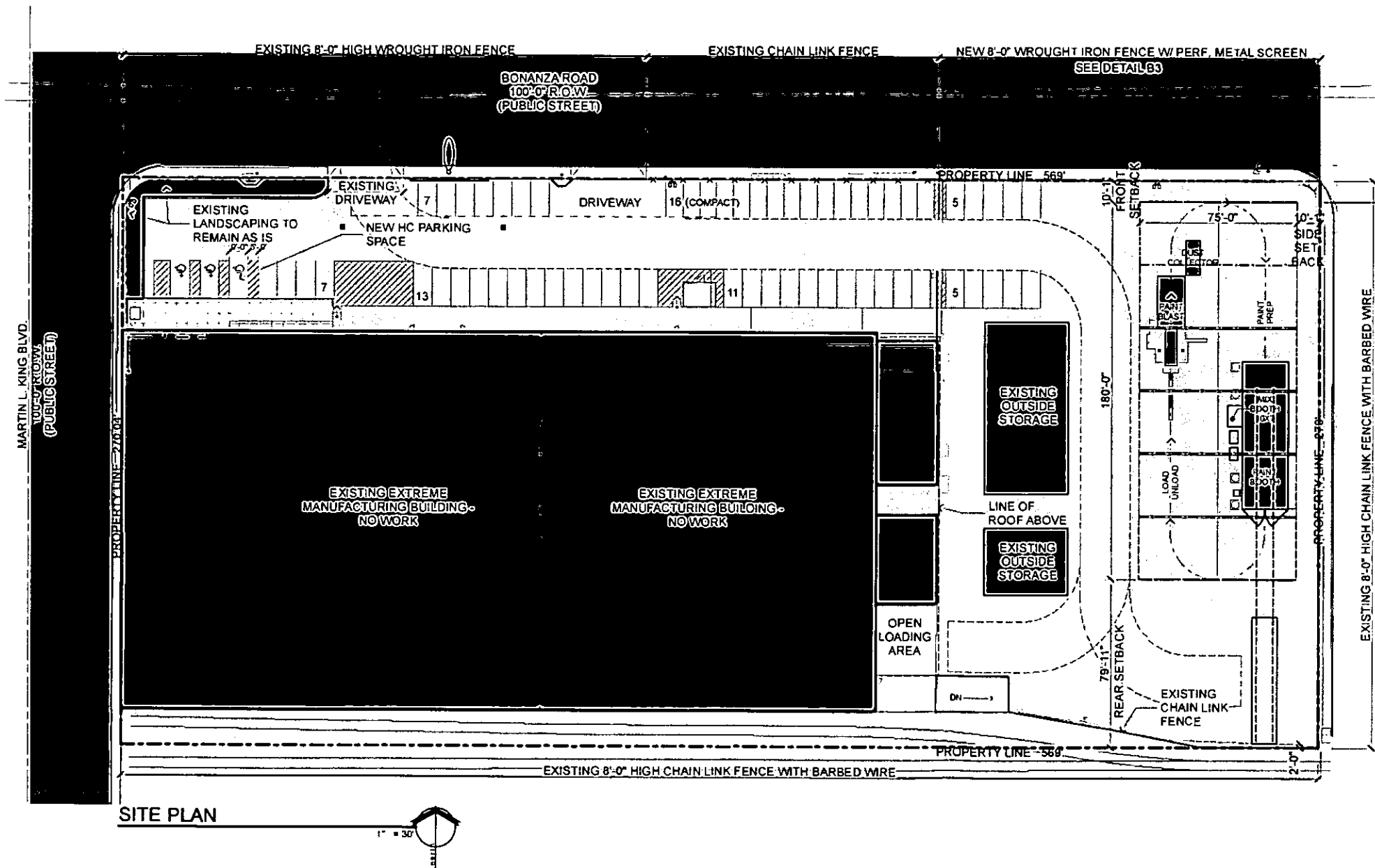
TITLE
FLOOR PLAN AND
ELEVATIONS

SDR-45534

DRAWING NO.

AS101

Xtreme Manufacturing



VICINITY MAP

N.T.S.

Site and Project Information

SITE DATA

PARCEL NUMBER	139-28-801-002
JURISDICTION	CITY OF LAS VEGAS - 89106
EXISTING GENERAL PLAN	LIGHT INDUSTRIAL / RESEARCH
EXISTING ZONING	M
PROPOSED USE	MANUFACTURING, OUTDOOR STORAGE
SITE AREA	152,767 SF OR 3.5 ACROSS LOTS
SETBACKS - (ACCESSORY STRUCTURE ONLY, OTHER STRUCTURES ARE EXISTING)	10'-0" FRONT SETBACK, 10'-0" SIDE SETBACK, 10'-0" REAR SETBACK

FRONT	REQD 10'-0"
INTERIOR SIDE	0'-0"
REAR	0'-0"

LOT COVERAGE ALLOWED	PROVIDED 10'-0"
ACTUAL LOT COVERAGE	10'-0"

BUILDING INFORMATION

CODE	1009 INTERNATIONAL CONCRETE
CONSTRUCTION TYPE	CONCRETE
OCCUPANCY	INDUSTRIAL
FIRE SPRINKLERS PROVIDED	YES

AREAS

A. EXISTING BUILDING (OFFICE)	14,854 SF
B. EXISTING BUILDING (HEAVY MANUFACTURING)	60,846 SF
C. NEW PAINT / BLAST / MIX BOOTHS	2,472 SF
D. STORAGE YARD and OUTSIDE STORAGE	41,970 SF
TOTAL	119,852 SF
E. NEW OPEN SIDES CANOPY	13,500 SF

PARKING INFORMATION

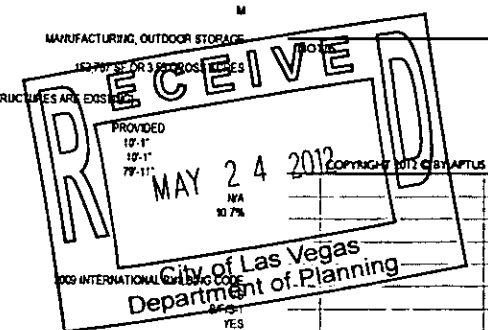
A. EXISTING BUILDING (OFFICE)	14,854 @ 1:1,000 = 148
B. EXISTING BUILDING (HEAVY MANUFACTURING)	60,846 @ 1:1,000 = 608
C. NEW PAINT / BLAST / MIX BOOTHS	2,472 @ 1:1,000 = 25
D. STORAGE YARD and OUTSIDE STORAGE	41,970 @ 1:1,000 = 420

TOTAL PARKING REQUIRED: 1,181

STANDARD PARKING PROVIDED	45
HANDICAP PARKING PROVIDED	3
COMPACT PARKING PROVIDED (25%)	18
TOTAL PARKING PROVIDED	66

11.166

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ISSUED

TITLE
SITE PLAN

SDR-45534

DRAWING NO.

AS100

Xtreme Manufacturing

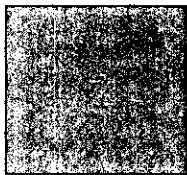
Xtreme Manufacturing
Site Development Review
1415 West Bonanza Road
Las Vegas, Nevada 89106

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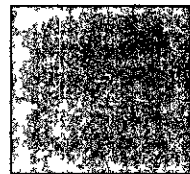
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ARCHITECT



Gray Paint
Booth Siding



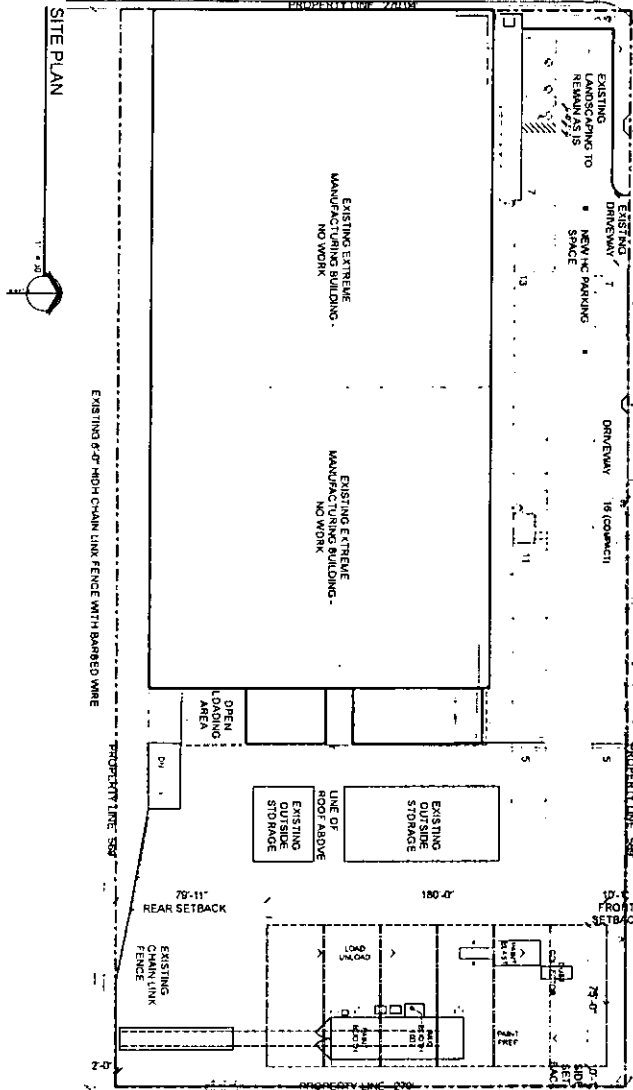
Canopy Trim



Galvalume
Roofing



MARTIN L. KING BLVD
100'-0" R.O.W.
(PUBLIC STREET)



EXISTING 8'-0" HIGH WROUGHT IRON FENCE
BONANZA ROAD
100'-0" R.O.W.
(PUBLIC STREET)

EXISTING CHAIN LINK FENCE

NEW 8'-0" WROUGHT IRON FENCE W/ PERF. METAL SCREEN
SEE DETAIL B3

B3 WROUGHT IRON FENCE DETAIL
12'-0" x 12'-0"

NOT PART ALL PROJECT
FOR FENCE CHANGE

VICINITY MAP



Site and Project Information

SITE DATA

PROJECT NUMBER: 19-000-001
 ADDRESS: 1415 WEST BONANZA ROAD, LAS VEGAS, NV 89106
 PROJECT TYPE: INDUSTRIAL DEVELOPMENT
 PROJECT PHASE: PRELIMINARY DESIGN
 PROJECT START DATE: 05/24/2012
 PROJECT END DATE: 05/24/2012
 PROJECT STATUS: IN PROGRESS
 PROJECT OWNER: XTREME MANUFACTURING
 PROJECT CONTACT: JASON HARRIS
 PROJECT PHONE: (702) 735-1100
 PROJECT FAX: (702) 735-1101
 PROJECT EMAIL: jharris@xtremefactory.com
 PROJECT WEBSITE: www.xtremefactory.com

BUILDING INFORMATION

BUILDING NAME: XTREME MANUFACTURING
 BUILDING TYPE: MANUFACTURING
 BUILDING AREA: 145,000 SQ. FT.
 BUILDING HEIGHT: 15'-0"
 BUILDING FOOTPRINT: 145,000 SQ. FT.
 BUILDING SETBACK: 10'-0"
 BUILDING SETBACK: 10'-0"
 BUILDING SETBACK: 10'-0"

PERMITS AND APPROVALS

PERMIT NUMBER: 19-000-001
 PERMIT TYPE: INDUSTRIAL DEVELOPMENT
 PERMIT STATUS: IN PROGRESS
 PERMIT START DATE: 05/24/2012
 PERMIT END DATE: 05/24/2012
 PERMIT OWNER: XTREME MANUFACTURING
 PERMIT CONTACT: JASON HARRIS
 PERMIT PHONE: (702) 735-1100
 PERMIT FAX: (702) 735-1101
 PERMIT EMAIL: jharris@xtremefactory.com
 PERMIT WEBSITE: www.xtremefactory.com

TITLE

TITLE: SITE PLAN
 DATE: 05/24/2012
 DRAWN BY: JHARRIS
 CHECKED BY: JHARRIS
 APPROVED BY: JHARRIS

DATE

RECEIVED
 MAY 24 2012
 City of Las Vegas
 Department of Planning
SDR-45534

Xtreme Manufacturing
 Site Development Review
 1415 West Bonanza Road
 Las Vegas, Nevada 89106

APR 15 2012

11/1/06

Yorgo Kagafas

From: Kristen Neuman [Kristen@aptusgroup.com]
Sent: Wednesday, June 06, 2012 3:41 PM
To: Yorgo Kagafas
Cc: Bruce Bilyeu; Scott Zeimen
Subject: RE: SDR-45534 Comments

Hi Yorgo, we agree to increase the design density to the fire sprinkler system per the international fire code. Let us know what else you need from us.

Thanks!

Kristen G. Neuman, AIA

APTUS

Las Vegas - Seal Beach

1200 South 4th Street, Suite 206

Las Vegas, Nevada 89104

P 702.839.1200

F 702.839.1213

M 702.501.6825

kristen@aptusgroup.com

aptusgroup.com



Please consider the environment before printing this email.



From: Yorgo Kagafas [<mailto:GKagafas@LasVegasNevada.GOV>]
Sent: Wednesday, June 06, 2012 3:34 PM
To: Kristen Neuman
Subject: FW: SDR-45534 Comments

Please respond ASAP. Thanks,

Yorgo Kagafas, AICP
Senior Planner
Planning & Development
City of Las Vegas
(702) 229-6196

From: Scott Zeimen
Sent: Wednesday, June 06, 2012 3:16 PM
To: Yorgo Kagafas
Subject: FW: SDR-45534 Comments

Hi Yorgo,

Regardless if structure is enclosed or not, it has to be sprinklered due to the total gross square footages per the international fire code (almost 14,000sqft).

They can either provide a means for the fire apparatus to exit the property from the dead end or increase the design density to the fire sprinkler system per the international fire code.

I didn't notice any parking arrangement concerns for fire.

thanks

Scot

From: Scott Zeimen
Sent: Wednesday, June 06, 2012 1:46 PM
To: Carman Burney
Subject: SDR-45534 Comments

Hi Carmen

Comment item for SDR#45534

Provide a secondary fire apparatus access manual gate out from the dead end exceeding 150' (IFC § 503.2.5) and/or increase the sprinkler design density per 2009 IFC § 503.1.1 with the SNFCA#6124. See table 503.1.1

thanks

Scott Zeimen
Asst. Fire Protection Engineer
City of Las Vegas Fire & Rescue
500 N Casino Center Blvd
Las Vegas, Nevada 89101
szeimen@lasvegasnevada.gov

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City Of Las Vegas Department Of Planning Pre-Application Conference Notes

C
Y
C
L
E

7

Project Name: Xtreme Manufacturing

APN(s):	13928801002	Pre-app Date:	05/14/12
Location:	1415 W Bonanza Rd	Meeting Location:	DSC Conference Room 3E - 333
Ward #:	5 - Barlow	Acres:	3.53
		Time:	3:00 p.m.

Ownership Info:	DFA, LLC	Last Change of Ownership Date:	2008
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:	Bruce Bilyeu		
	Phone: (702)-858-2025	Fax: (702)-	Email:
Representative Info:			
	Phone: ()-	Fax: -	Email:

Use:	Existing:	Office, heavy manufacturing
	Proposed:	No change proposed
General Plan:	Existing:	LI/R
	Proposed:	No change proposed
Zoning:	Existing:	M
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	Airport Overlay (140'), West Las Vegas	
	Special Land Use Designation (per plan, if applicable): N/A	

☒ **Meeting**
☐ **Email**
☐ **Conversation Record**
☐ **Telephone Record**

Between CLV Planning Representative: Yorgo Kagafas, Senior Planner (229-6196 Office / 385-7268 Fax / gkagafas@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Bruce Bilyeu	Extreme Manufacturing	858-2025		
2.				
3.				
4.				
5.				
6.				
7.				
8.	CLV - Planning			
9.	CLV - Planning / Business License	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Economic Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

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

Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions

City of Las Vegas Department of Planning

Pre-Application Conference Notes

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. Applicant requests a Variance for parking and Site Development Plan Review for an added paint booth and prep booth in an enclosed 75' x 100' building on the east side of the site. No additional Variance is required.
2. All conditions of approval for VAR-44446 and SDR-44445 will remain, except as modified in the new Site Development Plan Review.
3. The floor plan of the proposed building shall identify all rooms/bays within.
4. The use will continue to be Manufacturing, Heavy.
- 5.

Pre-Application Conference		City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)			
Item Required					
YES	NO	APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)		Fees	
			Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To ...") → "Apply for -> Planning Applications")	App. Type	
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots		Application	
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots		Notification	
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)		Recordation	
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)		Sub Total	
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)	SDR	\$ 500.00	\$ 500.00
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)		\$	\$
☐	☒	Copy of Business License(s) – requested, but submittals will be accepted without		\$	\$
☐	☒	Cop(ies) of approval letter(s) for		\$	\$
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) – Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500		\$	—
☒	☐	Photo Reproduction of the Color & Materials Board (SDR applications only)		\$	\$
				Subtotal:	\$ 1030.00
				Grand Total All Fees:	\$1030.00
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES): MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)					
☒	☐	SITE PLAN	TOTAL REQUIRED FOR ALL APPLICATIONS		
		North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):		6
		All property lines and present dimensions labeled	Colored, Rolled Plans:		1
		All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):		1
		All adjacent existing land uses and street names labeled	NOTES:		
		All points of ingress and egress shown			
		ADA accessibility requirements shown/labeled			
		Parking standard(s) utilized:			
		Parking space count and typical dimensions labeled			
		# regular + [30% or less of total] # compact + # handicap = Total			
		For residential subdivisions, provide a connectivity calculation			
		All free-standing sign locations shown and heights and sizes noted			
☐	☒	LANDSCAPE PLAN	TOTAL REQUIRED FOR ALL APPLICATIONS		
		North arrow, scale, and vicinity map	Folded Plans (1 per application):		0
		All property lines and present dimensions labeled	Colored, Rolled Plans:		0
		All required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):		0
		All required parking lot fingers/islands shown	NOTES: No landscape proposed		
		Quantity, size, species/variety of all trees, shrubs, and ground cover			
☒	☐	BUILDING ELEVATIONS	TOTAL REQUIRED FOR ALL APPLICATIONS		
		Scale and building dimensions labeled	Folded Plans (1 per application):		1
		North, south, east, and west elevations of all buildings	Colored, Rolled Plans:		1
		All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per application):		1
		All wall sign locations shown and sizes noted	NOTES: New construction only		
☒	☐	FLOOR PLANS	TOTAL REQUIRED FOR ALL APPLICATIONS		
		Scale and building dimensions labeled	Folded Plans (1 per application):		1
		North arrow and scale	Rolled Plans:		1
		All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):		1
		Use of all rooms noted/labeled	NOTES: May be included/shown on the site plan for paint booths		
		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.

Pre-Application Conference	City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)		
Item Required	THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.		
APN(s):	13928801002	Application Type:	Site Development Plan Review
Location:	1415 W Bonanza Rd	Application Purpose:	Proposed 75' x 100' building
Ward:	5 - Barlow	Pre-App Meeting Date:	05/14/12
Planner's Signature:		Submittal Deadline:	<u>05/24/12 - no later than 2:00 pm</u>
Planner:	Yorgo Kagafas, Senior Planner - 229-6196	Earliest PC / CC Meeting Dates:	07/10/12 PC - 08/15/12 CC (Cycle 7)
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 <u>no later than 15 days prior</u> 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.			

2012 PLANNING COMMISSION MEETING SCHEDULE Generally, the Planning Commission meetings are held on the second Tuesday of each month. *Denotes a GPA Cycle			
Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
November 3, 2011	November 23, 2011	January 10, 2012*	February 15, 2012
December 1, 2011	December 19, 2011	February 14, 2012	March 21, 2012
January 5, 2012	January 26, 2012	March 13, 2012	April 18, 2012
February 2, 2012	February 23, 2012	April 10, 2012*	May 16, 2012
March 1, 2012	March 22, 2012	May 8, 2012	June 6, 2012
April 5, 2012	April 26, 2012	June 12, 2012	July 18, 2012
May 3, 2012	May 24, 2012	July 10, 2012*	August 15, 2012
June 7, 2012	June 28, 2012	August 14, 2012	September 19, 2012
July 5, 2012	July 26, 2012	September 11, 2012	October 17, 2012
August 2, 2012	August 23, 2012	October 9, 2012*	November 7, 2012
September 6, 2012	September 27, 2012	November 13, 2012	December 19, 2012
October 4, 2012	October 25, 2012	December 11, 2012	January 16, 2013
November 1, 2012	November 21, 2012	January 8, 2013*	February 20, 2013
November 29, 2012	December 20, 2012	February 12, 2013	March 20, 2013

Applications MUST BE submitted by 2:00 P.M. on CLOSING DAYS,
or by 4:00 P.M. on NON-CLOSING DAYS. Call (702) 229-6301 for additional information



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

June 14, 2012

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza Road
Las Vegas, Nevada 89106

**RE: SDR-45534 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JUNE 2012**

Dear Mr. Bilyeu:

Your request for a Site Development Plan Review FOR THE ADDITION OF A 13,500 SQUARE-FOOT SHADE STRUCTURE OVER A PREVIOUSLY APPROVED PAINT BOOTH AND VEHICLE PREP BOOTH AT AN EXISTING HEAVY MANUFACTURING FACILITY on 3.53 acres at 1415 Bonanza Road (APN 139-28-801-002), M (Industrial) Zone, Ward 5 (Barlow), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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, landscape plan, and building elevations, date stamped 05/24/12, except as amended by conditions herein.
3. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 05/24/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov

Mr. Bruce Bilyeu
DFA, LLC
SDR-45534 - Page Two
June 14, 2012

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Department of Planning staff on June 14, 2012 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Bruce Bilyeu
Xtreme Manufacturing
1415 West Bonanza Road
Las Vegas, Nevada 89106

Ms. Kristen Neuman
APTUS
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

*City of Las Vegas***AGENDA MEMO - PLANNING****ADMINISTRATIVE MEETING DATE: JUNE 2012****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT: XTREME MANUFACTURING - OWNER: DFA, LLC****** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-45534	Staff APPROVES, subject to conditions:	

**** CONDITIONS ******SDR-45534 CONDITIONS****Planning**

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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, landscape plan, and building elevations, date stamped 05/24/12, except as amended by conditions herein.
3. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 05/24/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Conditions Page Two
June 2012 - Administrative Review Meeting

Public Works

7. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
8. Site development to comply with all applicable conditions of approval for SDR-44445 and all other applicable site-related actions.

Staff Report Page One
June 2012 - Administrative Review Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to add a 75-foot by 100-foot shade canopy over two enclosed paint booths at 1415 West Bonanza Road. This proposal can be processed administratively as it falls under the accessory structure section of Title 19.08. The proposal is a legal use and meets the requirements for an accessory structure in the M (Industrial) district; therefore, staff approves the application with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
08/13/08	The Building Department issued a Non-Work Certificate of Occupancy (122071) at 1415 West Bonanza Road. It was finalized on 09/09/08.
04/18/12	The City Council approved Variance (VAR-44446) and Site Development Plan Review (SDR-44445) to allow 64 parking spaces where 120 spaces are required and a Site Development Plan Review for the addition of two 4,900 square-foot shade structures, a paint booth and vehicle prep booth; and existing chain link fencing along the north and east perimeter and barbed wire fencing along the east perimeter of an existing heavy manufacturing facility on 3.53 acres at 1415 Bonanza Road. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
07/28/08	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
12/29/04	A Business License (M05-00079) was issued for Manufacture Construction at 1415 West Bonanza Road. The license is still active.
	A Business License (M06-03086) was issued for Equipment Sales at 1415 West Bonanza Road. The license is still active.
01/29/08	A Business License (E02-00832) was issued for Rental Sales at 1415 West Bonanza Road. The license is still active.
09/04/08	A Business License (B20-01511) was issued for Business Support at 1415 West Bonanza Road. The license is still active.

Staff Report Page Two
June 2012 - Administrative Review Meeting

06/16/10	A Sign Permit (#165232) was issued for a pole sign. The permit was not finalized.
12/22/11	A Business License (B20-02023) was issued for Business Support at 1415 West Bonanza Road. The license is still active.

<i>Pre-Application Meeting</i>	
05/14/12	Staff met with the applicant and reviewed the proposed addition of a 7,500 square-foot enclosed accessory building.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
05/31/12	Staff visited the site and found an active heavy manufacturing facility in operation.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	3.53

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Manufacturing, Heavy	LI/R (Light Industry/Research)	M (Industrial)
North	General Retail Warehouse	MXU (Mixed Use)	C-M (Commercial/Industrial)
South	Warehouse	LI/R (Light Industry/Research)	M (Industrial)
East	Warehouse	LI/R (Light Industry/Research)	M (Industrial)
West	Outside Storage	C (Commercial)	C-2 (General Commercial)

Staff Report Page Three
June 2012 - Administrative Review Meeting

Master Plan Areas	Yes	No	Compliance
West Las Vegas Plan	X		Y
Special Purpose and Overlay Districts	Yes	No	Compliance
A-O (Airport Overlay) District 140 Feet	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.100, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	270 Feet	Y
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	0 Feet	79 Feet	Y
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	N/A	N/A	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Bonanza Road	Primary Arterial	Master Plan of Streets and Highways	105	Y
Martin Luther King Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

Staff Report Page Four
June 2012 - Administrative Review Meeting

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Manufacturing, Heavy	119,360 SF	1:1,000 SF	120				
TOTAL SPACES REQUIRED			120		64		Y *
Regular and Handicap Spaces Required			115	5	61	3	Y *
Loading Spaces	119,360 SF	3:50,000 SF then 1; 100,000 SF	4		2		Y *
Percent Deviation			47%				Y*

- Via VAR-44446

ANALYSIS

The applicant is requesting to construct a 75-foot by 100-foot shade canopy over two existing enclosed paint booths to reduce the heat in them. The canopy meets all minimum development requirements of Title 19.08 for an accessory structure in an M (Industrial) district. The applicant has agreed to increase the water flow of the sprinkler system on the canopy to address the Department of Fire & Rescuc concerns. Since the project is designed to meet all development standards and will be compatible with both the current development on the site and surrounding development, staff has approved the application with conditions.

FINDINGS (SDR-45534)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The heavy manufacturing outside use is compatible with adjacent development.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

Staff Report Page Five
June 2012 - Administrative Review Meeting

The proposed accessory structure is consistent with the General Plan and the Unified Development Code for heavy manufacturing uses.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The ingress and egress to the site is via Bonanza Road, a Primary Arterial designed right-of-way that will not be negatively impacted by this project.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The proposed materials are appropriate for the industrial district location of the site.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed canopy of the structure will aesthetically match the primary structure on the site and will not have a negative effect on adjacent developments.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare of the public.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SDR-45534

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 7 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEK	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC-3001 RONEMUS
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2 ND FLOOR
METRO	BRIAN O'CALLAGHAN	7 TH FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 ND FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 ND FLOOR CITY HALL
*STREETS & SANITATION (DPW)	JERRY WALKER	DSC
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	DSC
*SID (DPW)	PATRICK MURPHY	DSC - 9 th Floor
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	JAMIE McKEOWN (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 TH FLOOR
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 GRISSOM AVENUE, BUILDING 11, SUITE 103D

* ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT< US MAIL DELIVERY>

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

SDR-45534 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: XTREME MANUFACTURING - OWNER: DFA, LLC - For possible action on a request for a Site Development Plan Review FOR THE ADDITION OF A 13,500 SQUARE-FOOT SHADE STRUCTURE OVER A PREVIOUSLY APPROVED PAINT BOOTH AND VEHICLE PREP BOOTH AT AN EXISTING HEAVY MANUFACTURING FACILITY on 3.53 acres at 1415 Bonanza Road (APN 139-28-801-002), M (Industrial) Zone, Ward 5 (Barlow).

PLANNING COMMISSION: **JULY 10, 2012**
CITY COUNCIL: **AUGUST 15, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **JUNE 8, 2012**

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 **Carman Burney** (cburney@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:

Report Date 05/24/2012 02:53 PM

Submitted By

Page 1

A/P # 45534 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	05/24/2012 12:51	982998	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-45534 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: XTREME MANUFACTURING - OWNER: DFA, LLC - For possible action on a request for a Site Development Plan Review FOR THE ADDITION OF A 13,500 SQUARE-FOOT SHADE STRUCTURE OVER A PREVIOUSLY APPROVED PAINT BOOTH AND VEHICLE PREP BOOTH AT AN EXISTING HEAVY MANUFACTURING FACILITY on 3.53 acres at 1415 Bonanza Road (APN 139-28-801-002), M (Industrial) Zone, Ward 5 (Barlow).

Parent A/P #

Project # 45534 Project/Phase Name XTREME MANUFACTURING Phase #
Size/Area 3.53 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13928801002

Location

Owner/Tenant

Contact ID AC1980118 Name DF ALLC
Mailing Address 1401 MINERAL AVE Organization
City LAS VEGAS State/Province NV
ZIP/PC 89106-4342 Country ☐ Foreign
Day Phone (702)858-2025 x Evening Phone
Fax (702)636-1345 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1415 W BONANZA RD
LAS VEGAS, 89106-

A/P Addresser

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13928801002

Report Date 05/24/2012 02:53 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OTHER Other REP Contact ID AC1220962 ☐ Foreign
Effective Expire
Name APTUS ARCHITECTURE
Day Phone (702)839-1200 x Eve Phone Organization
Pager PIN # Position
Fax (702)839-1213 Mobile Profession
E-Mail
Address 1200 SOUTH 4TH STREET, SUITE 206
LAS VEGAS, NV 89104
Seasonal Addr

Valid From To
Comments Kristen Neuman

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License# Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity OWNER Contact ID AC1980118 ☐ Foreign
Effective Expire
Name D F A L L C
Day Phone (702)858-2025 x Eve Phone Organization
Pager PIN # Position
Fax (702)636-1345 Mobile Profession
E-Mail
Address 1401 MINERAL AVE
LAS VEGAS, NV 89106-4342
Seasonal Addr

Valid From To
Comments Bruce Bilyeu

Report Date 05/24/2012 02:53 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcript
Orientation Attended

There are no items in this list

Primary Y Capacity APPL Contact ID AC1980085 ☐ Foreign
Effective Expire
Name XTREME MANUFACTURING
Day Phone (702)858-2025 x Eve Phone Organization
Pager PIN # Position
Fax (702)636-1345 Mobile Profession
E-Mail
Address 1415 W. BONANZA
LAS VEGAS, NV 89106
Seasonal Addr
Valid From To
Comments Bruce Bilyeu

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcript
Orientation Attended

There are no items in this list

Report Date 05/24/2012 02:53 PM

Submitted By

Page 4

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	13
DEVCO	
NEIGH P&S	
B&S PLAN	
FLOOD	
ROW	
TRAFFIC	
TEFO	
SURVEY	
SID	
SEWER	
LAND DEV	
FIRE ENG	
ENGDESIGN	
Fees Added:	0
Conditions Added:	0
Periodic Inspection Schedules Added:	0

Fees

Status

Paid Date

Amount

NOTIFICATION & ADVERTISING FEE	P	05/24/2012 12:57	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	05/24/2012 12:57	30.00
PROCESSING FEE	P	05/24/2012 12:57	500.00
Total Unpaid	0.00	Total Paid	1030.00

Inspections

There are no Inspections for this Report

Review Activities

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
499713	DEVCO	1	Incomplete	☐	05/24/2012 14:53			
499714	NEIGH P&S	1	Incomplete	☐	05/24/2012 14:53			

Report Date 05/24/2012 02:53 PM

Submitted By

Page 5

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Compl. %
499715	B&S PLAN	1	Incomplete	☐	05/24/2012 14:53			
499716	FLOOD	1	Incomplete	☐	05/24/2012 14:53			
499717	ROW	1	Incomplete	☐	05/24/2012 14:53			
499718	TRAFFIC	1	Incomplete	☐	05/24/2012 14:53			
499719	TEFO	1	Incomplete	☐	05/24/2012 14:53			
499720	SURVEY	1	Incomplete	☐	05/24/2012 14:53			
499721	SID	1	Incomplete	☐	05/24/2012 14:53			
499722	SEWER	1	Incomplete	☐	05/24/2012 14:53			
499723	LAND DEV	1	Incomplete	☐	05/24/2012 14:53			
499724	FIRE ENG	1	Incomplete	☐	05/24/2012 14:53			
499725	ENGDESIGN	1	Incomplete	☐	05/24/2012 14:53			

Activity/Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By JMARSHALL

Modified Date/Time 05/24/2012 12:51

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- | | |
|--|--|
| Y Pre-Application Conference Checklist | Y Site Plans (6 Folded Blue Lines, 1 Rolled Color) |
| Y Application/Petition Form | Y Landscape Plan (1 Folded, 1 Rolled Color) |
| Y Deed and Legal Description | Y Building Elevations (1 Folded, 1 Rolled Color) |
| Y Justification Letter | Y Floor Plan (1 Folded, 1 Rolled) |
| Y Color and Material Board | Y Laser Print Site Plan |
| N DINA (Not Always Required) | Y Laser Print Floor Plan |
| Y Statement of Financial Interest | Y Laser Print Elevation |

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions

Condition

Approval

Approved By

Approved Date

Applied By

Applied Date

Assigned

Z-LEGAL

982998

05/24/2012 12:51

N

Report Date 05/24/2012 02:53 PM

Submitted By

Page 6

Check Condition	Approval	Approved By	Approved Date	Applied By	Applied Date	Assignee
Condition Supervisor Required		Comments				

Project #	AP Type	Status	Stage	Relation
-----------	---------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

Entitlement Exercised?

N Parent Project link required?

Sustainable Component?

Y Will this go to the City Council?

Hearing Type

Public, Non-Public, Admin PUBLIC

Is there a condition of approval for a Required Review?

Staff Recommendation

If yes, when does it need to be reviewed?

Meeting Information

Meeting Info	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By			
Comments					
Added By					
07/10/2012	PC	SCHEDULED	0	0	0
JMARSHALL	05/24/2012				

Template Type/AP #	AP Type	Status	Stage
--------------------	---------	--------	-------

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hour
Action					
Comments					

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 05/24/2012 12:57 0.00
DAVID W FAIRCLOTH, AHERN RENTALS MASTERCARD CC ENDING IN 4238, 702.858.2025

No Model Home Details

5/23/12



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
 Project Address (Location) 1415 W. Bonanza
 Project Name Xtreme Manufacturing Proposed Use Heavy Mfg.
 Assessor's Parcel #(s) 139-28-801-002 Ward # 5 Barlow
 General Plan: existing LI/R proposed n/a Zoning: existing M proposed n/a
 Commercial Square Footage _____ Floor Area Ratio n/a
 Gross Acres 3.53 Lots/Units n/a Density n/a

Additional Information

PROPERTY OWNER DEA, LLC Contact Bruce Bilyeu
 Address 1611 W. Bonanza Phone: 7028582025 Fax: 7026361345
 City Las Vegas State Nevada Zip 89106
 E-mail Address bruce@ahern.com

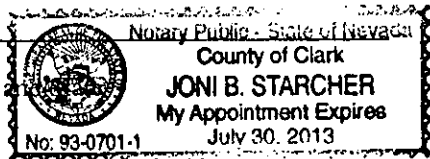
APPLICANT Xtreme Manufacturing Contact Bruce Bilyeu
 Address 1415 W. Bonanza Phone: 7028582025 Fax: 7026361345
 City Las Vegas State Nevada Zip 89106
 E-mail Address bruce@ahern.com

REPRESENTATIVE APTUS Contact Kristen Neuman
 Address 1200 S. 4th St. Ste 206 Phone: 7028391200 Fax: 7028391213
 City Las Vegas State Nevada Zip 89104
 E-mail Address kristene@aptusgroup.com

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 Don F. Ahern

Subscribed and sworn before me
 This 11th day of April, 2012

[Signature]
 Notary Public in and for said County



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-45534</u>
Meeting Date:	<u>7-10-12</u>
Total Fee:	<u>1030.00</u>
Date Accepted:	<u>5-24-12</u>
Accepted By:	<u>[Signature]</u>

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-45534** APN: 139.28.801.002

Name of Property Owner: DFA, LLC

Name of Applicant: Xtreme Manufacturing

Name of Representative: APTUS

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 X

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: _____

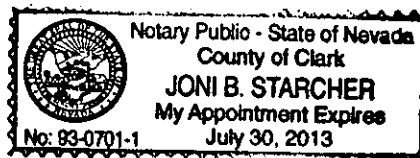
Signature of Property Owner: X Noni Elpern

Print Name: Don F. Ahern

Subscribed and sworn before me

This 11th day of April, 2012

Jon M. Reid
Notary Public in and for said County and State



May 23, 2012

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

Re: Extreme Manufacturing
APN: 139-28-801-002

To Whom It May Concern:

Enclosed please find the required application materials associated with the following requests:

Architecture

Engineering

Planning

Interiors

Landscape

- Site Development Review for one new paint booth, one prep booth and one new open sided canopy.

Extreme Manufacturing is currently operating from their site located on a 3.53 acre site located at 1415 Bonanza Road. The site is currently zoned M, Manufacturing. Extreme Manufacturing has been operating out of this location for approximately 24 months.

With this letter we are requesting the following applications:

A Site Development Review to allow the added paint booth and prep booth at the east end of the site. Over the booths will be an open sided shade canopy. The existing primary structure will remain as is.

Previously approved on VAR-44446 and SDR-44445 were the following:

- Existing chain link fence with barbed wire on the east side of the site remain.
- Existing wrought iron fence and chain link fence on the north side of the site remain
- North of the storage yard a new wrought iron fence with screening will be installed.
- Parking Variance to allow 62 parking spaces where 120 spaces are required. The business currently employs 31 people. There are no public sales or walk in retail sales at this location. All sales are by appointment only. Xtreme Manufacturing has not had any parking problems in the past, and does not expect any in the future. All handicapped parking and access will be provided.

If you have any questions or need additional information regarding anything with respect to these requests, please do not hesitate to contact my office.

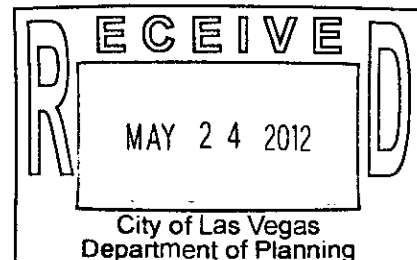
Sincerely,



Kristen G. Neuman, AIA
APTUS

Riverside
3750 Santa Fe Avenue
Suite 106
Riverside, California 92507
P 951.823.0555
F 951.823.0550

Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213



SDR-45534

20080728-0002165

Fee: \$21.00 RPTT: \$30,600.00
N/C Fee: \$25.00
07/28/2008 12:45:57
T20080157408
Requestor:
FIRST AMERICAN TITLE HOWARD
Debbie Conway MSH
Clark County Recorder Pgs: 10

This Instrument was prepared by:

Barbara E. Peloquin, Esq.
Senior Counsel, Real Estate
Sears, Roebuck and Co.
3333 Beverly Road BC-129B
Hoffman Estates, Illinois 60179

Upon recording, return to; and mail tax Stat:

DFA, LLC
4241 S. Arville St
Las Vegas, NV 89104
356142

139-28-801-002

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 25 day of July, 2008, by **SEARS, ROEBUCK AND CO.**, a New York corporation ("**Grantor**"), whose address is 3333 Beverly Road, Hoffman Estates, Illinois 60179 to **DFA, LLC**, a Nevada limited liability company, whose address is 3675 West TECO No. 10, Las Vegas, Nevada 89118 ("**Grantee**"). Wherever used herein, the terms "**Grantor**" and "**Grantee**" shall include all of the parties to this instrument and their heirs, legal representatives and assigns.

WITNESSETH:

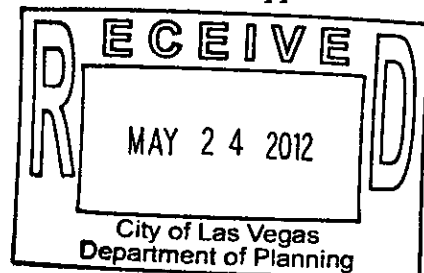
THAT Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) to it in hand paid by Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant, bargain and sell unto Grantee, its successors and assigns forever, the following described real property situated at 1415 West Bonanza Road, City of Las Vegas, County of Clark, State of Nevada to-wit:

See Exhibit "A" attached hereto and made a part hereof.

APN 139-28-801-002

Subject to the matters set forth on Exhibit "B" attached hereto and made a part hereof.

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



GRANTOR hereby warrants the title to the Property and will defend the same against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or specifically under Grantor and not otherwise.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Vice President, Real Estate and attested by its Assistant Secretary as of the date and year first above written.

ATTEST:

SEARS, ROEBUCK AND CO.
a New York corporation

Name: _____

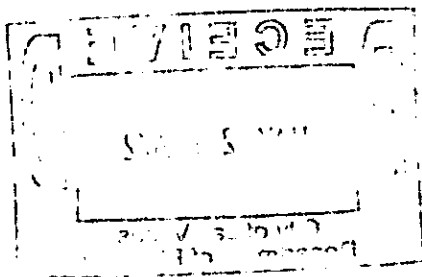
Assistant Secretary

By: _____

Name: James B. Terrell

Its: Vice President, Real Estate

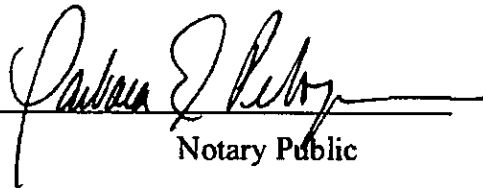
SEARS, ROEBUCK AND CO.
COPY



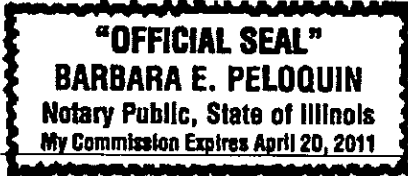
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

THE undersigned, a Notary Public, in and for the County and State aforesaid, does hereby certify that James B. Terrell personally known to me to be the Vice President, Real Estate of SEARS, ROEBUCK AND CO., a New York corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged under oath that as such Vice President, he signed and delivered the said instrument pursuant to authority duly given to him by said corporation.

Given under my hand and seal this 24th day of July, 2008.


Notary Public

My Commission Expires:



NOTARY PUBLIC'S COPY

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

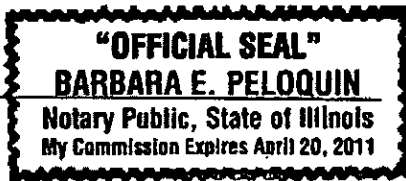
THE undersigned, a Notary Public, in and for the County and State aforesaid, does hereby certify, that J. Kal Gibron, personally known to me to be the Assistant Secretary of **SEARS, ROEBUCK AND CO.**, a New York corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged under oath that as such Assistant Secretary he/she signed and delivered the said instrument pursuant to authority duly given to him/her by said corporation.

Given under my hand and seal this 24th day of July, 2008.



Notary Public

My Commission Expires:



DUPLICATE COPY

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 80 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28 AND THE SOUTHERLY LINE OF BONANZA ROAD AS DESCRIBED IN EASEMENT TO STATE OF NEVADA, RECORDED IN BOOK 23, PAGES 105-106 OF DEEDS, RECORDS OF SAID COUNTY, THENCE ALONG SAID SOUTHERLY LINE OF BONANZA ROAD, N.89°16'56" E. 368.03 FEET, THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 0°43'04" EAST 270.00 FEET, THENCE SOUTH 89°16'56" WEST 372.70 FEET TO SAID EAST LINE OF THE WEST 80 FEET OF THE SOUTHWEST QUARTER, SOUTHEAST QUARTER OF SAID SECTION 28; THENCE ALONG SAID EAST LINE, NORTH 0°16'22" EAST 270.04 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED MARCH 14, 1961 IN BOOK 287 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS INSTRUMENT NO. 232415.

PARCEL II:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 80 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, AND THE SOUTHERLY LINE OF BONANZA ROAD AS DESCRIBED IN EASEMENT TO STATE OF NEVADA, RECORDED IN BOOK 23, PAGES 105-106 OF DEEDS RECORDS OF SAID COUNTY, SAID POINT OF INTERSECTION ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO SEARS, ROEBUCK AND CO., RECORDED MARCH 14, 1961, AS DOCUMENT NO. 232416 IN BOOK 287,

OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTHERLY LINE OF BONANZA ROAD; SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF SAID LAND OF SEARS, ROEBUCK AND CO., NORTH 89°16'56" EAST, 368.03 FEET TO THE NORTHEAST CORNER OF SAID LAND OF SEARS, ROEBUCK AND CO., SAID NORTHEAST CORNER ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF BONANZA ROAD; NORTH 89°16'56" EAST 200.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 0°43'04" EAST 270.00 FEET; THENCE SOUTH 89°16'56" WEST 200.00 FEET TO THE SOUTHEAST CORNER OF SAID LAND OF SEARS, ROEBUCK AND CO. ; THENCE ALONG THE EASTERLY LINE OF SAID LAND OF SEARS, ROEBUCK AND CO., NORTH 0°43'04" WEST 270 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED APRIL 14, 1964 IN BOOK 529 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS INSTRUMENT NO. 426246.

ASSESSOR'S COPY

EXHIBIT "B"

1. Taxes for fiscal year 2008 and subsequent years, including any secured personal property taxes collected therewith.
2. Water rights, claims or title to water, whether or not shown by the public records.
3. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the Office of the County Assessor, per Nevada Revised Statute 361.260.
4. Reservations and provisions as contained in the Patent from the State of Nevada, recorded October 17, 1902, in Book F-3 of Miscellaneous Records, Page 230, Lincoln County, Nevada.
5. An easement for right-of-way for highway purposes and incidental purposes in the document recorded July 8, 1943, in Book 19, Pages 494-5-6 of Miscellaneous Records as Instrument No. 167920.
6. An easement for public utilities and incidental purposes in the document recorded April 29, 1965 in Book 623 as Instrument No. 500946 of Official Records.
7. An easement for public utilities and incidental purposes in the document recorded May 12, 1966 in Book 715 as Instrument No. 575066 of Official Records.
8. The effect of a map purporting to show the land and other property, filed in File 71, Page 7 of Record of Surveys.
9. An easement for access rights and abutter's rights to real property situate and to Martin Luther King Boulevard and US-95 and incidental purposes in the document recorded November 10, 1997 in Book 971110 as Instrument No. 00847 of Official Records.
10. A document entitled "Public Highway Agreement" recorded November 10, 1997 in Book 971110 as Instrument No. 00848 of Official Records.
11. The effect of a map purporting to show the land and other property, filed in File 148, Page 79 of Record of Surveys.
12. An easement and right-of-way for the construction, operation, maintenance, repair, renewal, reconstruction and removal of pipelines for conducting water

with the right of ingress and egress, as conveyed to Las Vegas Valley Water District, a quasi-municipal corporation, by an instrument recorded October 6, 2005, in Book 20051006 as Instrument No. 01363 of Official Records, over a portion of the land.

13. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/ACSM survey.
14. Rights of parties in possession.

ASSESSOR'S COPY

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a. APN: 139-28-801-002
b. _____
c. _____
d. _____

2. Type of Property:

a. ☐ Vacant Land	b. ☐ Single Fam. Res.	FOR RECORDER'S OPTIONAL USE ONLY
c. ☐ Condo/Twnhse	d. ☐ 2-4 Plex	Book: _____ Page: _____
e. ☐ Apt. Bldg	f. ☒ Comm'l/Ind'l	Date of Recording: _____
g. ☐ Agricultural	h. ☐ Mobile Home	Notes: _____
☐ Other _____		

3. a. Total Value/Sales Price of Property \$ 6,000,000.00
b. Deed in Lieu of Foreclosure Only (value of property) _____
c. Transfer Tax Value: \$ 12,000,000.00
d. Real Property Transfer Tax Due: \$ 30,000.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 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 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 Grantor

Signature Don F. Chen Capacity Grantee - MANAGER

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: _____
Address: see attached
City: _____
State: _____ Zip: _____

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: SFA LLC
Address: 4241 S ARVILLE ST.
City: LAS VEGAS
State: NV Zip: 89106

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

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

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 139-28-801-002
b. _____
c. _____
d. _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property \$ 6,000,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
c. Transfer Tax Value: \$ 6,000,000.00
d. Real Property Transfer Tax Due \$ 30,600.00

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 Grantor

Signature _____ Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Sears, Roebuck and Co., James Ter
Address: 3333 Beverly Road Dept. 824RE
City: Hoffman Estates
State: IL Zip: 60179

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: _____
Address: see attached
City: _____
State: _____ Zip: _____

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

Print Name: First American Title Escrow #: 356142
Address: 3460 Howard Hwy # 600
City: IL State: IL Zip: 60069