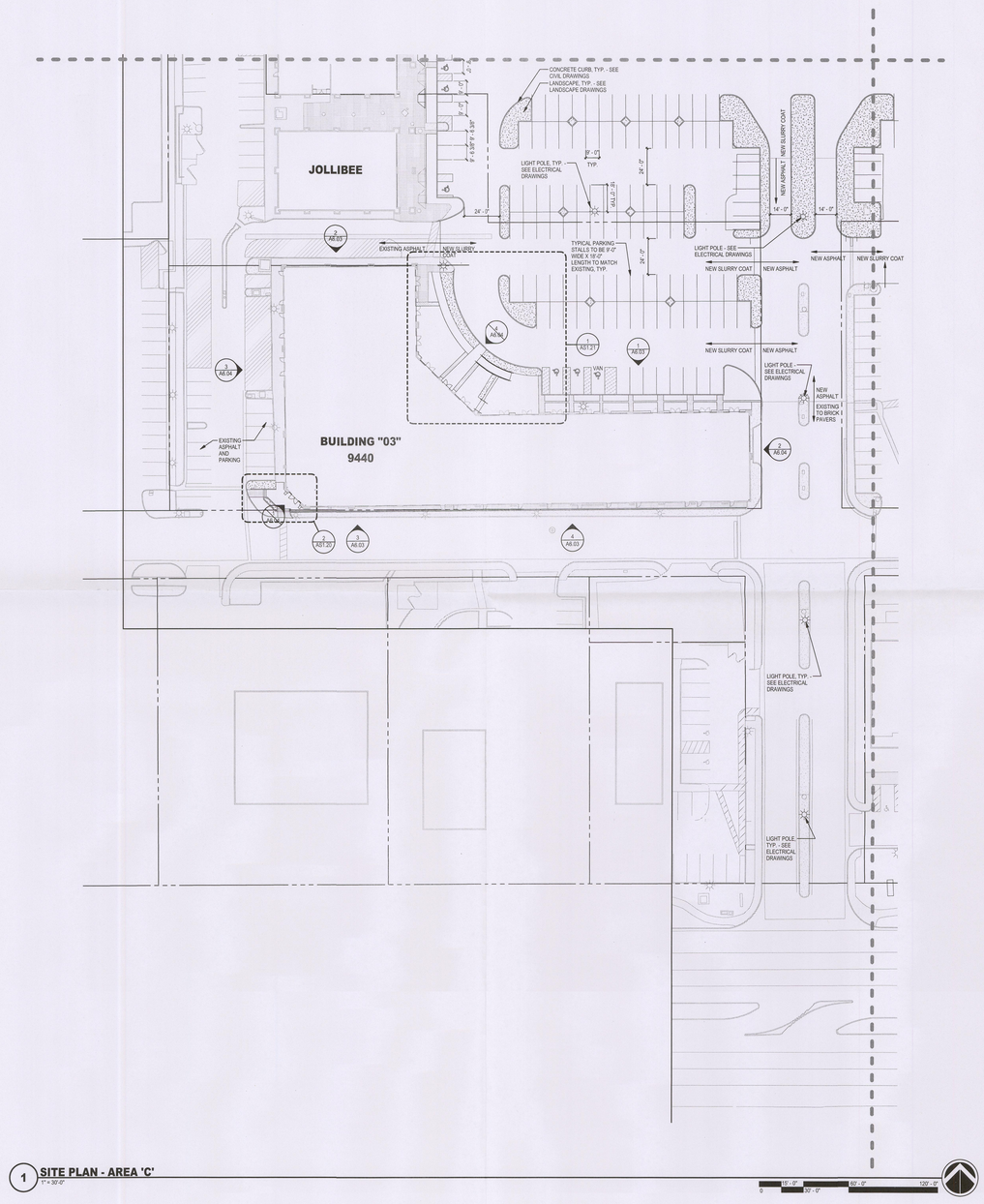

GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR EXACT LOCATIONS (HORIZONTAL CONTROL) OF BUILDINGS AND SITE CONSTRUCTION ELEMENTS.
2. REFER CIVIL DRAWINGS FOR INFORMATION REGARDING ASPHALT AND CONCRETE PAVING AND ASSOCIATED OVER EXCAVATION REQUIREMENTS.
3. SEE LANDSCAPE DRAWINGS FOR PLANTING/IRRIGATION AND PLAYGROUND.
4. DIMENSIONS ARE FROM FACE OF BUILDING WHERE OCCURS.
5. FOR ACCESSIBLE PARKING DETAILS AND SIGNAGE SEE SHEETS A0.01 & A0.02.
6. COORDINATE WITH DEMOLITION PLAN AS01.01, CIVIL DEMOLITION DRAWINGS AND LANDSCAPE DRAWINGS FOR EXTENT OF REMOVALS.
7. **ICC/ANSI A117.1-2003 SECTION 403.3 - SLOPE**
   THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THE 1:20. THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48.
8. **ICC/ANSI A117.1-2003 SECTION 405.2 - SLOPE**
   RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. (EXCEPTION: IN EXISTING BUILDINGS OR FACILITIES RAMPS SHALL BE PERMITTED TO HAVE SLOPES STEEPER THAN 1:12 COMPLYING WITH TABLE 405.2 WHERE SUCH SLOPES ARE NECESSARY DUE TO SPACE LIMITATIONS.)
9. **ICC/ANSI A117.1-2003 SECTION 405.3 - CROSS SLOPE**
   CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.
10. ALL EXISTING HANDRAILS ON PROJECT SITE TO BE PAINTED EP-4.

LEGEND

- EXISTING BUILDING
- EXISTING SIDEWALK
- SIDEWALK
- EXISTING BRICK PAVERS
- EXISTING LANDSCAPE
- LANDSCAPE
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- ACCESSIBLE ROUTE
- SLOPE DIRECTION - SEE CIVIL DRAWINGS

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Consultant:

Stamp:

Owner: SENTINEL DEVELOPMENT
Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center
Sheet Title: SITE PLAN - AREA 'C'

Project No.: **PSC - 1141**

Date: 05.24.12
Checked By: RF
Submittal: 100% SUBMITTAL

Sheet No.
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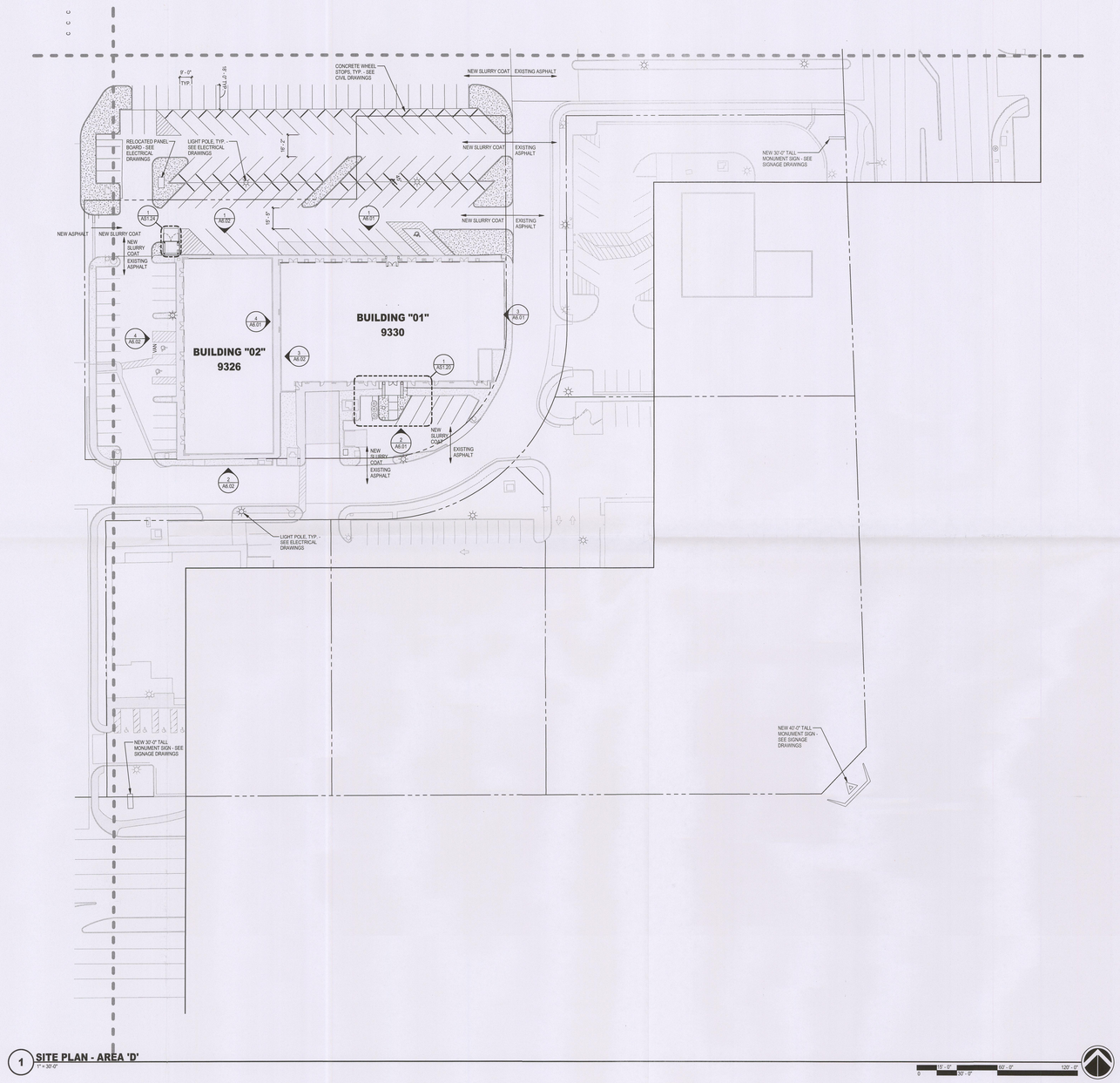

1 **SITE PLAN - AREA 'D'**
1" = 30'-0"

0 30' - 0" 60' - 0" 120' - 0"

GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR EXACT LOCATIONS (HORIZONTAL CONTROL) OF BUILDINGS AND SITE CONSTRUCTION ELEMENTS.
2. REFER CIVIL DRAWINGS FOR INFORMATION REGARDING ASPHALT AND CONCRETE PAVING AND ASSOCIATED OVER EXCAVATION REQUIREMENTS.
3. SEE LANDSCAPE DRAWINGS FOR PLANTING/IRRIGATION AND PLAYGROUND.
4. DIMENSIONS ARE FROM FACE OF BUILDING WHERE OCCURS.
5. FOR ACCESSIBLE PARKING DETAILS AND SIGNAGE SEE SHEETS G1.02 AND G1.03.
6. COORDINATE WITH DEMOLITION PLAN AS01.01, CIVIL DEMOLITION DRAWINGS AND LANDSCAPE DRAWINGS FOR EXTENT OF REMOVALS.
7. **ICC/ANSI A117.1-2003 SECTION 403.3 - SLOPE**
   THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THE 1:20. THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48.
8. **ICC/ANSI A117.1-2003 SECTION 405.2 - SLOPE**
   RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. (EXCEPTION: IN EXISTING BUILDINGS OR FACILITIES RAMPS SHALL BE PERMITTED TO HAVE SLOPES STEEPER THAN 1:12 COMPLYING WITH TABLE 405.2 WHERE SUCH SLOPES ARE NECESSARY DUE TO SPACE LIMITATIONS.)
9. **ICC/ANSI A117.1-2003 SECTION 405.3 - CROSS SLOPE**
   THE CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.
10. ALL EXISTING HANDRAILS ON PROJECT SITE TO BE PAINTED EP-4.

LEGEND

- EXISTING BUILDING
- EXISTING SIDEWALK
- SIDEWALK
- EXISTING BRICK PAVERS
- EXISTING LANDSCAPE
- LANDSCAPE
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- ACCESSIBLE ROUTE
- SLOPE DIRECTION - SEE CIVIL DRAWINGS

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Project No. PSC - 1141
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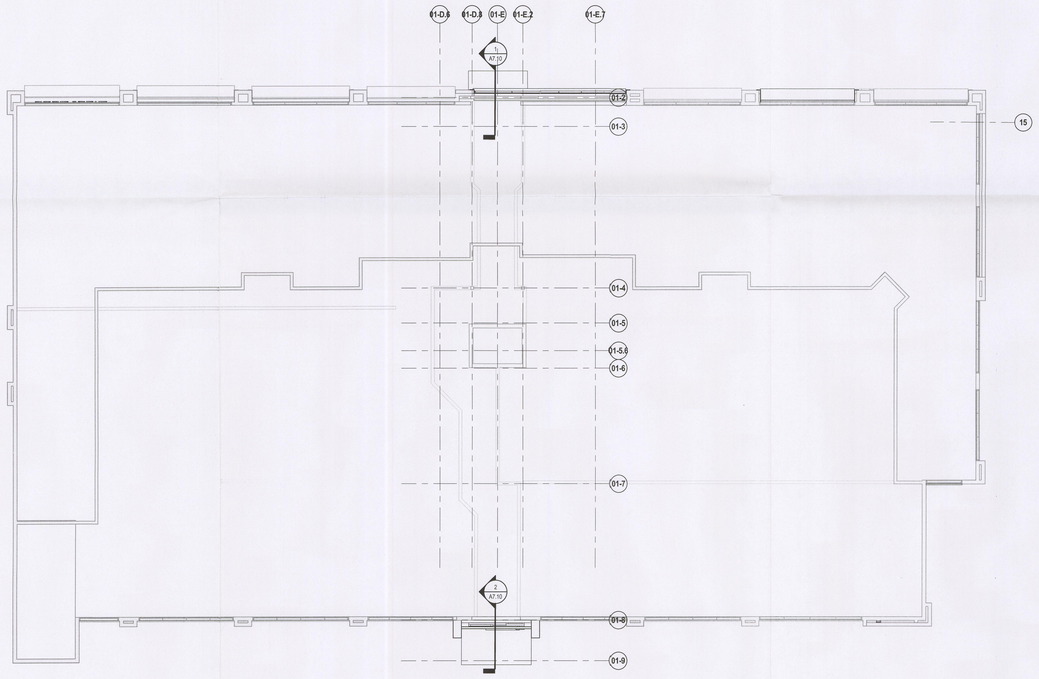
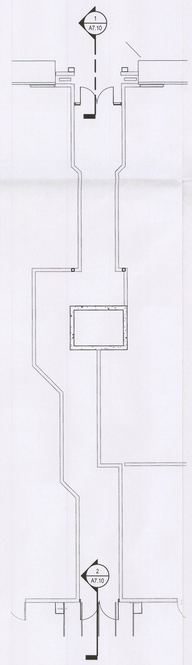


2 **FLOOR PLAN - LEVEL 2 - BUILDING 01**
1/8" = 1'-0"



1 **PARTIAL FLOOR PLAN - LEVEL 1 - BUILDING 01**
1/8" = 1'-0"

GENERAL NOTES

1. ////////////////////

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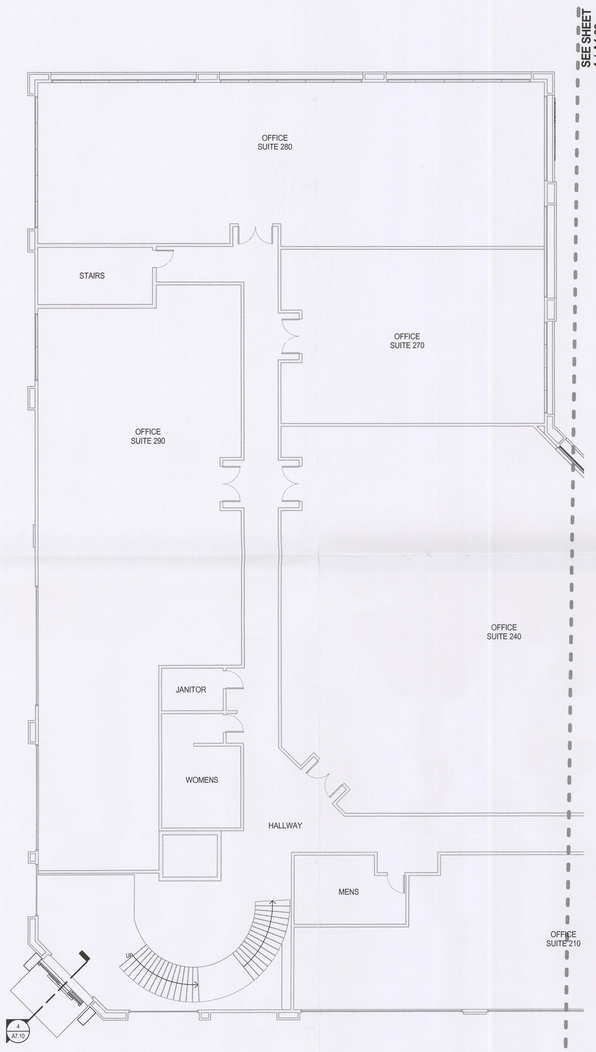
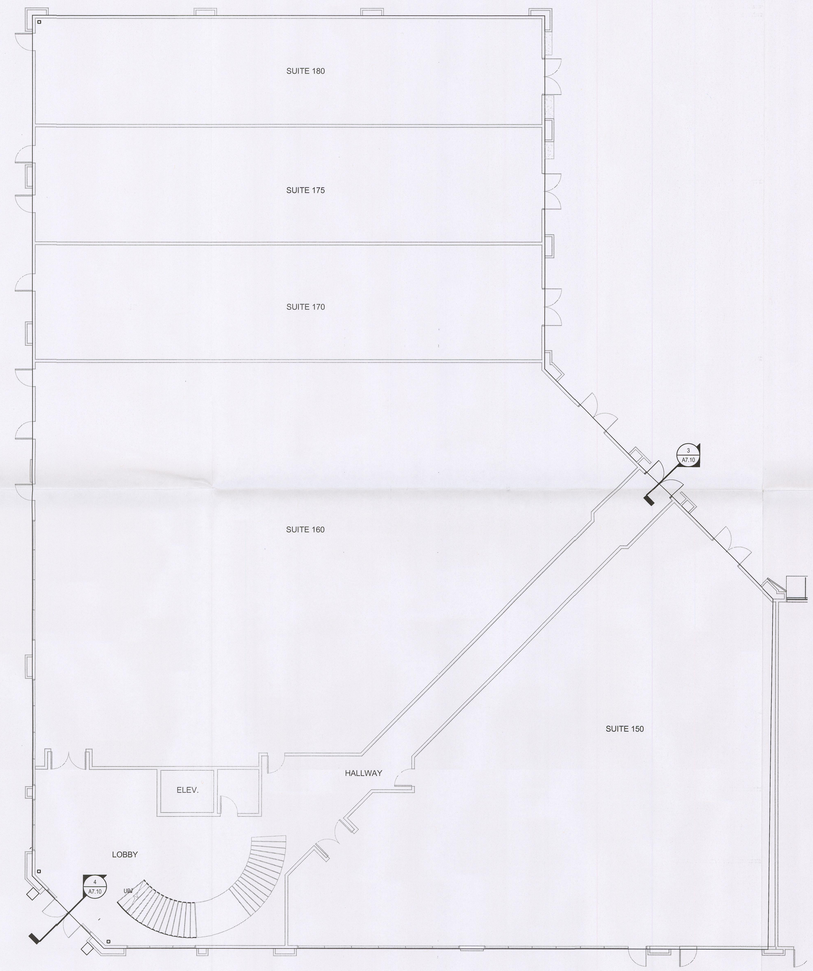


2 **FLOOR PLAN - LEVEL T2 - BUILDING 03**
1/8" = 1'-0"



1 **PARTIAL FLOOR PLAN - LEVEL 1 - BUILDING 03**
1/8" = 1'-0"

GENERAL NOTES

1. ??????????????

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1 **FLOOR PLAN - LEVEL 2 - BUILDING 03**
1/8" = 1'-0"

GENERAL NOTES

1. ////////////////////

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Sheet Title: FLOOR PLANS - BUILDING 03

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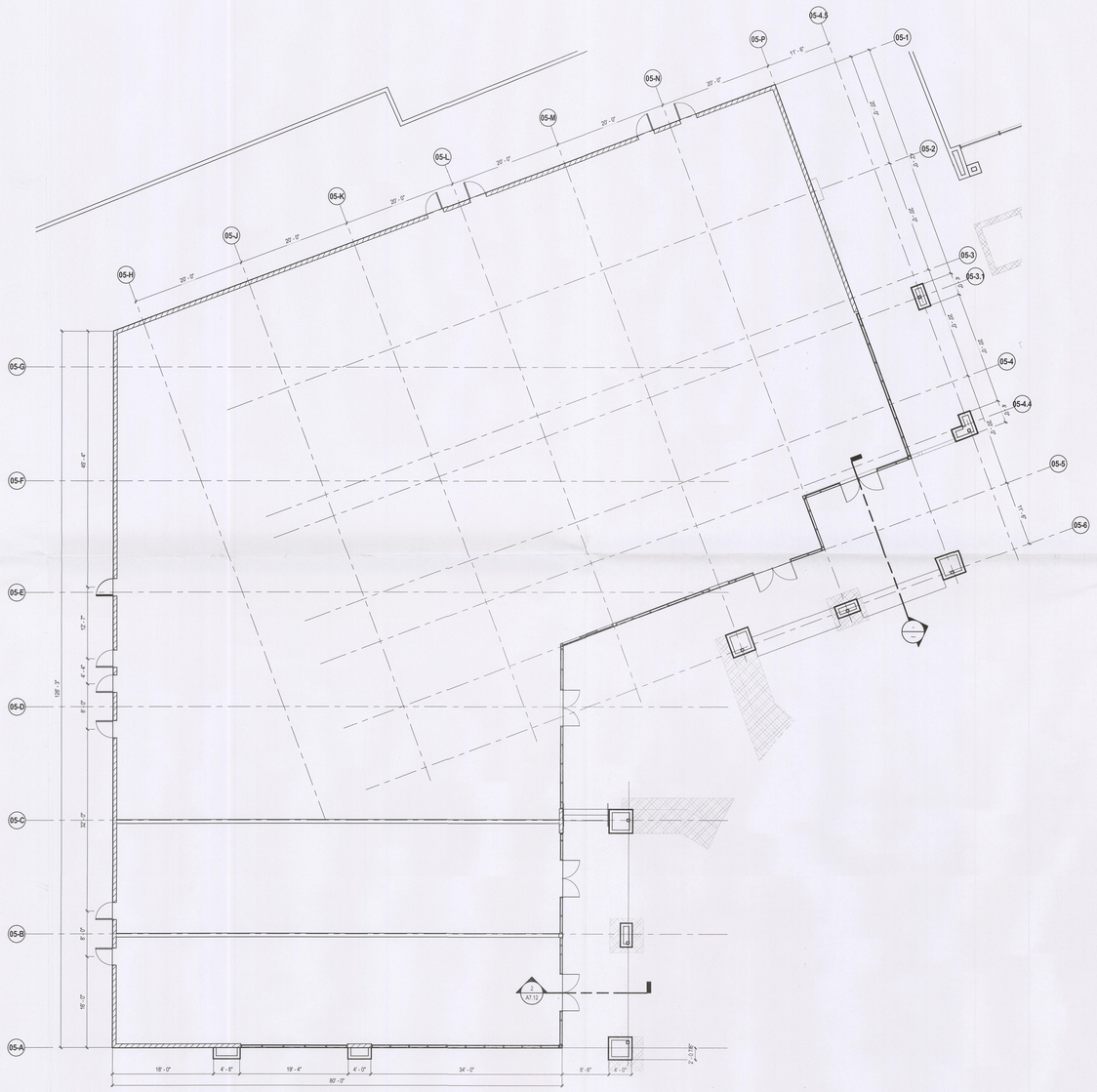

1 **FLOOR PLAN - BUILDING 05**
1/8" = 1'-0"

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GENERAL NOTES

1. ??????????????????

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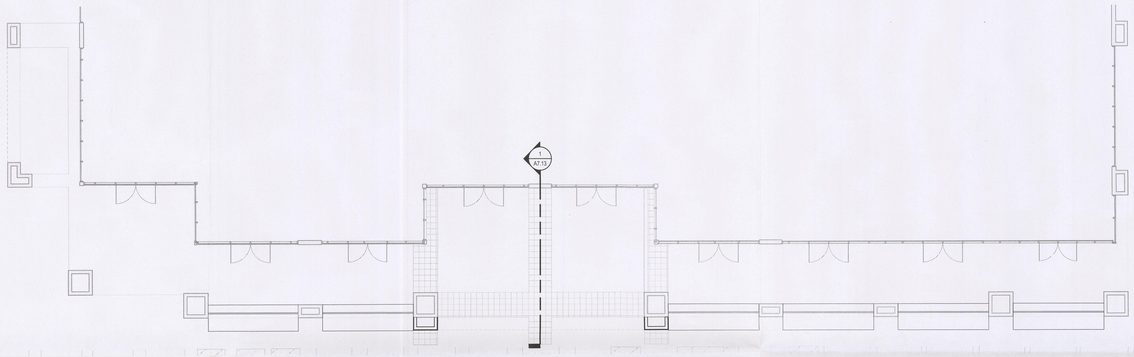
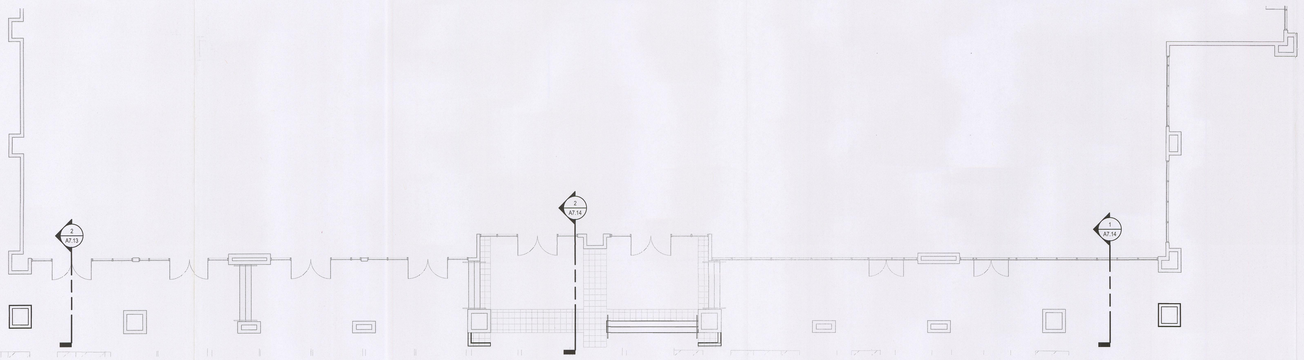


1 FLOOR PLAN - BUILDING 07
1/8" = 1'-0"



2 FLOOR PLAN - BUILDING 08
1/8" = 1'-0"

GENERAL NOTES

1. ?????????????????????

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Project No. PSC -1141
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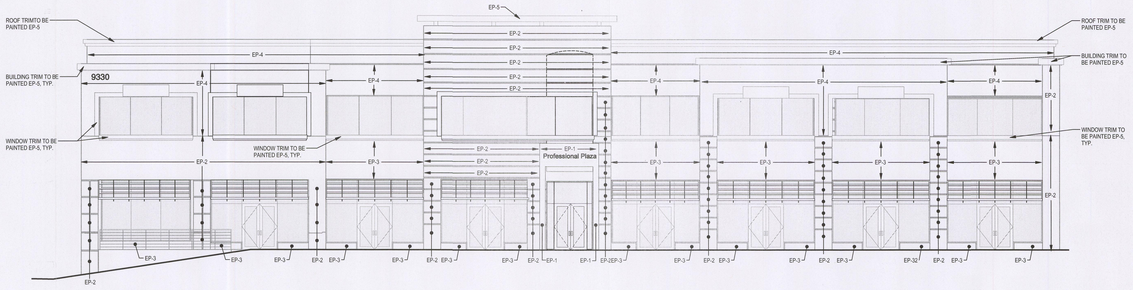
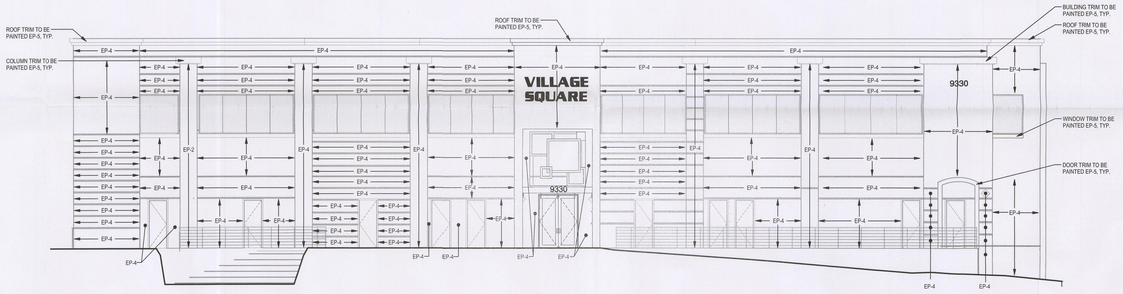
EXTERIOR FINISH MATERIAL LIST

CODE	DESCRIPTION	MANUFACTURER	COLOR/FINISH
EP-1	PAINT COLOR	DUNN EDWARDS	DE6217 ANCIENT EARTH
EP-2	PAINT COLOR	DUNN EDWARDS	DE6216 BARREL STOVE
EP-3	PAINT COLOR	DUNN EDWARDS	DE6138 DARK SEPIA
EP-4	PAINT COLOR	DUNN EDWARDS	DE6171 SAND DOLLAR
EP-5	PAINT COLOR	DUNN EDWARDS	DE6211 LIGHT BEIGE

NOTE:
1. AT BUILDING POP-OUTS, PAINT FINISH, AS SPECIFIED, IS TO WRAP CORNERS AND GO TO NEXT ADJACENT SURFACE.
2. REMOVE AND PROTECT EXISTING SIGNAGE BEFORE PAINTING, REPLACE IN EXACT LOCATION WHERE REMOVED. PLACE NEW SIGNAGE AS SPECIFIED.



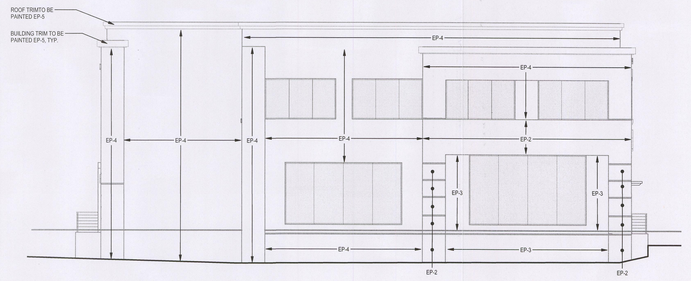
1 **NORTH ELEVATION - BUILDING 01**
1/8" = 1'-0"



2 **SOUTH ELEVATION - BUILDING 01**
1/8" = 1'-0"



4 **WEST ELEVATION - BUILDING 01**
1/8" = 1'-0"



3 **EAST ELEVATION - BUILDING 01**
1/8" = 1'-0"

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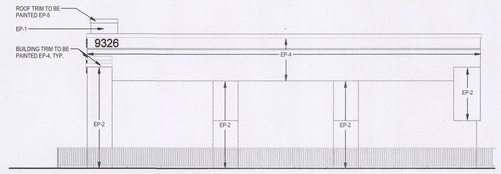
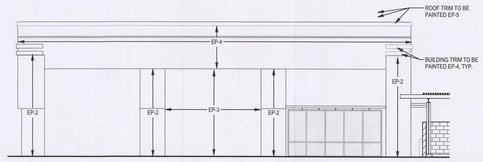
EXTERIOR FINISH MATERIAL LIST

CODE	DESCRIPTION	MANUFACTURER	COLOR/FINISH
EP-1	PAINT COLOR	DUNN EDWARDS	DE6217 ANCIENT EARTH
EP-2	PAINT COLOR	DUNN EDWARDS	DE6216 BARREL STOVE
EP-3	PAINT COLOR	DUNN EDWARDS	DE6138 DARK SEPIA
EP-4	PAINT COLOR	DUNN EDWARDS	DE6171 SAND DOLLAR
EP-5	PAINT COLOR	DUNN EDWARDS	DE6211 LIGHT BEIGE

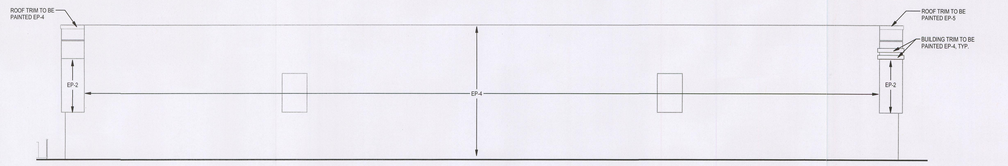
NOTE:
1. AT BUILDING POP-OUTS, PAINT FINISH AS SPECIFIED, IS TO WRAP CORNERS AND GO TO NEXT ADJACENT SURFACE.
2. REMOVE AND PROTECT EXISTING SIGNAGE BEFORE PAINTING, REPLACE IN EXACT LOCATION WHERE REMOVED. PLACE NEW SIGNAGE AS SPECIFIED.



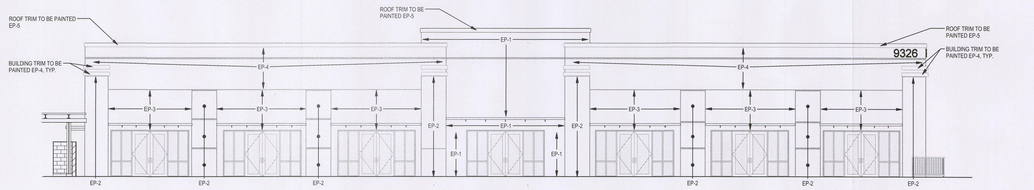
2 **SOUTH ELEVATION - BUILDING 02**
1/8" = 1'-0"



1 **NORTH ELEVATION - BUILDING 02**
1/8" = 1'-0"



3 **EAST ELEVATION - BUILDING 02**
1/8" = 1'-0"



4 **WEST ELEVATION - BUILDING 02**
1/8" = 1'-0"

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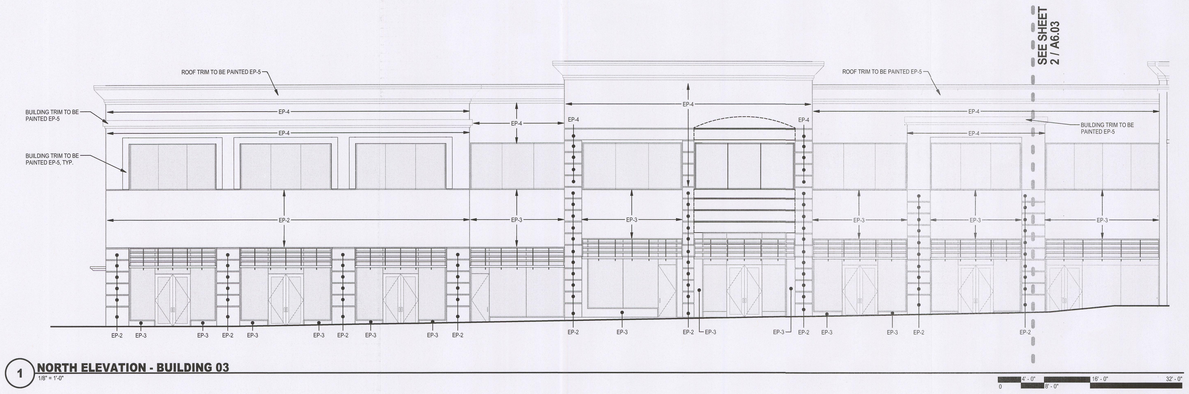
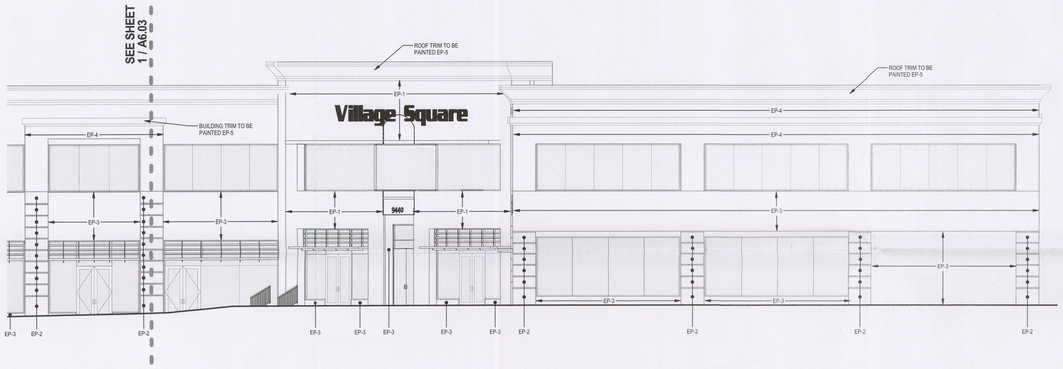
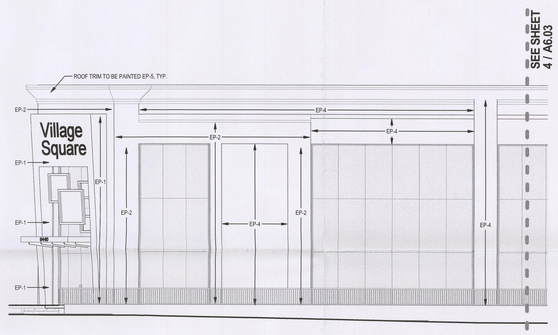


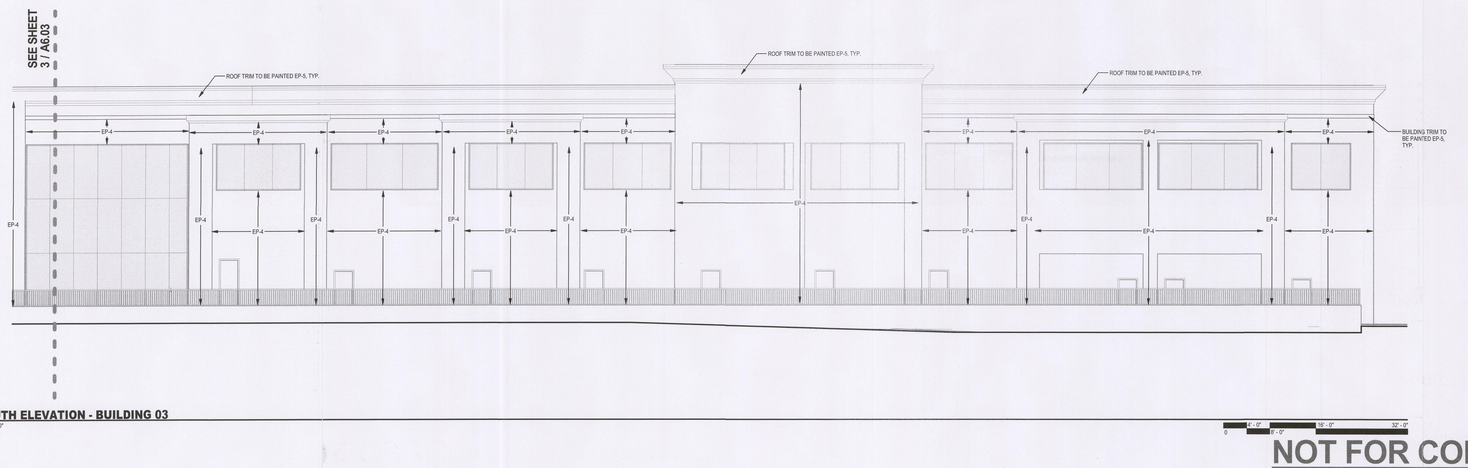
1 **NORTH ELEVATION - BUILDING 03**
1/8" = 1'-0"



2 **NORTH ELEVATION - BUILDING 03**
1/8" = 1'-0"



3 **SOUTH ELEVATION - BUILDING 03**
1/8" = 1'-0"



4 **SOUTH ELEVATION - BUILDING 03**
1/8" = 1'-0"

EXTERIOR FINISH MATERIAL LIST

CODE	DESCRIPTION	MANUFACTURER	COLOR/FINISH
EP-1	PAINT COLOR	DUNN EDWARDS	DE6217 ANCIENT EARTH
EP-2	PAINT COLOR	DUNN EDWARDS	DE6216 BARREL STOVE
EP-3	PAINT COLOR	DUNN EDWARDS	DE6136 DARK SEPIA
EP-4	PAINT COLOR	DUNN EDWARDS	DE6171 SAND DOLLAR
EP-5	PAINT COLOR	DUNN EDWARDS	DE6211 LIGHT BEIGE

NOTE:
1. AT BUILDING POP-OUTS, PAINT FINISH AS SPECIFIED, IS TO WRAP CORNERS AND GO TO NEXT ADJACENT SURFACE.
2. REMOVE AND PROTECT EXISTING SIGNAGE BEFORE PAINTING, REPLACE IN EXACT LOCATION WHERE REMOVED. PLACE NEW SIGNAGE AS SPECIFIED.

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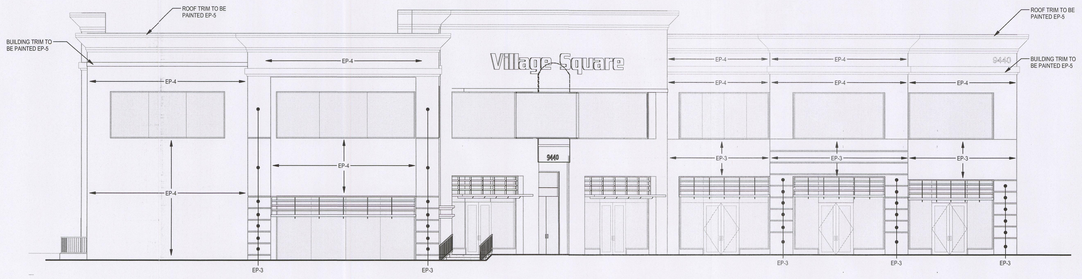
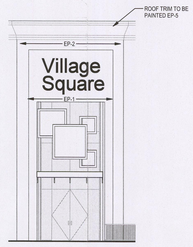
EXTERIOR FINISH MATERIAL LIST			
CODE	DESCRIPTION	MANUFACTURER	COLOR/FINISH
EP-1	PAINT COLOR	DUNN EDWARDS	DEB217 ANCIENT EARTH
EP-2	PAINT COLOR	DUNN EDWARDS	DEB216 BARREL STOVE
EP-3	PAINT COLOR	DUNN EDWARDS	DEB138 DARK SEPIA
EP-4	PAINT COLOR	DUNN EDWARDS	DEB171 SAND DOLLAR
EP-5	PAINT COLOR	DUNN EDWARDS	DEB211 LIGHT BEIGE

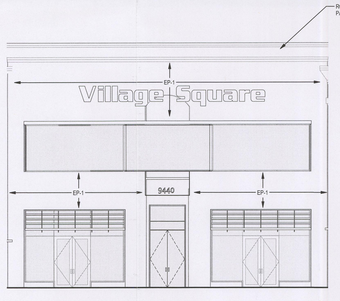
NOTE:
1. AT BUILDING POP-OUTS, PAINT FINISH, AS SPECIFIED, IS TO WRAP CORNERS AND GO TO NEXT ADJACENT SURFACE.
2. REMOVE AND PROTECT EXISTING SIGNAGE BEFORE PAINTING, REPLACE IN EXACT LOCATION WHERE REMOVED. PLACE NEW SIGNAGE AS SPECIFIED.



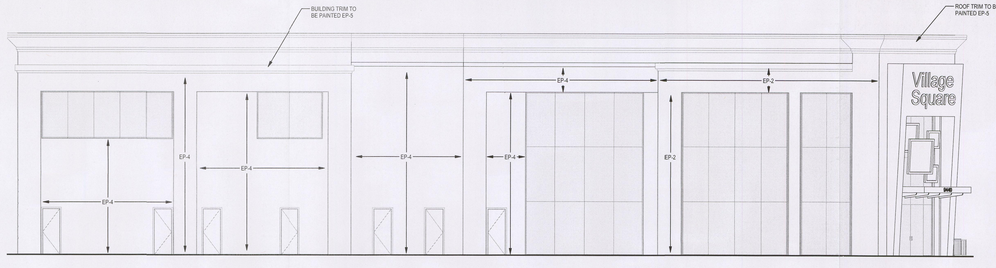
2 **EAST ELEVATION - BUILDING 03**
1/8" = 1'-0"



1 **SOUTHWEST ELEVATION - BUILDING 03**
1/8" = 1'-0"



4 **NORTHEAST ELEVATION - BUILDING 03**
1/8" = 1'-0"



3 **WEST ELEVATION - BUILDING 03**
1/8" = 1'-0"

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Sheet Title: EXTERIOR ELEVATIONS - BUILDING 03
Project No.: PSC - 1141

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Submittal: 65% SUBMITTAL
Sheet No.: A6.04

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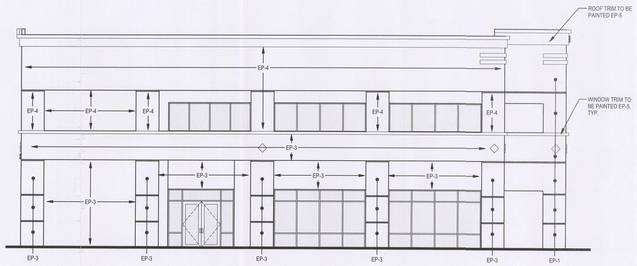
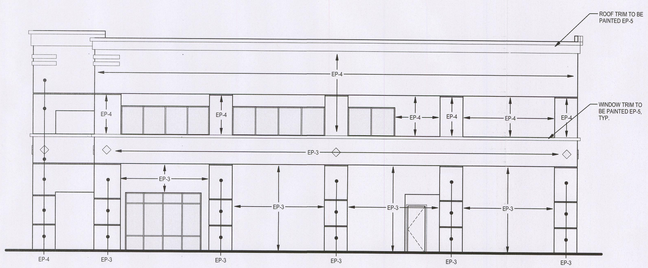
EXTERIOR FINISH MATERIAL LIST

CODE	DESCRIPTION	MANUFACTURER	COLOR/FINISH
EP-1	PAINT COLOR	DUNN EDWARDS	DE6217 ANCIENT EARTH
EP-2	PAINT COLOR	DUNN EDWARDS	DE6216 BARREL STOVE
EP-3	PAINT COLOR	DUNN EDWARDS	DE6138 DARK SEPIA
EP-4	PAINT COLOR	DUNN EDWARDS	DE6171 SAND DOLLAR
EP-5	PAINT COLOR	DUNN EDWARDS	DE6211 LIGHT BEIGE

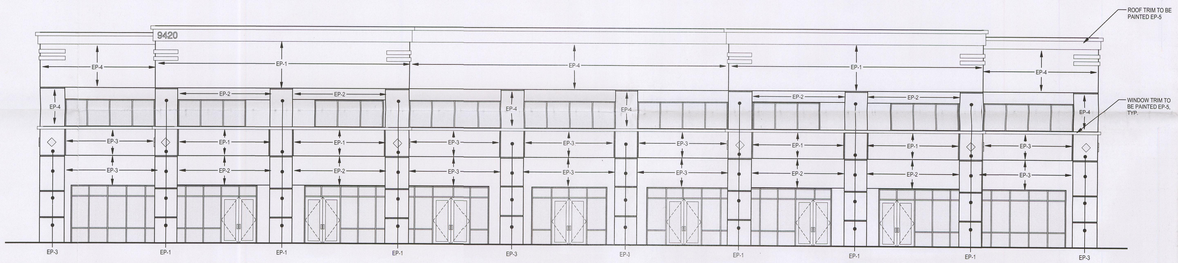
NOTE:
1. AT BUILDING POP-OUTS, PAINT FINISH, AS SPECIFIED, IS TO WRAP CORNERS AND GO TO NEXT ADJACENT SURFACE.
2. REMOVE AND PROTECT EXISTING SIGNAGE BEFORE PAINTING, REPLACE IN EXACT LOCATION WHERE REMOVED. PLACE NEW SIGNAGE AS SPECIFIED.



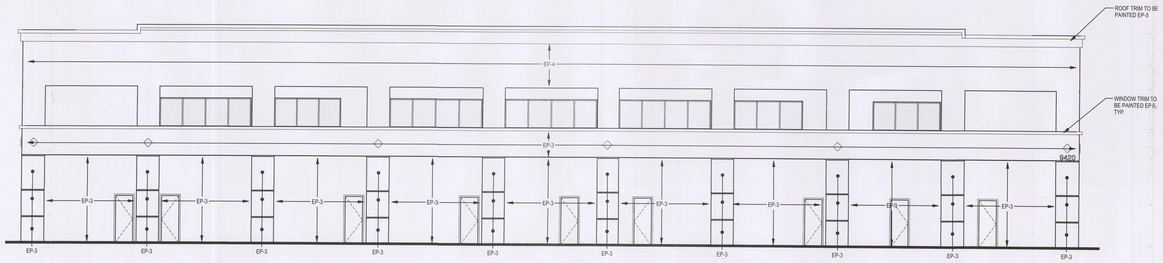
2 **SOUTH ELEVATION - BUILDING 04**
1/8" = 1'-0"



1 **NORTH ELEVATION - BUILDING 04**
1/8" = 1'-0"



3 **EAST ELEVATION - BUILDING 0**
1/8" = 1'-0"



4 **WEST ELEVATION - BUILDING 04**
1/8" = 1'-0"

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EXTERIOR FINISH MATERIAL LIST			
CODE	**DESCRIPTION**	**MANUFACTURER**	**COLOR/FINISH**
EP-1	PAINT COLOR	DUNN EDWARDS	DE6217 ANCIENT EARTH
EP-2	PAINT COLOR	DUNN EDWARDS	DE6218 BARREL STOVE
EP-3	PAINT COLOR	DUNN EDWARDS	DE6138 DARK SEPIA
EP-4	PAINT COLOR	DUNN EDWARDS	DE6171 SAND DOLLAR
EP-5	PAINT COLOR	DUNN EDWARDS	DE6211 LIGHT BEIGE

NOTE:
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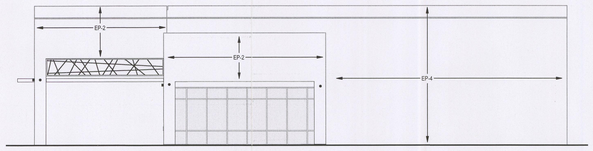
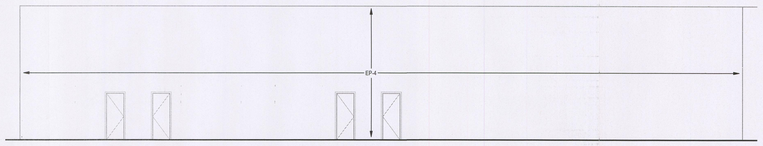
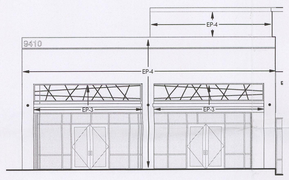
2. REMOVE AND PROTECT EXISTING SIGNAGE BEFORE PAINTING, REPLACE IN EXACT LOCATION WHERE REMOVED. PLACE NEW SIGNAGE AS SPECIFIED.



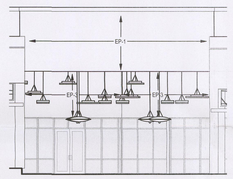
2 **EAST ELEVATION - BUILDING 05**
1/8" = 1'-0"



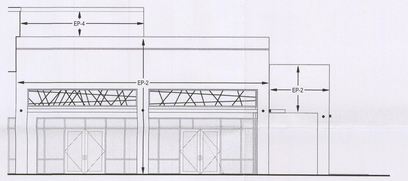
1 **NORTH ELEVATION - BUILDING 05**
1/8" = 1'-0"



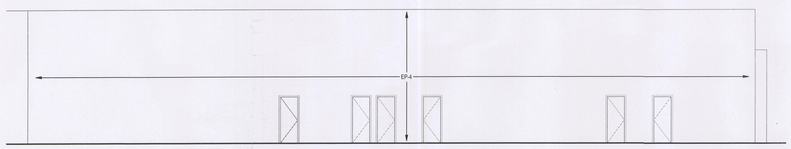
5 **EAST ELEVATION - BUILDING 05**
1/8" = 1'-0"



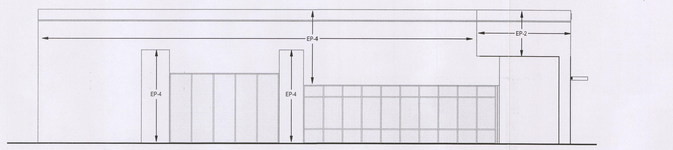
4 **SOUTHEAST ELEVATION - BUILDING 05**
1/8" = 1'-0"



3 **SOUTHEAST ELEVATION - BUILDING 05**
1/8" = 1'-0"



7 **WEST ELEVATION - BUILDING 05**
1/8" = 1'-0"



6 **SOUTH ELEVATION - BUILDING 05**
1/8" = 1'-0"

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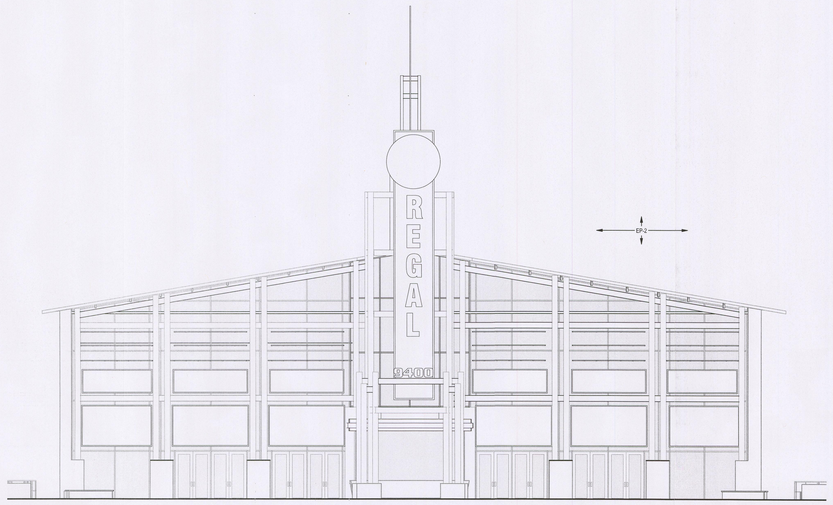
EXTERIOR FINISH MATERIAL LIST			
CODE	DESCRIPTION	MANUFACTURER	COLOR/FINISH
EP-1	PAINT COLOR	DUNN EDWARDS	DE6217 ANCIENT EARTH
EP-2	PAINT COLOR	DUNN EDWARDS	DE6218 BARREL STOVE
EP-3	PAINT COLOR	DUNN EDWARDS	DE6138 DARK SEPIA
EP-4	PAINT COLOR	DUNN EDWARDS	DE6171 SAND DOLLAR
EP-5	PAINT COLOR	DUNN EDWARDS	DE6211 LIGHT BEIGE

NOTE:
1. AT BUILDING POP-OUTS, PAINT FINISH, AS SPECIFIED, IS TO WRAP CORNERS AND GO TO NEXT ADJACENT SURFACE.
2. REMOVE AND PROTECT EXISTING SIGNAGE BEFORE PAINTING, REPLACE IN EXACT LOCATION WHERE REMOVED. PLACE NEW SIGNAGE AS SPECIFIED.



1 **SOUTHEAST ELEVATION - BUILDING 06**
1/8" = 1'-0"

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EXTERIOR FINISH MATERIAL LIST

CODE	DESCRIPTION	MANUFACTURER	COLOR/FINISH
EP-1	PAINT COLOR	DUNN EDWARDS	DE6217 ANCIENT EARTH
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EP-4	PAINT COLOR	DUNN EDWARDS	DE6171 SAND DOLLAR
EP-5	PAINT COLOR	DUNN EDWARDS	DE6211 LIGHT BEIGE

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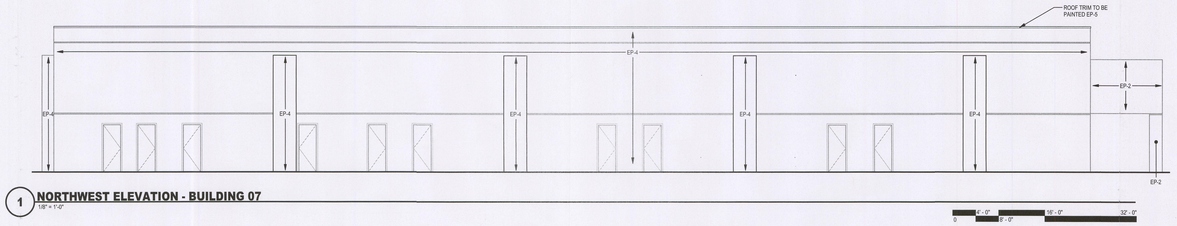
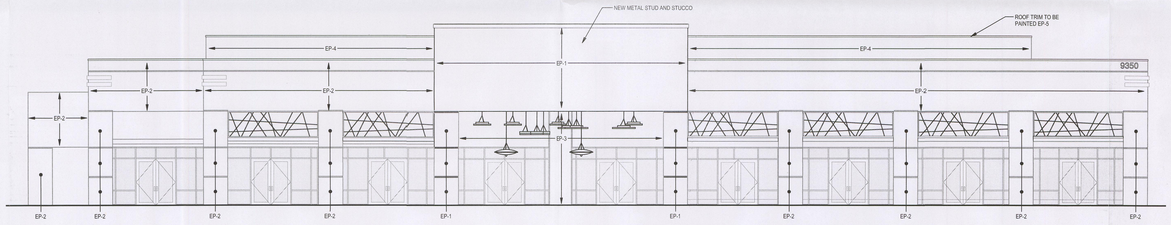
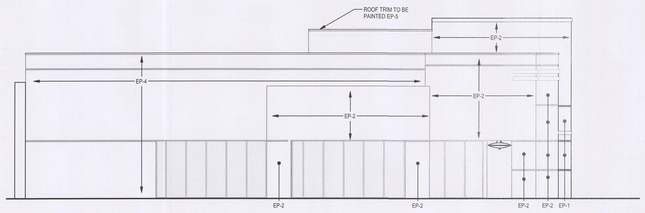
2. REMOVE AND PROTECT EXISTING SIGNAGE BEFORE PAINTING, REPLACE IN EXACT LOCATION WHERE REMOVED. PLACE NEW SIGNAGE AS SPECIFIED.



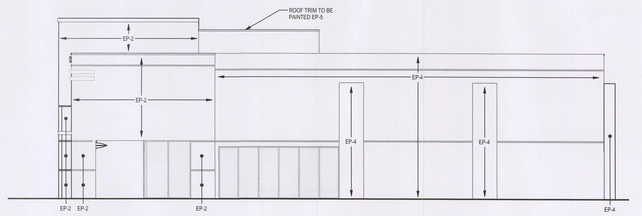
1 **NORTHWEST ELEVATION - BUILDING 07**
1/8" = 1'-0"



2 **SOUTHEAST ELEVATION - BUILDING 07**
1/8" = 1'-0"



4 **SOUTHWEST ELEVATION - BUILDING 07**
1/8" = 1'-0"



3 **NORTHEAST ELEVATION - BUILDING 07**
1/8" = 1'-0"

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Sheet Title: EXTERIOR ELEVATIONS - BUILDING 07

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EXTERIOR FINISH MATERIAL LIST

CODE	DESCRIPTION	MANUFACTURER	COLOR/FINISH
EP-1	PAINT COLOR	DUNN EDWARDS	DE6217 ANCIENT EARTH
EP-2	PAINT COLOR	DUNN EDWARDS	DE6216 BARREL STOVE
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EP-5	PAINT COLOR	DUNN EDWARDS	DE6211 LIGHT BEIGE

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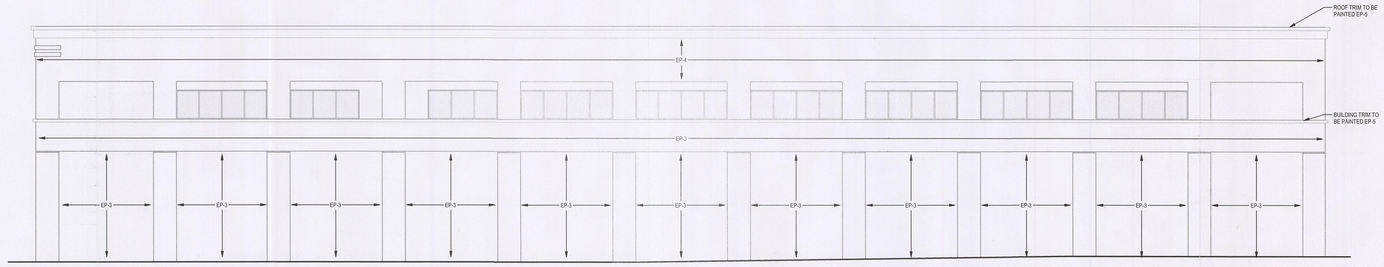
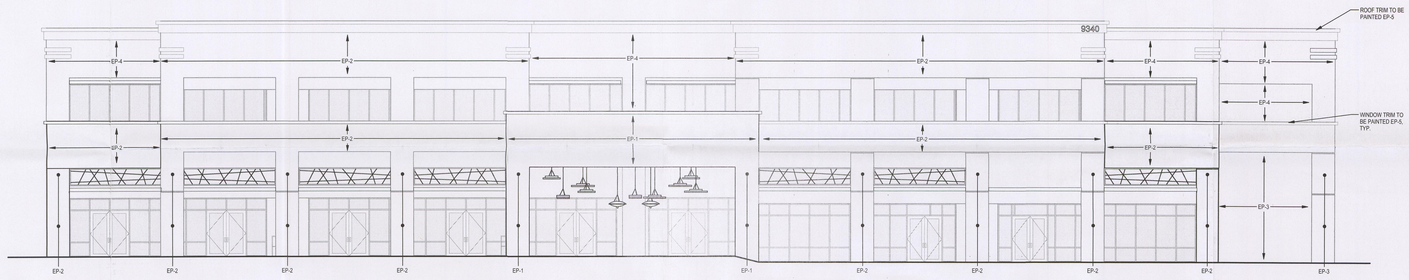
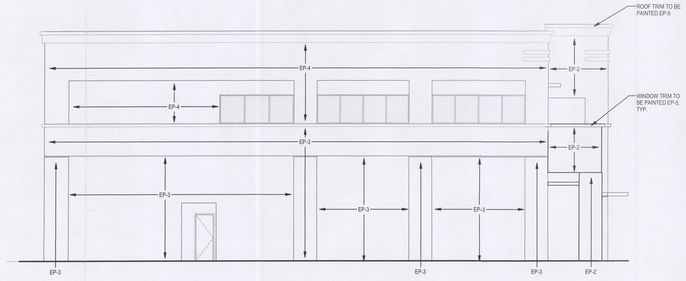


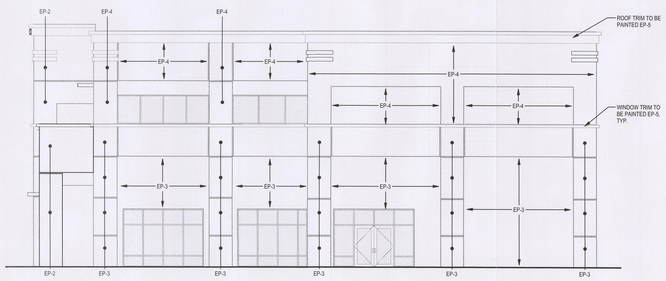
1 **NORTHWEST ELEVATION - BUILDING 08**
1/8" = 1'-0"



2 **SOUTHEAST ELEVATION - BUILDING 08**
1/8" = 1'-0"



4 **SOUTHWEST ELEVATION - BUILDING 08**
1/8" = 1'-0"



3 **NORTHEAST ELEVATION - BUILDING 08**
1/8" = 1'-0"

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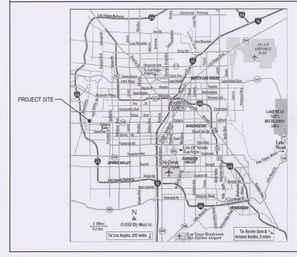
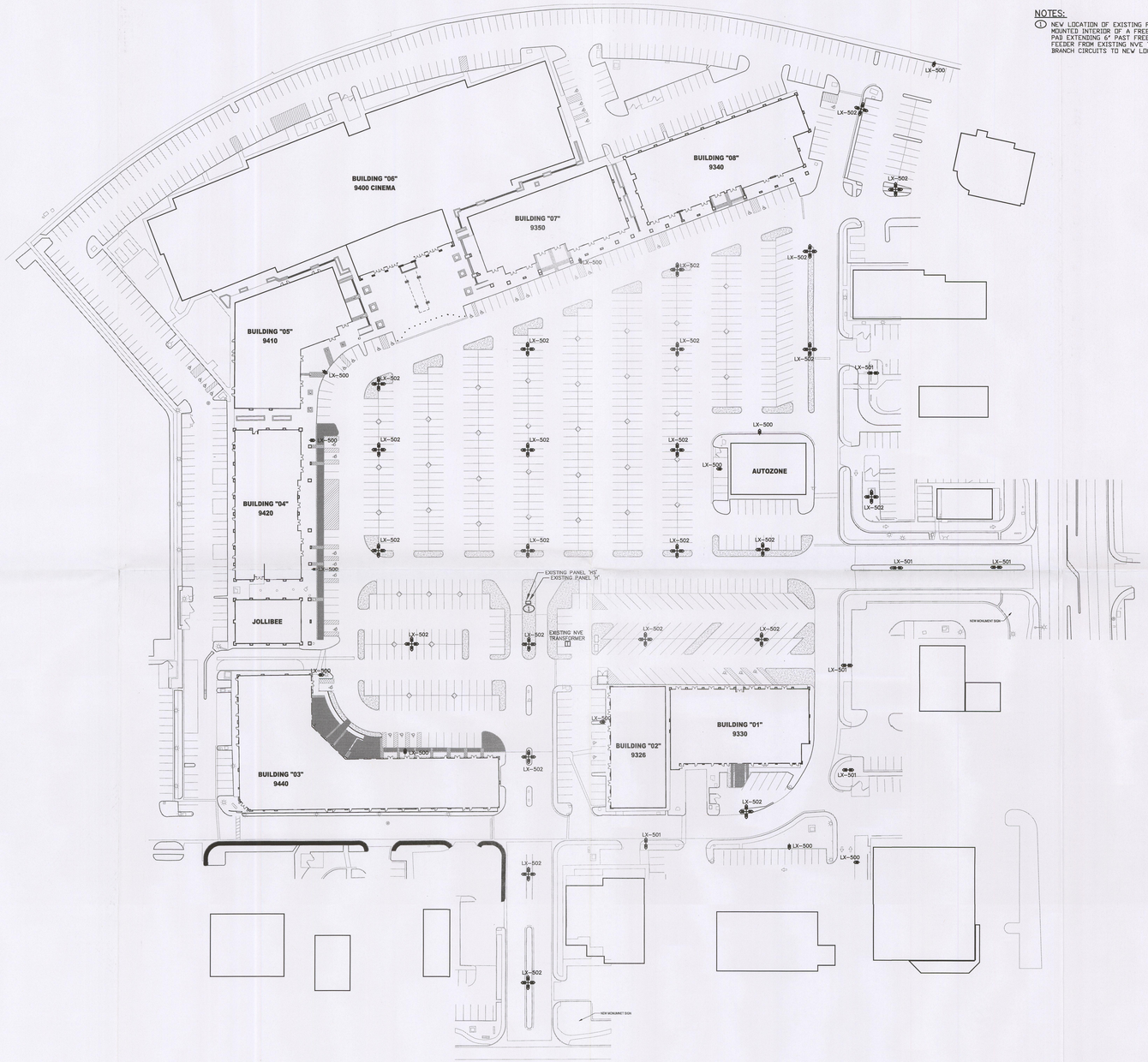
VICINITY MAP


PROJECT SITE
WESTCLIFF VILLAGE
LAS VEGAS NORTH BELTWAY AREA
Lake Mead
Las Vegas Boulevard
Las Vegas Blvd
Las Vegas Motor Speedway
Nellis Air Force Base
Nellis AFB
Las Vegas Blvd
Las Vegas Boulevard
Las Vegas Blvd
Las Vegas Blvd
Las Vegas Blvd

NOTES:

1. NEW LOCATION OF EXISTING PANEL 'H' AND 'HS'. PANEL 'H' AND 'HS' ARE MOUNTED INTERIOR OF A FREE STANDING ENCLOSURE. PROVIDE NEW CONCRETE PAD EXTENDING 6' PAST FREESTANDING ENCLOSURE. EXTEND CUSTOMER OWNED FEEDER FROM EXISTING NVE TRANSFORMER TO NEW LOCATION. EXTEND EXISTING BRANCH CIRCUITS TO NEW LOCATION.



ELECTRICAL SITE PLAN

SCALE: 1"=50'-0"

0 25'-0" 50'-0" 100'-0" 200'-0"

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ARCHITECTS

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5459 S. Durango Dr., Suite 100
Las Vegas, NV 89113
P: 702.871.3621
F: 702.871.8353
www.tjkengineers.com

Stamp:

PROFESSIONAL ENGINEER STATE OF NEVADA
THOMAS A. ANDERSON
No. 13946
ELECTRICAL

Owner: SENTINEL DEVELOPMENT

Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center

Project No. PSC - 1141

Sheet Title: ELECTRICAL SITE PLAN

Date: 05.24.12

Checked By: TA

Submittal: 65% SUBMITTAL

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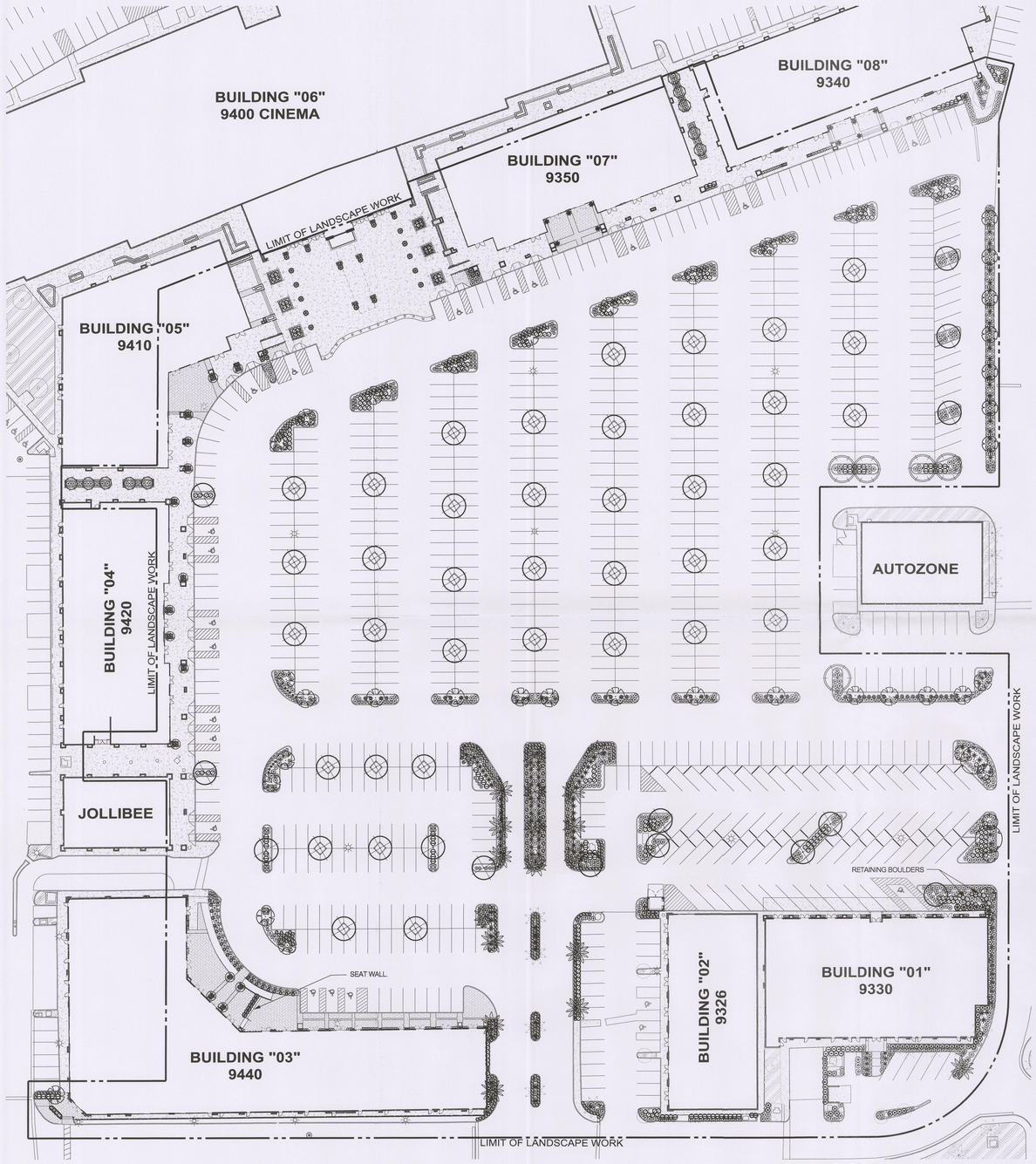

LANDSCAPE LEGEND

TREES

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	CALIPER MINIMUM SIZE
	PARKINSONIA 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE MULTI-TRUNK	52	1.1/2" 24" BOX
	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY	15	3/4" 15 GALLON
	PISTACIA CHINENSIS CHINESE PISTACHE	5	1.1/2" 24" BOX
	PHOENIX DACTYLIFERA RELOCATED DATE PALM	19	EXISTING HTS
	RHUS LANCEA AFRICAN SUMAC STANDARD TRUNK	2	1.1/2" 24" BOX
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL MULTI-TRUNK	10	1.1/4" 36" BOX
	WASHINGTONIA HYBRID FAN PALM	29	MATCH EXIST.
	WASHINGTONIA HYBRID RELOCATED FAN PALM	12	EXISTING HTS
	EXISTING TREE TO REMAIN PROTECT IN PLACE		
	EXISTING PALM TO REMAIN PROTECT IN PLACE		

SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	CALIPER MINIMUM SIZE
	AGAVE MURPHEYI MURPHY'S AGAVE	43	5 GALLON
	AGAVE SCHIDIGERA 'DURANGO DELIGHT' DURANGO DELIGHT AGAVE	15	5 GALLON
	AGAVE VILMORINIANA OCTOPUS AGAVE	35	5 GALLON
	AGAVE WEBERI WEBER'S CENTURY PLANT	138	5 GALLON
	BUXUS MICROPHYLLA JAPONICA JAPANESE BOXWOOD	104	5 GALLON
	CHRYSACTINIA MEXICANA DAMIANITA	335	5 GALLON
	DASYLIRION QUADRANGULATUM TOOTHLESS SOTOL	31	15 GALLON
	HESPERALOE PARVIFLORA 'RED' RED YUCCA	225	5 GALLON
	LANTANA SP. 'NEW GOLD' GOLDEN LANTANA	198	5 GALLON
	LEUCOPHYLLUM C. 'SILVER CLOUD' TM SILVER CLOUD TEXAS RANGER	82	5 GALLON
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO TEXAS RANGER	71	5 GALLON
	LIGUSTRUM JAPONICUM 'TEXANUM' WAX LEAF PRIVET	6	5 GALLON
	PENSTEMON EATONII FIRECRACKER PENSTEMON	22	1 GALLON
	ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	594	5 GALLON
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER	510	5 GALLON
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	60	5 GALLON
	XYLOSMA CONGESTUM 'COMPACTA' COMPACT SHINY XYLOSMA	12	5 GALLON
	YUCCA RECURVIFOLIA WEEPING YUCCA	10	15 GALLON

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION
	DECOMPOSED GRANITE IN ALL PLANTER AREAS. COLOR AND SIZE TO MATCH EXISTING. 2" MINIMUM DEPTH.
	DECORATIVE HARDSCAPE. PATTERN 1. HERRINGBONE PAVERS, PATTERN AND COLOR TO MATCH EXISTING. SEE ARCHITECTURAL PLANS.
	DECORATIVE HARDSCAPE. PATTERN 2. COLORS TO COMPLIMENT HERRINGBONE PAVERS. SEE ARCHITECTURAL PLANS.
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	CONCRETE PLANTER POT, 3'X3'X3' ROUND.
	CONCRETE PLANTER, 48"X22"X30".

LANDSCAPE ANALYSIS:

EXISTING LANDSCAPE AREA WITHIN LIMIT OF WORK, INCLUDING PARKING:	23,954 SF
PROPOSED LANDSCAPE AREA WITHIN LIMIT OF WORK INCLUDING PARKING:	27,596 SF
EXISTING INTERIOR PARKING LOT LANDSCAPE AREA:	16,913 SF
PROPOSED INTERIOR PARKING LOT LANDSCAPE AREA:	18,682 SF

0 40' 80' 120'

SCALE: 1" = 40'

NOT FOR CONSTRUCTION

SDR-45538
REVISED

Pugsley. Simpson. Coulter.
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Revisions:

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Owner: SENTINEL DEVELOPMENT
Project Name: VILLAGE SQUARE
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Sheet Title: OVERALL LANDSCAPE PLAN
Project No. SLA 12-001

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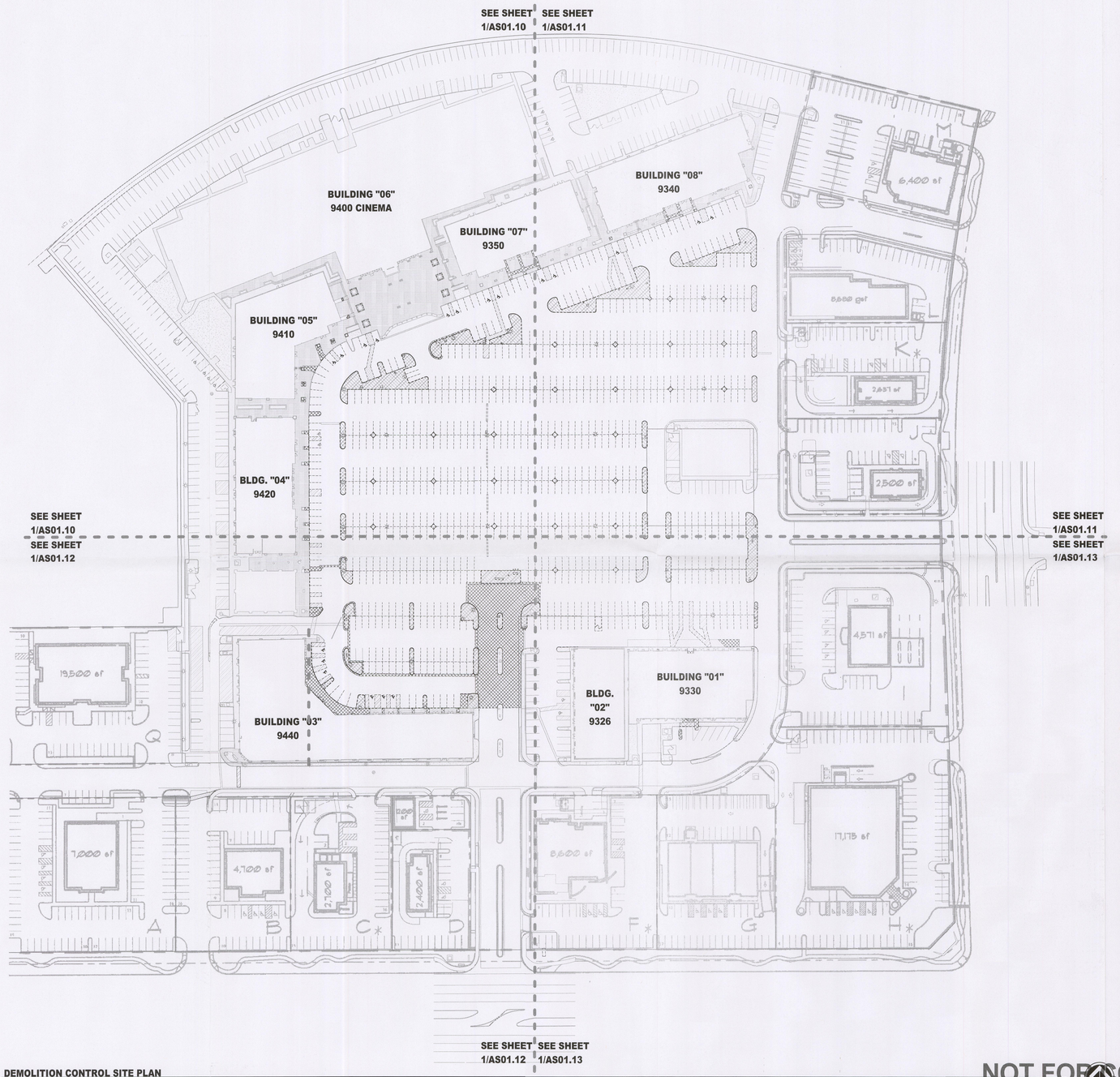

GENERAL NOTES

1. ALL EXISTING CONDITIONS TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO BID. ANY DISCREPANCIES OF EXISTING CONDITIONS TO WHAT IS SHOWN ON DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. REFER TO CIVIL DRAWINGS FOR EXACT LOCATIONS OF BUILDINGS AND SITE CONSTRUCTION ELEMENTS.
3. ALL EXISTING FACILITIES, SIGNAGE, STRUCTURES, VEGETATION, PAVEMENT AND CONCRETE TO BE DEMOLISHED WITHIN "HATCHED AREA" UNLESS NOTED OTHERWISE. REFER TO CIVIL DRAWINGS FOR ACTUAL EXTENTS OF DEMOLITION WORK.
4. COORDINATE DEMOLITION DEPTH AS REQUIRED BY THE CIVIL GRADING PLANS.
5. NEW CONSTRUCTION TO BE COORDINATED WITH DEMOLITION CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
6. ALL DEMOLISHED ELEMENTS TO BE DISPOSED OF LEGALLY AND CLEANLY.
7. REFER TO CIVIL DRAWINGS FOR UTILITY DEMOLITION AND RELOCATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR PREPAIRING OR REPLACING ANY DAMAGE THAT EXCEEDS THE DEMOLITION SCOPE INDICATED ON THE DRAWINGS, AT NO ADDITIONAL COST TO THE OWNER.

LEGEND

- EXISTING BUILDING
- EXISTING BUILDING TO BE REMODLED - SEE DEMOLITION FLOOR PLANS FOR EXTENT OF DEMOLITION
- AREA OF DEMOLITION
- EXISTING SIDEWALK
- EXISTING BRICK PAVERS
- EXISTING LANDSCAPE
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED OR REMOVED AND RELOCATED AS PER DRAWINGS

DEMOLITION CONTROL SITE PLAN
1" = 50'-0"

NOT FOR CONSTRUCTION

Pugsley. Simpson. Coulter. ARCHITECTS
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Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center
Project No. PSC - 1141
Sheet Title: ARCHITECTURAL DEMOLITION CONTROL SITE PLAN

Date: 05.24.12
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Submittal: 65% SUBMITTAL

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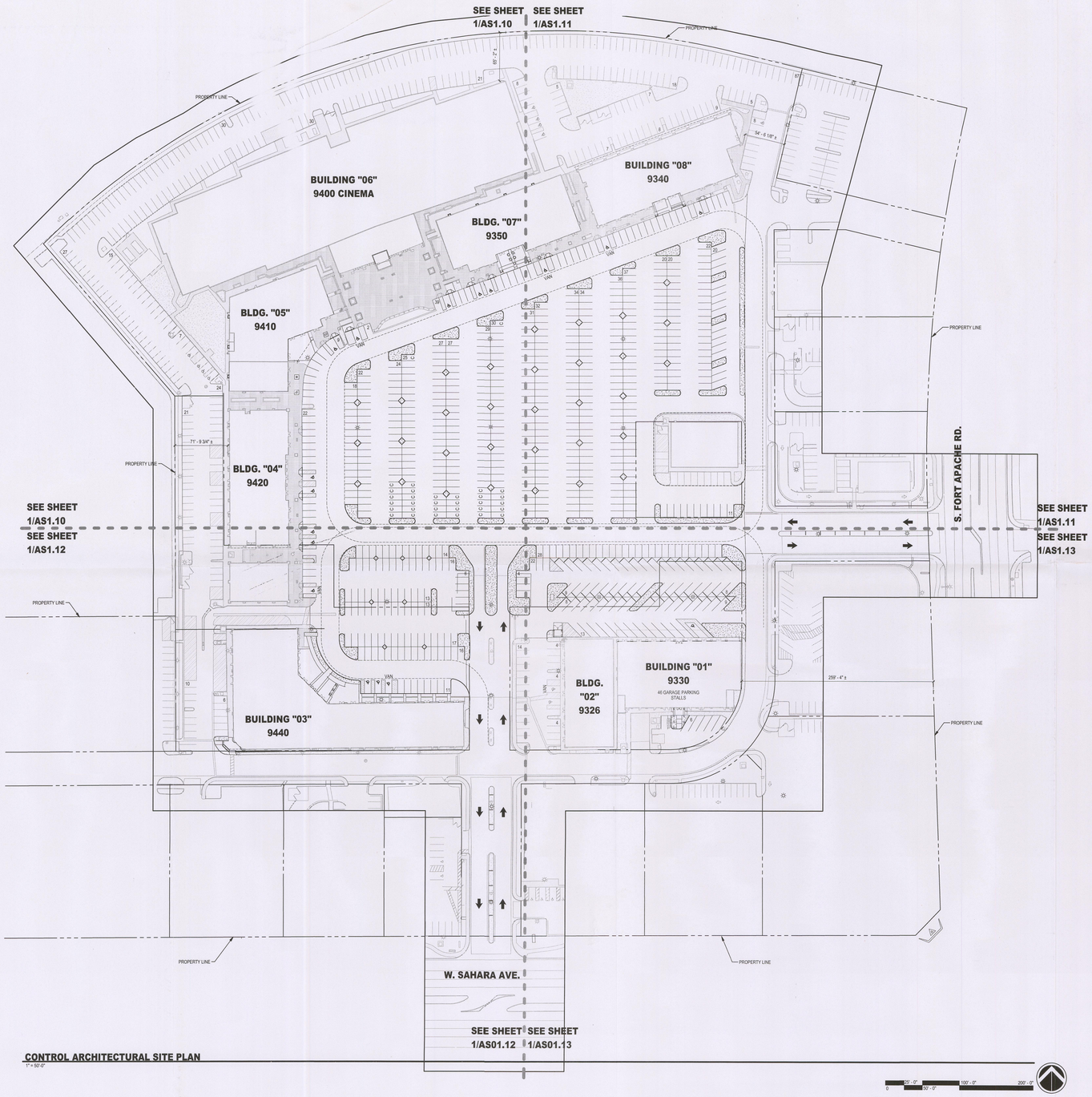

CONTROL ARCHITECTURAL SITE PLAN
1" = 50'-0"

GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR EXACT LOCATIONS (HORIZONTAL CONTROL) OF BUILDINGS AND SITE CONSTRUCTION ELEMENTS.
2. REFER CIVIL DRAWINGS FOR INFORMATION REGARDING ASPHALT AND CONCRETE PAVING AND ASSOCIATED OVER EXCAVATION REQUIREMENTS.
3. SEE LANDSCAPE DRAWINGS FOR PLANTING/IRRIGATION AND PLAYGROUND.
4. DIMENSIONS ARE FROM FACE OF BUILDING WHERE OCCURS.
5. FOR ACCESSIBLE PARKING DETAILS AND SIGNAGE SEE SHEETS G1.02 AND G1.03.
6. COORDINATE WITH DEMOLITION PLAN AS01.01, CIVIL DEMOLITION DRAWINGS AND LANDSCAPE DRAWINGS FOR EXTENT OF REMOVALS.
7. **ICC/ANSI A117.1-2003 SECTION 403.3 - SLOPE**
   THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THE 1:20. THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48.
8. **ICC/ANSI A117.1-2003 SECTION 405.2 - SLOPE**
   RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. (EXCEPTION: IN EXISTING BUILDINGS OR FACILITIES RAMPS SHALL BE PERMITTED TO HAVE SLOPES STEEPER THAN 1:12 COMPLYING WITH TABLE 405.2 WHERE SUCH SLOPES ARE NECESSARY DUE TO SPACE LIMITATIONS.)
9. **ICC/ANSI A117.1-2003 SECTION 405.3 - CROSS SLOPE**
   CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.
10. ALL EXISTING HANDRAILS ON PROJECT SITE TO BE PAINTED EP-4.

LEGEND

- EXISTING BUILDING
- EXISTING SIDEWALK
- SIDEWALK
- EXISTING BRICK PAVERS
- EXISTING LANDSCAPE
- LANDSCAPE
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- ACCESSIBLE ROUTE
- SLOPE DIRECTION - SEE CIVIL DRAWINGS

SITE ANALYSIS

SITE INFORMATION:

APN: 163-06-816-005, 163-06-816-019, 163-06-816-027, 163-06-816-031, 163-06-816-034, 163-06-816-036, 163-06-816-037, 163-06-816-038
W. Sahara Ave & S. Fort Apache Rd.
Las Vegas, Clark County, Nevada 89117

Jurisdiction: City of Las Vegas

Zoning: C-1 Limited Commercial District

Land-Use:

Site Acreage: 20.89 Acres (909,968.4 sf)

BUILDING AREA:	**Existing***
Building 01 (9330)	
Retail	14,000 gsf
Office	12,800 gsf
Building 02 (9326)	
Retail	9,602 gsf
Building 03 (9440)	
Retail	21,214 gsf
Office	27,750 gsf
Building 04 (9420)	
Retail	12,884 gsf
Office	11,444 gsf
Building 05 (9410)	
Retail	15,425 gsf
Building 06 (9400)	
Cinema	69,876 gsf
Building 07 (9350)	
Retail	13,652 gsf
Building 08 (9340)	
Retail	15,327 gsf
Office	13,736 gsf
Total Office:	**65,538 gsf**
Total Retail:	**171,999 gsf**
Grand Total:	**237,518 gsf**

*Building Areas are existing and unmodified.

PARKING:	**Existing**	**Required**	**Provided**
Total Building Area: (1/250sf)	=1,279	=951	=1,163
Handicap Spaces:	=52	=20	=39 (9 Van Accessible 5 New; 4 Existing)
Compact Car Spaces:	N/A	N/A	=32

SETBACKS:	**Existing***	**Required**
SETBACKS:		
West	71' 9 3/4" ±	0'-0"
South	250' 7 7/8" ±	0'-0"
North	65' 2" ±	0'-0"
East	259' 4" ±	0'-0"

*Setbacks are existing and unmodified.

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Project No. **PSC - 1141**

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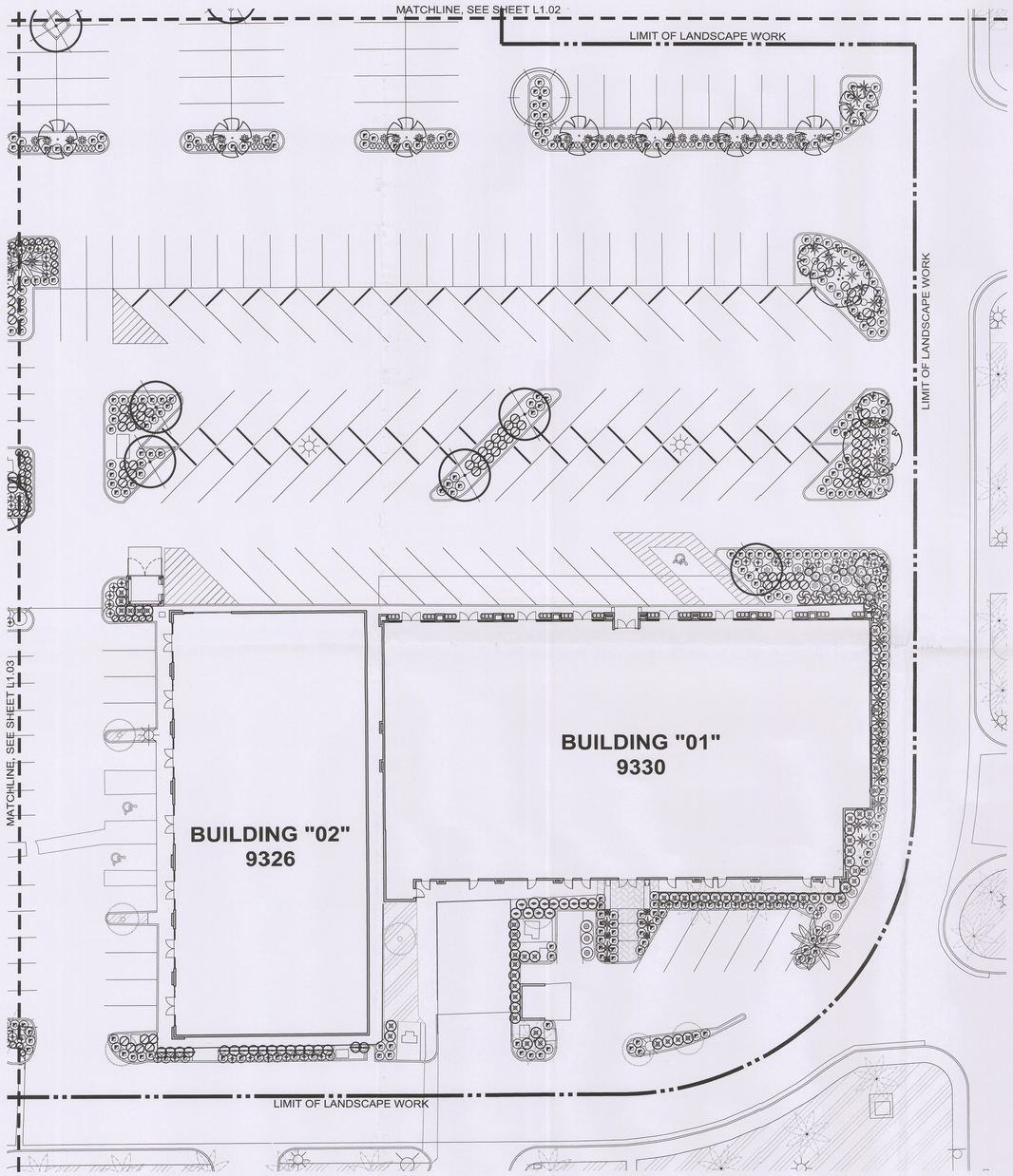

LANDSCAPE LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	CALIPER / MINIMUM SIZE
	PARKINSONIA 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE MULTI-TRUNK	1.1/2" 24" BOX
	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY	3/4" 15 GALLON
	PISTACIA CHINENSIS CHINESE PISTACHE	1.1/2" 24" BOX
	PHOENIX DACTYLIFERA RELOCATED DATE PALM	EXISTING HTS
	RHUS LANCEA AFRICAN SUMAC STANDARD TRUNK	1.1/2" 24" BOX
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL MULTI-TRUNK	1.1/4" 36" BOX
	WASHINGTONIA HYBRID FAN PALM	MATCH EXIST.
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0 20' 40' 60'

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Project No. SLA 12-001

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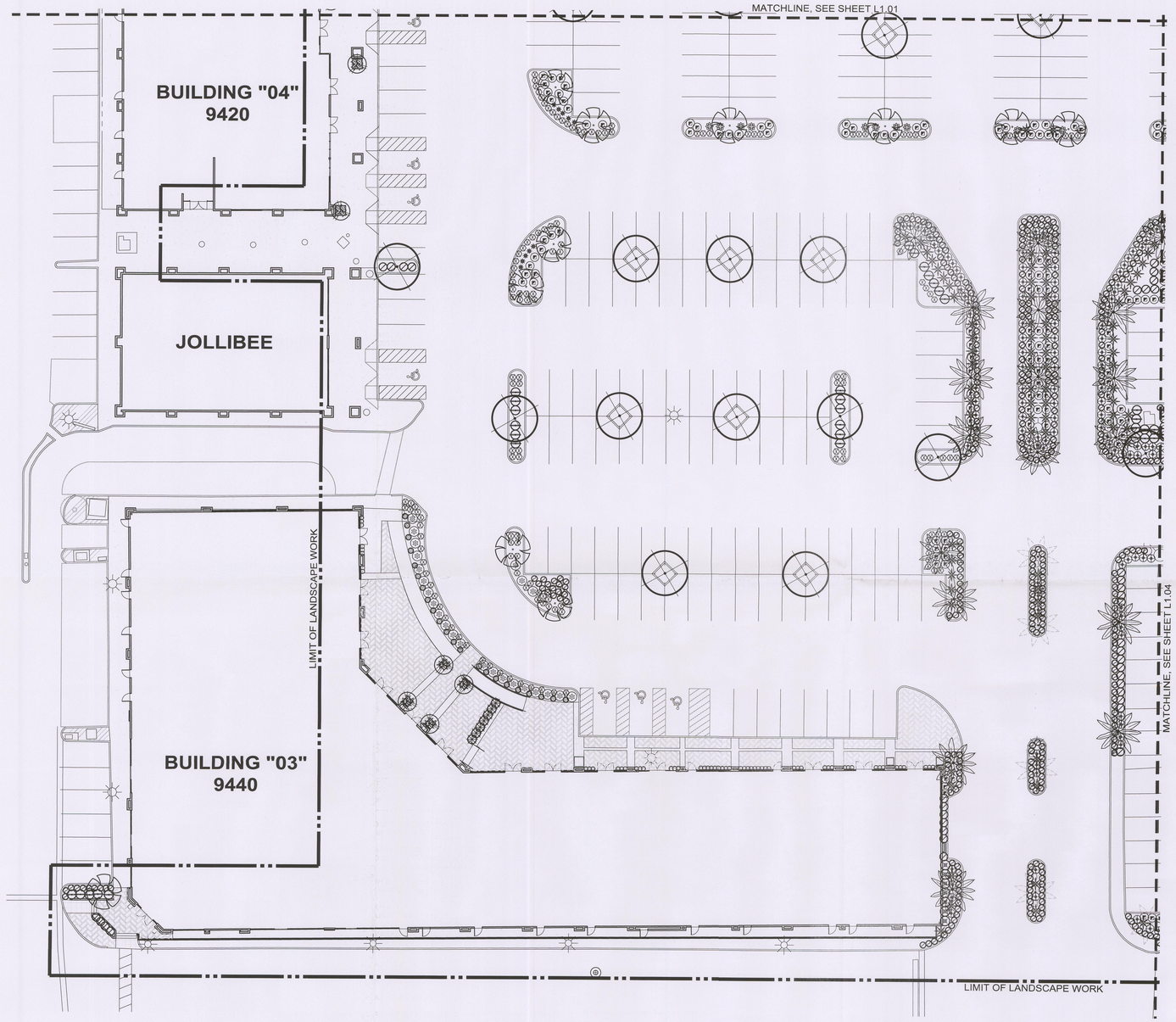

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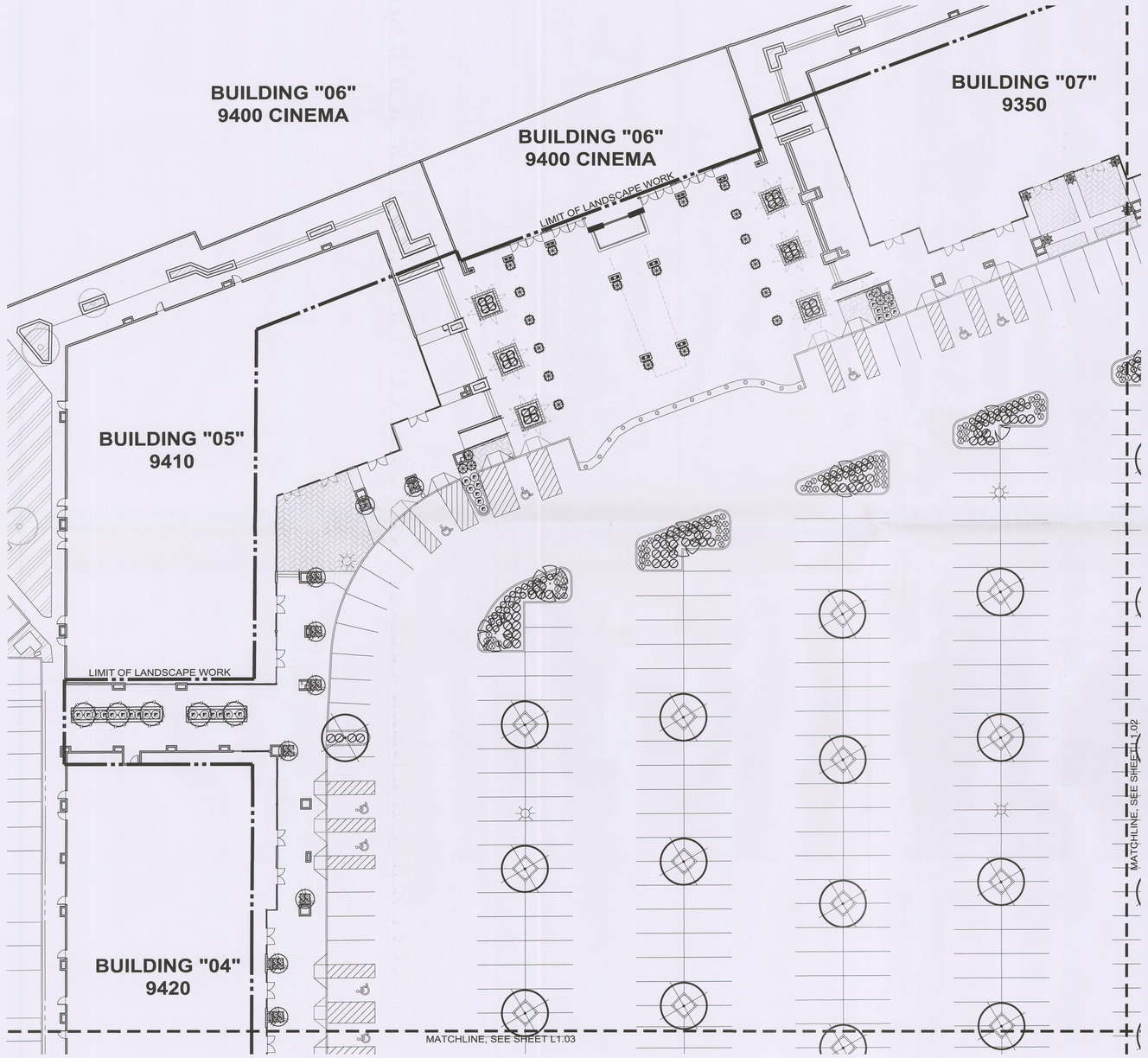

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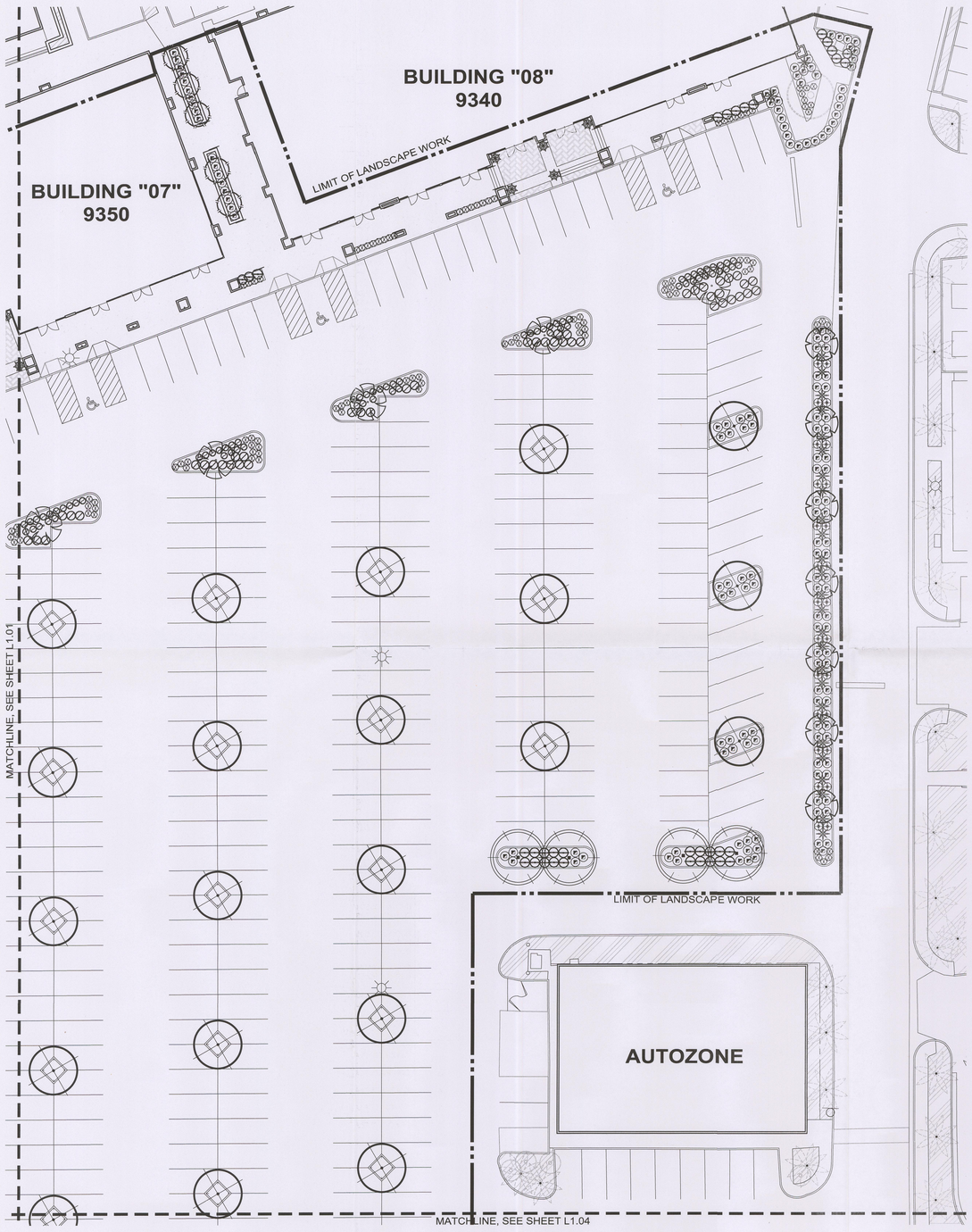

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	AGAVE SCHIDIGERA 'DURANGO DELIGHT' DURANGO DELIGHT AGAVE	5 GALLON
	AGAVE VILMORINIANA OCTOPUS AGAVE	5 GALLON
	AGAVE WEBERI WEBER'S CENTURY PLANT	5 GALLON
	BUXUS MICROPHYLLA JAPONICA JAPANESE BOXWOOD	5 GALLON
	CHRYSACTINIA MEXICANA DAMIANITA	5 GALLON
	DASYLIRION QUADRANGULATUM TOOTHLESS SOTOL	15 GALLON
	HESPERALOE PARVIFLORA 'RED' RED YUCCA	5 GALLON
	LANTANA SP. 'NEW GOLD' GOLDEN LANTANA	5 GALLON
	LEUCOPHYLLUM C. 'SILVER CLOUD' TM SILVER CLOUD TEXAS RANGER	5 GALLON
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO TEXAS RANGER	5 GALLON
	LIGUSTRUM JAPONICUM 'TEXANUM' WAX LEAF PRIVET	5 GALLON
	PENSTEMON EATONII FIRECRACKER PENSTEMON	1 GALLON
	ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	5 GALLON
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER	5 GALLON
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GALLON
	XYLOSMA CONGESTUM 'COMPACTA' COMPACT SHINY XYLOSMA	5 GALLON
	YUCCA RECURVIFOLIA WEEPING YUCCA	15 GALLON

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION
	DECOMPOSED GRANITE IN ALL PLANTER AREAS. COLOR AND SIZE TO MATCH EXISTING. 2" MINIMUM DEPTH.
	DECORATIVE HARDSCAPE. PATTERN 1. HERRINGBONE PAVERS. PATTERN AND COLOR TO MATCH EXISTING. SEE ARCHITECTURAL PLANS.
	DECORATIVE HARDSCAPE. PATTERN 2. COLORS TO COMPLIMENT HERRINGBONE PAVERS. SEE ARCHITECTURAL PLANS.
	EXISTING HARDSCAPE TO REMAIN. PROTECT IN PLACE.
	EXISTING LANDSCAPE TO REMAIN. PROTECT IN PLACE.
	CONCRETE PLANTER POT, 4'X4'X3' SQUARE.
	CONCRETE PLANTER POT, 3'X3'X4' SQUARE.
	CONCRETE PLANTER POT, 2'X2'X4' SQUARE.
	CONCRETE PLANTER POT, 3'X3'X3' ROUND.
	CONCRETE PLANTER, 48"X22"X30".

0 20' 40' 60'

SCALE: 1" = 20'

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Pugsley. Simpson. Coulter.
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Revisions:

No.	Date	Description

Consultant:

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702.597.3108
12 Commerce Center Drive
Henderson,NV 89014
www.southwickla.com

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Owner: SENTINEL DEVELOPMENT
Project Name: VILLAGE SQUARE
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Sheet Title: LANDSCAPE PLAN
Project No. SLA 12-001

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JUN 25 2012
City of Las Vegas
Department of Planning

Date: 06.20.12
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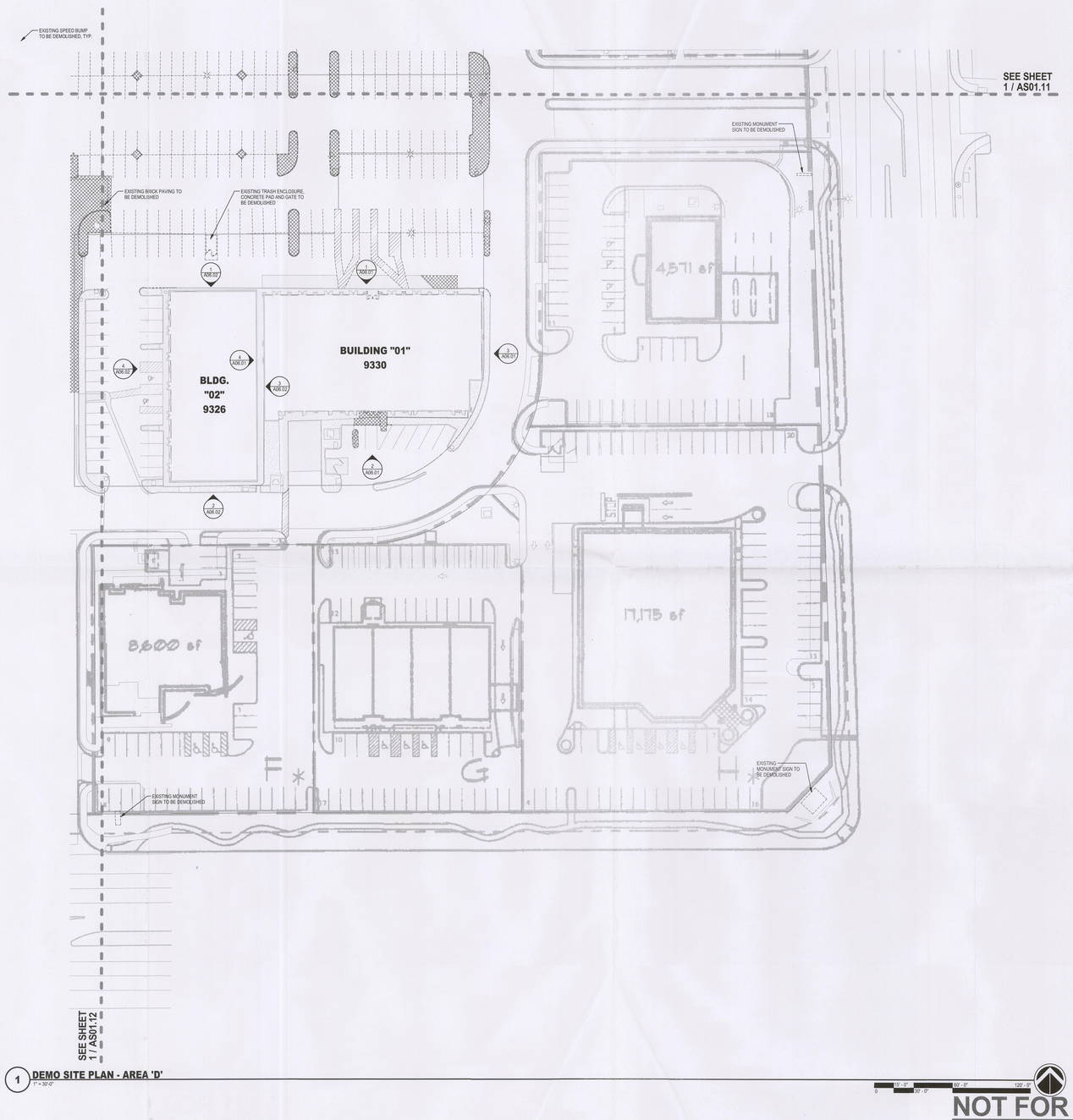
Submittal: 65% SUBMITTAL

Sheet No.
L1.02



1 DEMO SITE PLAN - AREA 'D'
1" = 30'-0"

0 30' -0" 60' -0" 120' -0"

GENERAL NOTES

1. ALL EXISTING CONDITIONS TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO BID. ANY DISCREPANCIES OF EXISTING CONDITIONS TO WHAT IS SHOWN ON DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. REFER TO CIVIL DRAWINGS FOR EXACT LOCATIONS OF BUILDINGS AND SITE CONSTRUCTION ELEMENTS.
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4. COORDINATE DEMOLITION DEPTH AS REQUIRED BY THE CIVIL GRADING PLANS.
5. NEW CONSTRUCTION TO BE COORDINATED WITH DEMOLITION CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
6. ALL DEMOLISHED ELEMENTS TO BE DISPOSED OF LEGALLY AND PROPERLY.
7. REFER TO CIVIL DRAWINGS FOR UTILITY DEMOLITION AND RELOCATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR PREPAIRING OR REPLACING ANY DAMAGE THAT EXCEEDS THE DEMOLITION SCOPE INDICATED ON THE DRAWINGS, AT NO ADDITIONAL COST TO THE OWNER.

LEGEND

- EXISTING BUILDING
- EXISTING BUILDING TO BE REMODELED - SEE DEMOLITION FLOOR PLANS FOR EXTENT OF DEMOLITION
- AREA OF DEMOLITION
- EXISTING SIDEWALK
- EXISTING BRICK PAVERS
- EXISTING LANDSCAPE
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED OR REMOVED AND RELOCATED AS PER DRAWINGS

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Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center
Sheet Title: DEMOLITION SITE PLAN - AREA 'D'

Project No.: PSC - 1141

Date: 05.24.12
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Submittal: 65% SUBMITTAL

Sheet No.
AS01.13

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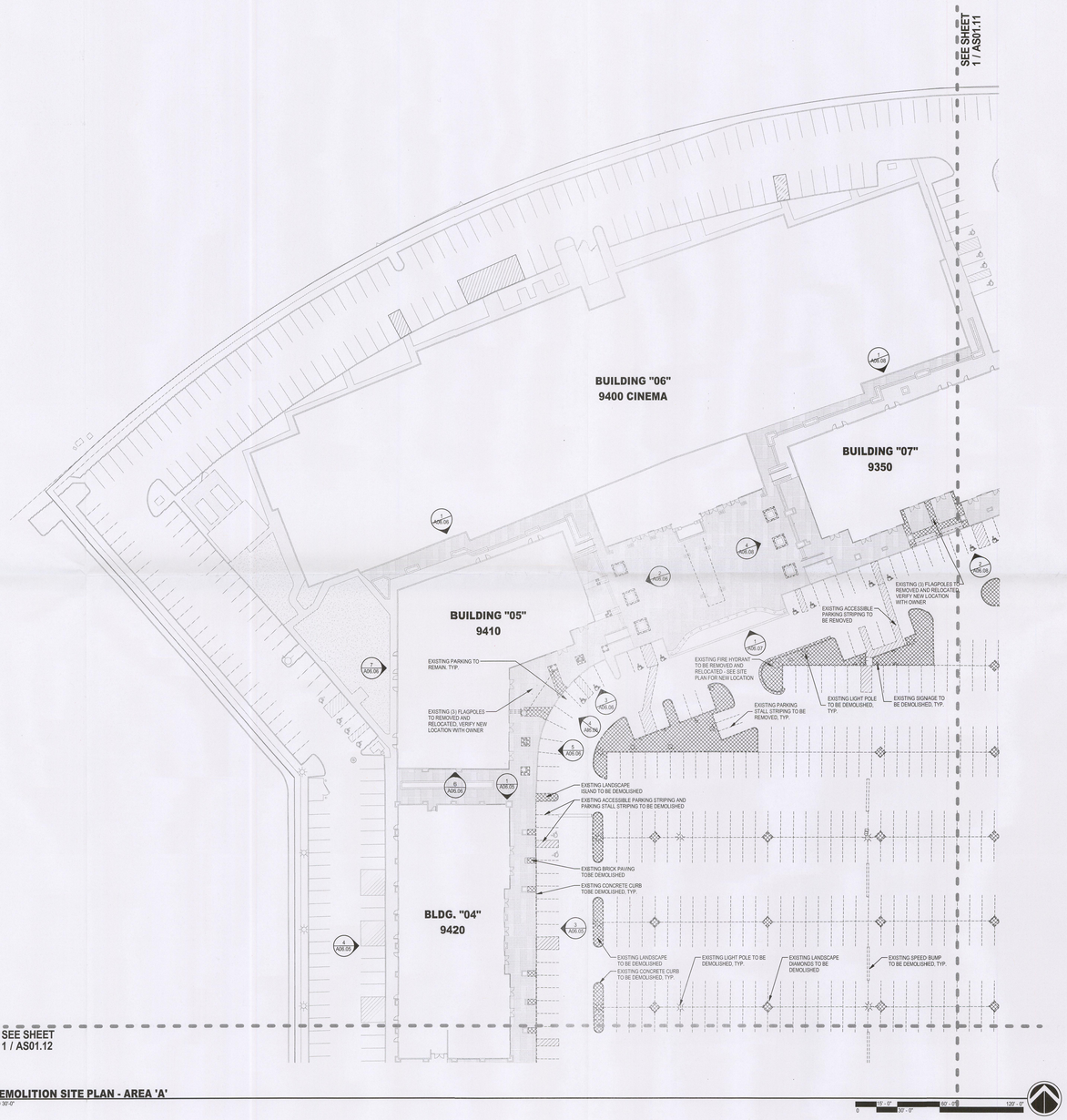

GENERAL NOTES

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- AREA OF DEMOLITION
- EXISTING SIDEWALK
- EXISTING BRICK PAVERS
- EXISTING LANDSCAPE
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED OR REMOVED AND RELOCATED AS PER DRAWINGS

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Owner: SENTINEL DEVELOPMENT
Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center
Project No. PSC - 1141
Sheet Title: DEMOLITION SITE PLAN - AREA 'A'

Date: 05.24.12
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Submittal: 65% SUBMITTAL

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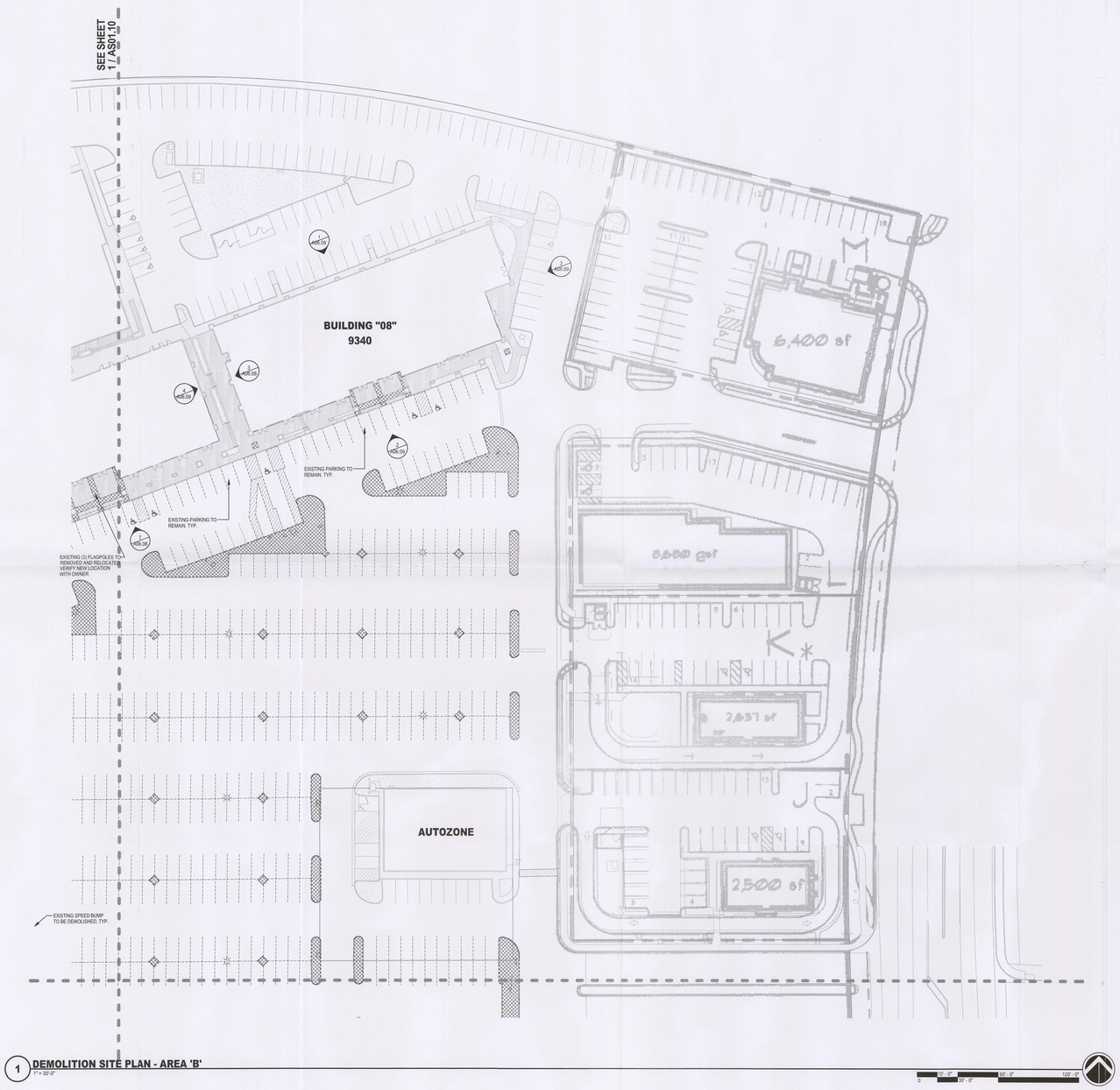

1 **DEMOLITION SITE PLAN - AREA 'B'**
1" = 30'-0"

GENERAL NOTES

1. ALL EXISTING CONDITIONS TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO BID. ANY DISCREPANCIES IF EXISTING CONDITIONS TO WHAT IS SHOWN ON DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
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LEGEND

- EXISTING BUILDING
- EXISTING BUILDING TO BE REMODLED - SEE DEMOLITION FLOOR PLANS FOR EXTENT OF DEMOLITION
- AREA OF DEMOLITION
- EXISTING SIDEWALK
- EXISTING BRICK PAVERS
- EXISTING LANDSCAPE
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED OR REMOVED AND RELOCATED AS PER DRAWINGS

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Project No.: PSC - 1141
Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center
Sheet Title: DEMOLITION SITE PLAN - AREA 'B'

Date: 05.24.12
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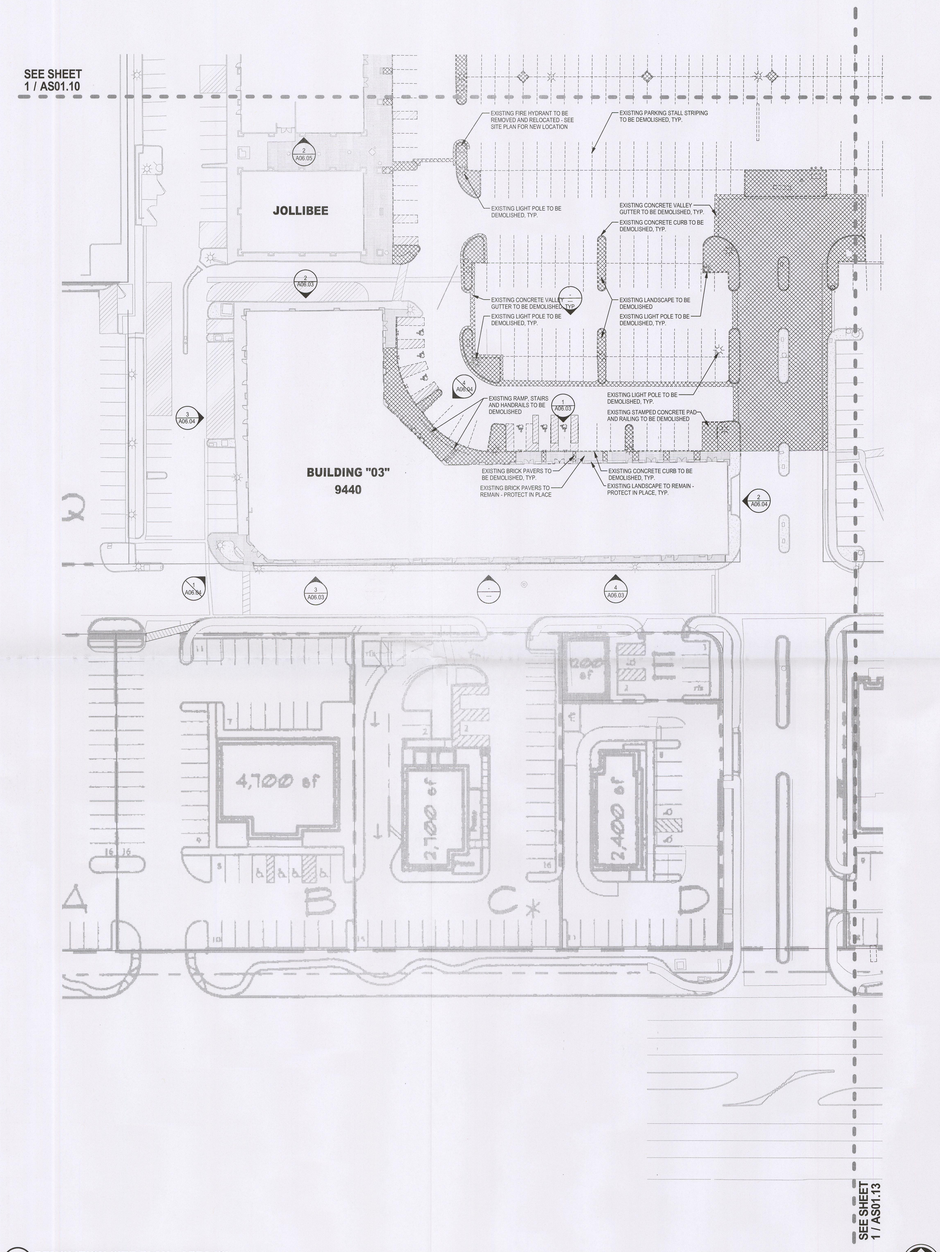

1 **DEMOLITION SITE PLAN - AREA 'C'**
1" = 30'-0"

0 15'-0" 30'-0" 60'-0" 120'-0"

GENERAL NOTES

1. ALL EXISTING CONDITIONS TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO BID. ANY DISCREPANCIES OF EXISTING CONDITIONS TO WHAT IS SHOWN ON DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
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4. COORDINATE DEMOLITION DEPTH AS REQUIRED BY THE CIVIL GRADING PLANS.
5. NEW CONSTRUCTION TO BE COORDINATED WITH DEMOLITION CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
6. ALL DEMOLISHED ELEMENTS TO BE DISPOSED OF LEGALLY AND CLEANLY.
7. REFER TO CIVIL DRAWINGS FOR UTILITY DEMOLITION AND RELOCATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING OR REPLACING ANY DAMAGE THAT EXCEEDS THE DEMOLITION SCOPE INDICATED ON THE DRAWINGS, AT NO ADDITIONAL COST TO THE OWNER.

LEGEND

- EXISTING BUILDING
- EXISTING BUILDING TO BE REMODELED - SEE DEMOLITION FLOOR PLANS FOR EXTENT OF DEMOLITION
- AREA OF DEMOLITION
- EXISTING SIDEWALK
- EXISTING BRICK PAVERS
- EXISTING LANDSCAPE
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED OR REMOVED AND RELOCATED AS PER DRAWINGS

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Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center
Sheet Title: DEMOLITION SITE PLAN - AREA 'C'
Project No.: **PSC - 1141**

Date: 05.24.12
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Submittal: 65% SUBMITTAL
Sheet No. **AS01.12**

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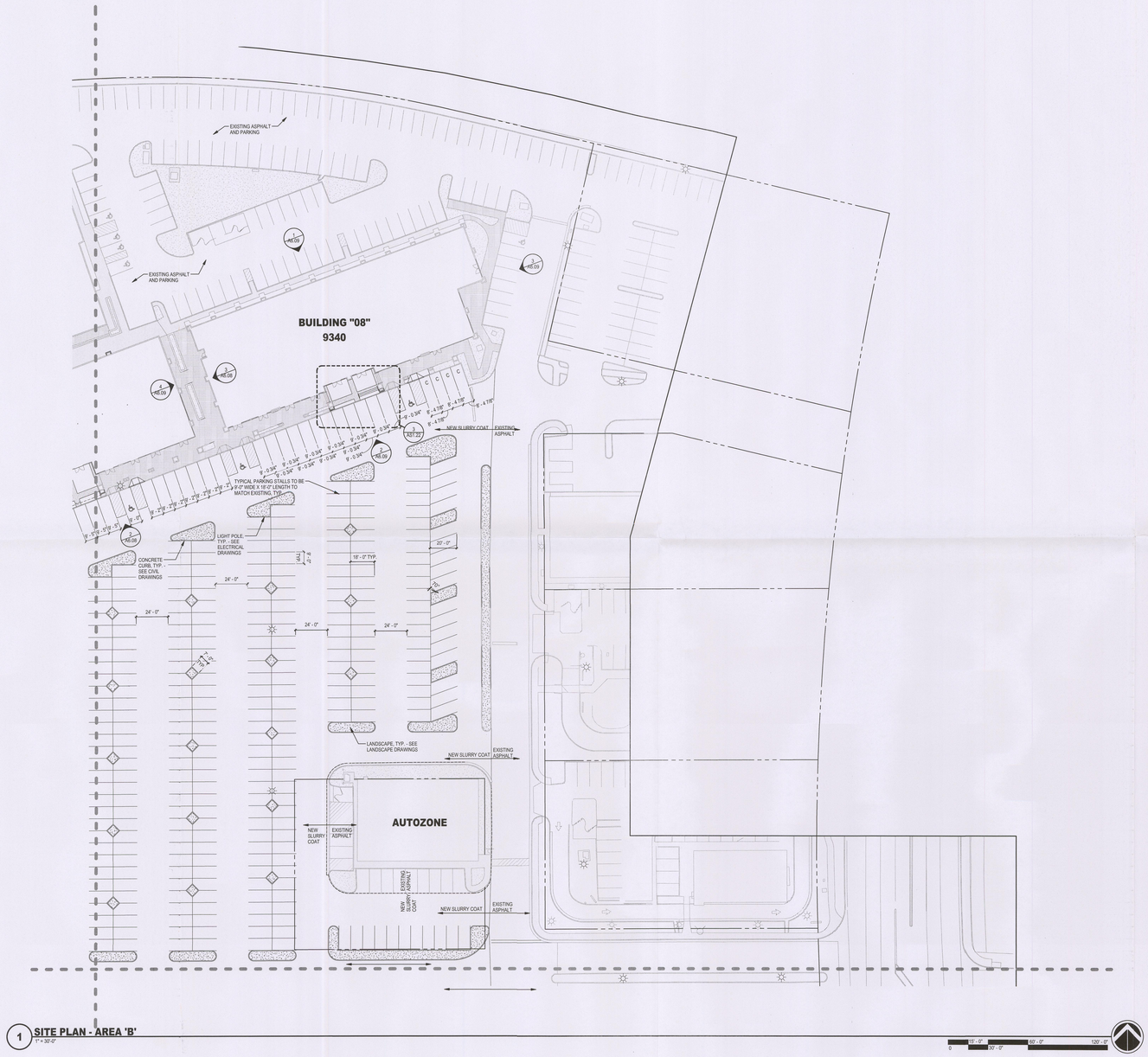

1 **SITE PLAN - AREA 'B'**
1" = 30'-0"

0 15'-0" 30'-0" 60'-0" 120'-0"

GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR EXACT LOCATIONS (HORIZONTAL CONTROL) OF BUILDINGS AND SITE CONSTRUCTION ELEMENTS.
2. REFER CIVIL DRAWINGS FOR INFORMATION REGARDING ASPHALT AND CONCRETE PAVING AND ASSOCIATED OVER EXCAVATION REQUIREMENTS.
3. SEE LANDSCAPE DRAWINGS FOR PLANTING/IRRIGATION AND PLAYGROUND.
4. ALL DIMENSIONS ARE FROM FACE OF BUILDING WHERE OCCURS.
5. FOR ACCESSIBLE PARKING DETAILS AND SIGNAGE SEE SHEETS G1.02 AND G1.03.
6. COORDINATE WITH DEMOLITION PLAN AS01.01, CIVIL DEMOLITION DRAWINGS AND LANDSCAPE DRAWINGS FOR EXTENT OF REMOVALS.
7. **ICC/ANSI A117.1-2003 SECTION 403.3 - SLOPE**
   THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THE 1:20. THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48.
8. **ICC/ANSI A117.1-2003 SECTION 405.2 - SLOPE**
   RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. (EXCEPTION: IN EXISTING BUILDINGS OR FACILITIES RAMPS SHALL BE PERMITTED TO HAVE SLOPES STEEPER THAN 1:12 COMPLYING WITH TABLE 405.2 WHERE SUCH SLOPES ARE NECESSARY DUE TO SPACE LIMITATIONS.)
9. **ICC/ANSI A117.1-2003 SECTION 405.3 - CROSS SLOPE**
   CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.
10. ALL EXISTING HANDRAILS ON PROJECT SITE TO BE PAINTED EP-4.

LEGEND

- EXISTING BUILDING
- EXISTING SIDEWALK
- SIDEWALK
- EXISTING BRICK PAVERS
- EXISTING LANDSCAPE
- LANDSCAPE
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- ACCESSIBLE ROUTE
- SLOPE DIRECTION - SEE CIVIL DRAWINGS

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Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center
Project No. **PSC - 1141**
Sheet Title: SITE PLAN - AREA 'B'

Date: 05.12.12
Checked By: RF
Submittal: 100% SUBMITTAL

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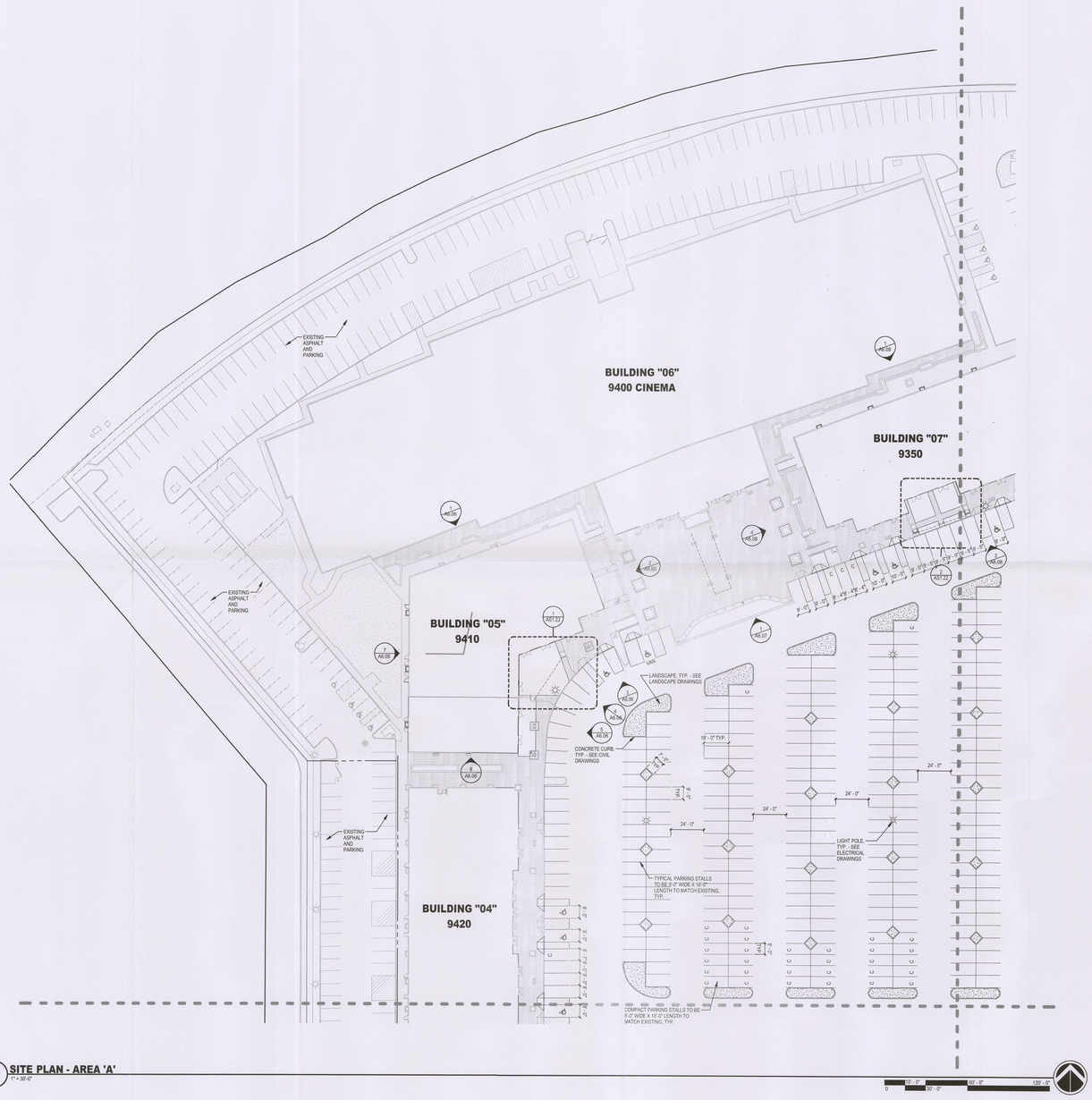

1 **SITE PLAN - AREA 'A'**
1" = 30'-0"

GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR EXACT LOCATIONS (HORIZONTAL CONTROL) OF BUILDINGS AND SITE CONSTRUCTION ELEMENTS.
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10. ALL EXISTING HANDRAILS ON PROJECT SITE TO BE PAINTED EP-4.

LEGEND

- EXISTING BUILDING
- EXISTING SIDEWALK
- SIDEWALK
- EXISTING BRICK PAVERS
- EXISTING LANDSCAPE
- LANDSCAPE
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- ACCESSIBLE ROUTE
- SLOPE DIRECTION - SEE CIVIL DRAWINGS

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Owner: SENTINEL DEVELOPMENT
Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center
Project No. PSC - 1141
Sheet Title: SITE PLAN - AREA 'A'

Date: 05.24.12
Checked By: RF
Submittal: 100% SUBMITTAL

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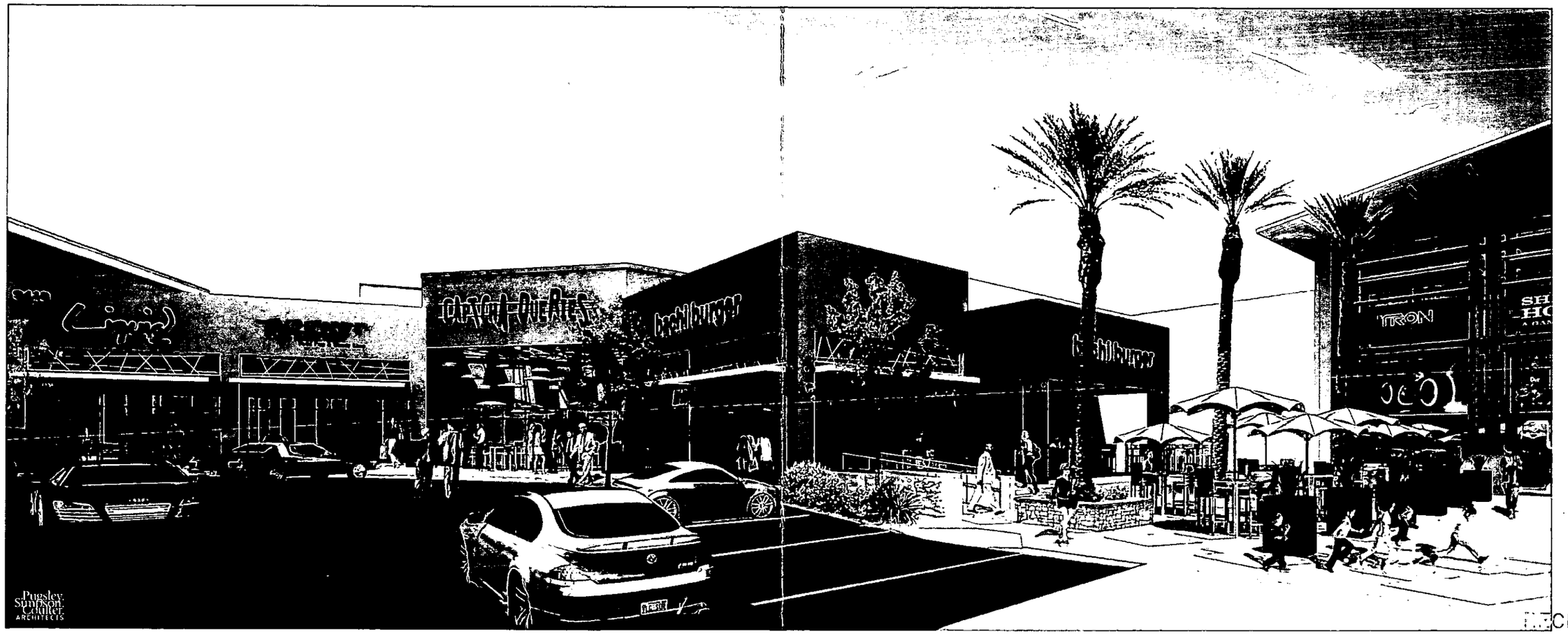
Existing Building



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VILLAGE SQUARE

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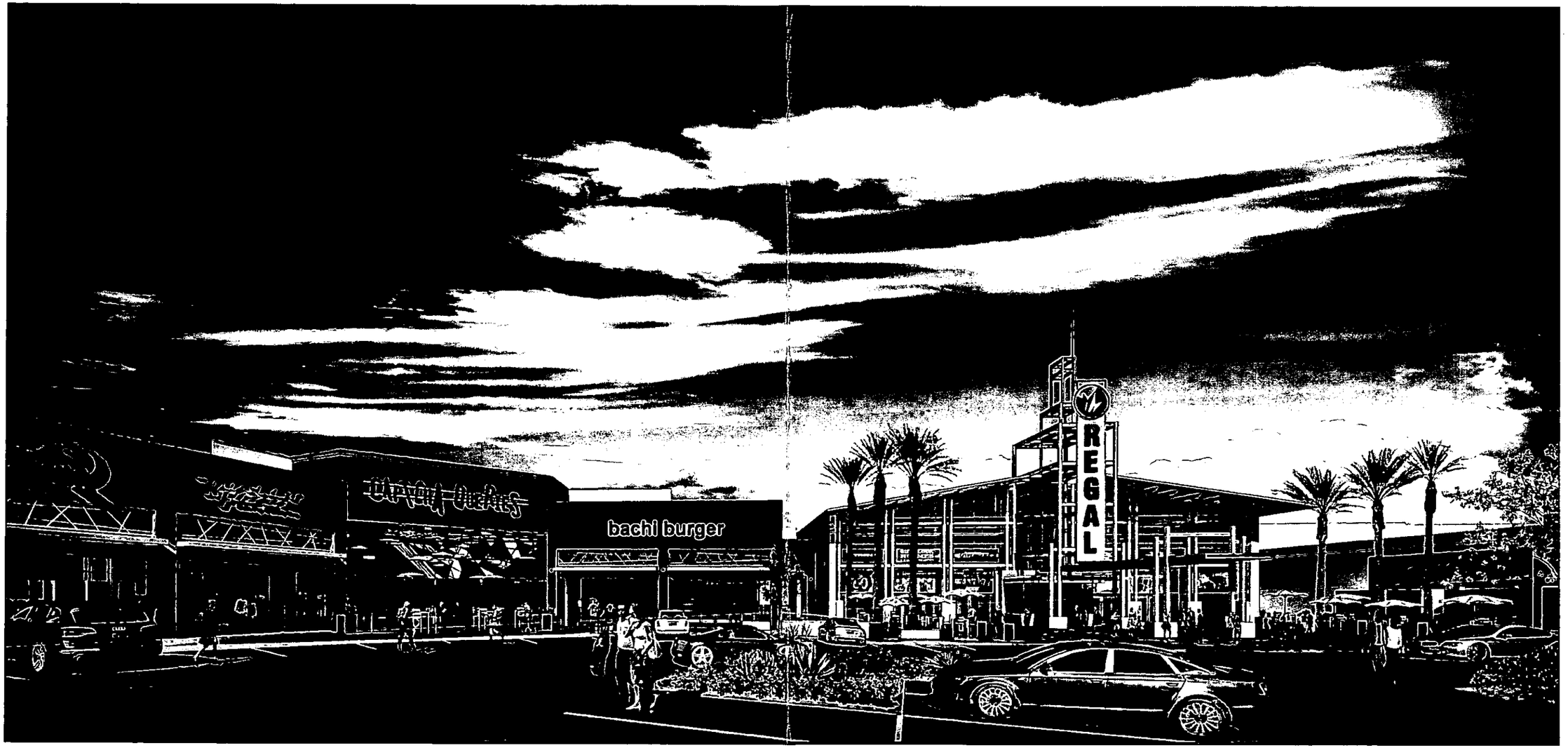

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Sentinel

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VILLAGE SQUARE

9340
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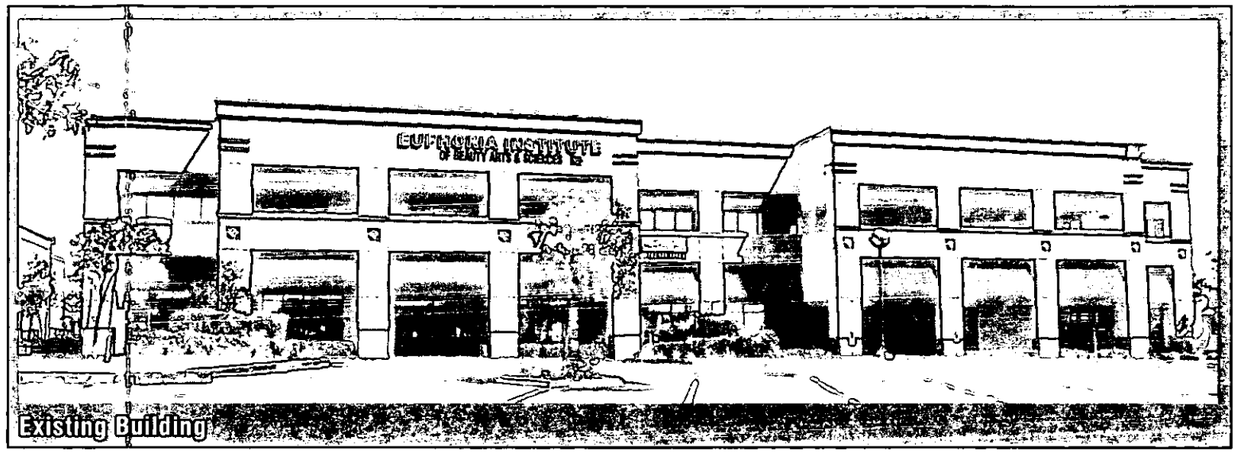



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VILLAGE SQUARE

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VILLAGE SQUARE

9340 RETAIL



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VILLAGE SQUARE

9350 RETAIL



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VILLAGE SQUARE

9400
REGAL



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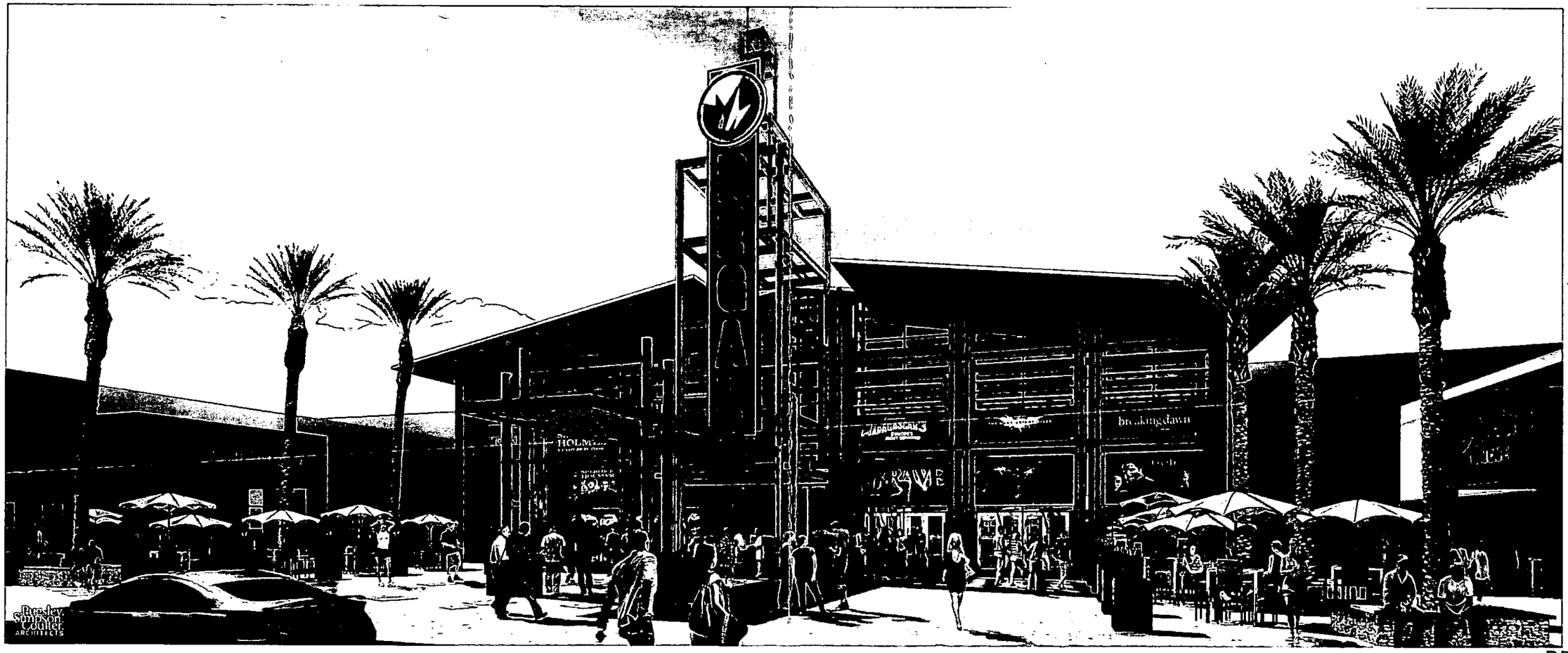

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9410
RETAIL



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VILLAGE SQUARE

9330
OFFICE


Existing Building



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VILLAGE SQUARE

9440
RETAIL



SDR-45538

RECEIVED
MAY 24 2016

VILLAGE SQUARE

9440
OFFICE



Existing Building



SDR-45538

VILLAGE SQUARE

RECEIVED
MAY 2 4 2012

9440
RETAIL

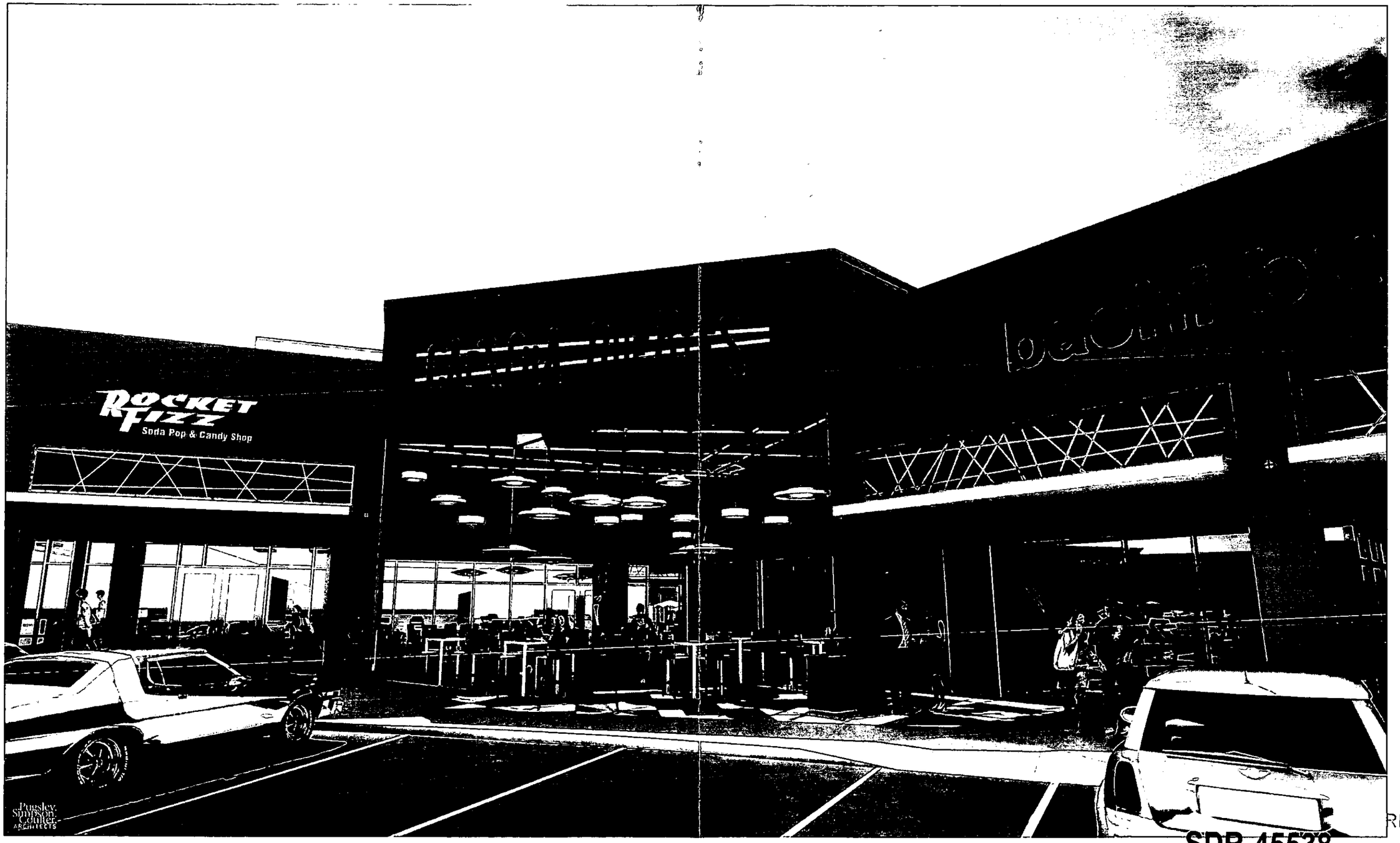

Existing Building



SDR-45538
RECEIVED
MAY 24 2012

VILLAGE SQUARE

9410 RETAIL



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VILLAGE SQUARE

9326
OFFICE



Existing Building



SDR-45538

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MAY 24 2012

VILLAGE SQUARE

9440
RETAIL



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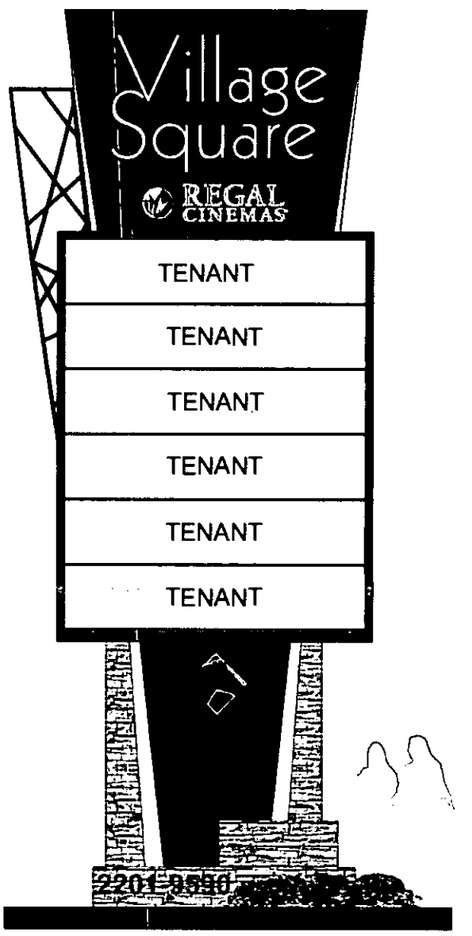
MAY 24 2012

VILLAGE SQUARE









PY-3

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PY-3 PHOTO SURVEY / SOUTH BOUND ON FT. APACHE

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MAY 2 4 2012

Sheet: 3.1

O.E.M Seal

Classification: PS-2

Description: PICTURE SURVEY

Rev./Date/Designer: ORIG 01/13/12; 01/23/12 ETA; 02/06/12 ETA; 04/26/12 ETA

Client:

Account Executive:

Estimating:

Creative Director:

Checked by:

Design Approvals

Designer: BRIAN HENRY

Account Executive: RICH HINSHAW

Project Name: VILLAGE SQUARE

Project Tracking Number: 424267

Client Name & Address:
VILLAGE SQUARE
2201-2451 FORT APACHE
9300-9590 W. SAHARA
LAS VEGAS, NV.

YESCO.

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LAS VEGAS DIVISION
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NV CONTRACTOR LICENSE: #0074289 & #0074299

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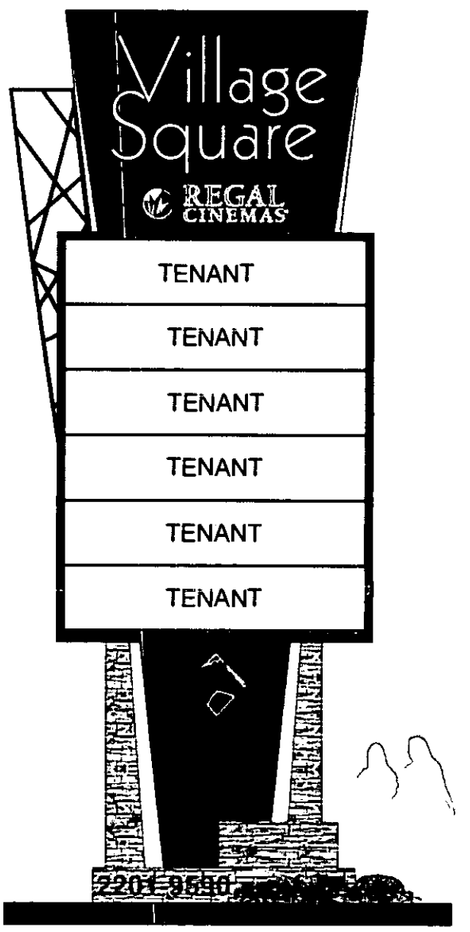

PY-2

PY-2 PHOTO SURVEY / WEST BOUND ON SAHARA

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Classification: PS-1
Job Type: SDR-45538
Sheet: 3.0
OEM Serial:
Description: PICTURE SURVEY
Rev. / Date / Designer: ORIG 01/13/12
01/23/12 ETA
02/06/12 ETA
04/26/12 ETA
Client:
Account Executive:
Estimating:
Creative Director:
Checked by:
Design Approvals
Designer: BRIAN HENRY
Account Executive: RICH HINSHAW
Project Name: VILLAGE SQUARE
Project Tracking Number: 424267
Client Name & Address:
VILLAGE SQUARE
2201-2451 FORT APACHE
9300-9590 W. SAHARA
LAS VEGAS, NV.

YESCO.

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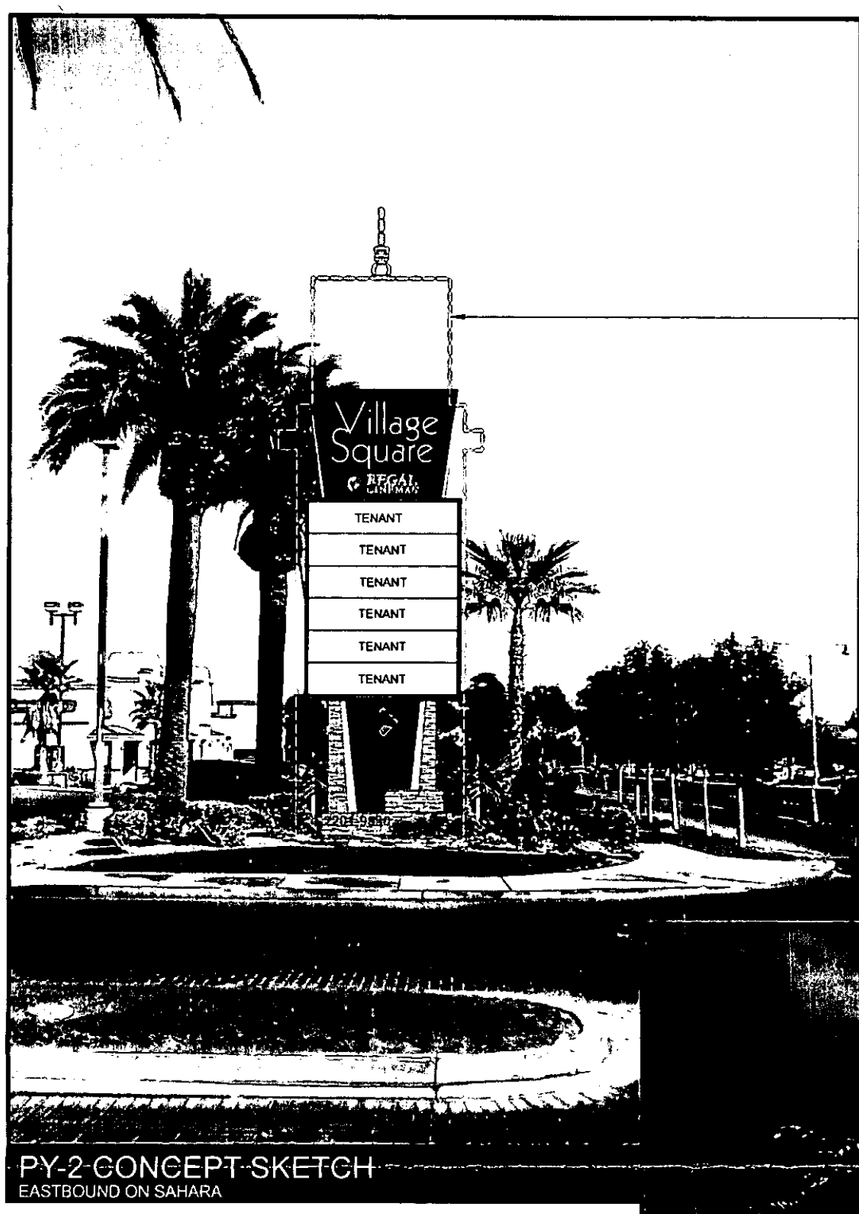
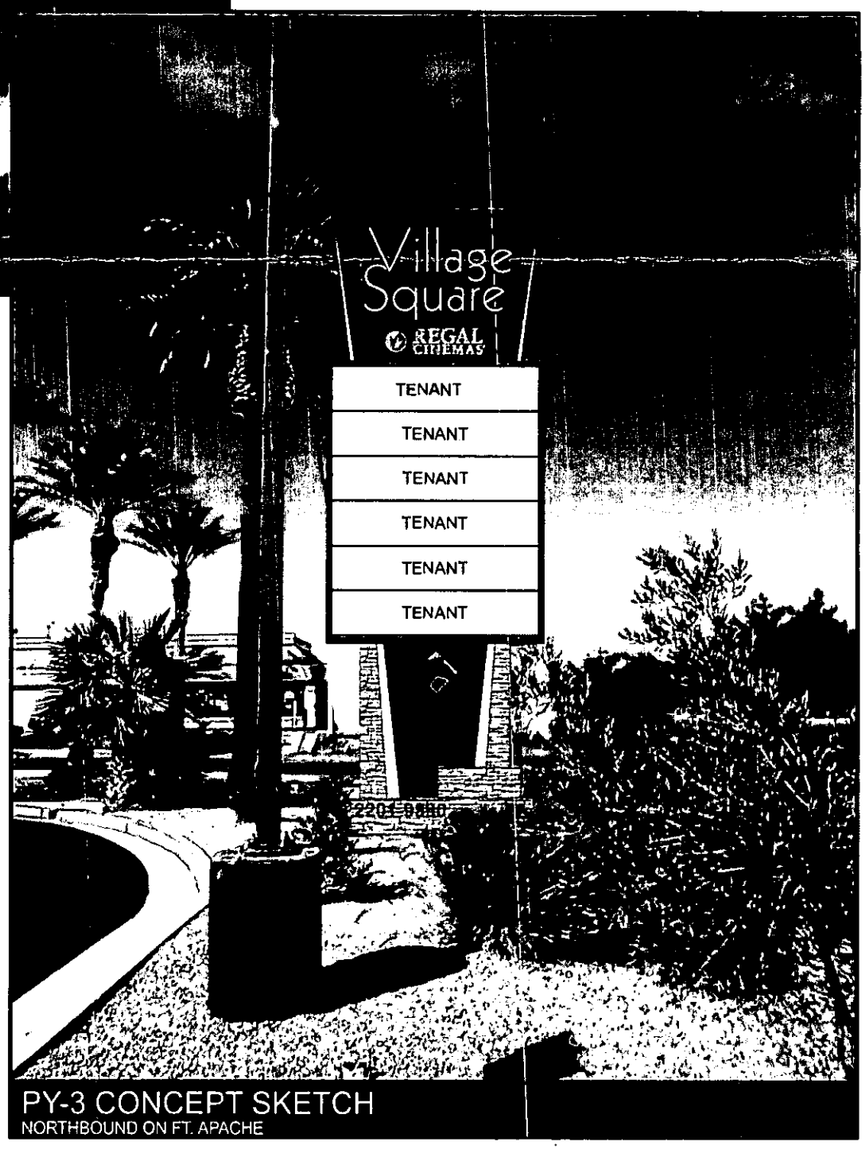
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074239 & #0074290



BROKEN LINE INDICATES PERIMETER OF EXIST'G SIGN TO BE REMOVED. MAIN SUPPORT T/S TO REMAIN FOR NEW PYLON STRUCTURE.

PY-2 CONCEPT SKETCH
EASTBOUND ON SAHARA



PY-3 CONCEPT SKETCH
NORTHBOUND ON FT. APACHE

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PY-2 CONCEPT SKETCH
Scale: 3/8" = 1'-0"

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Sheet: 2.1
O.E.M. Seal:
Classification: PY-2
Reference Design:
Description: PYLON DISPLAYS
Rev./Date/Designer: ORIG 01/13/12; 01/23/12 ETA; 02/06/12 ETA; 04/26/12 ETA
Client:
Account Executive:
Estimating:
Creative Director:
Design Approvals: Checked by:
Designer: BRIAN HENRY
Account Executive: RICH HINSHAW
Project Name: VILLAGE SQUARE
Project Tracking Number: 424267
Client Name & Address: VILLAGE SQUARE 2201-2451 FORT APACHE 9300-9590 W. SAHARA LAS VEGAS, NV.

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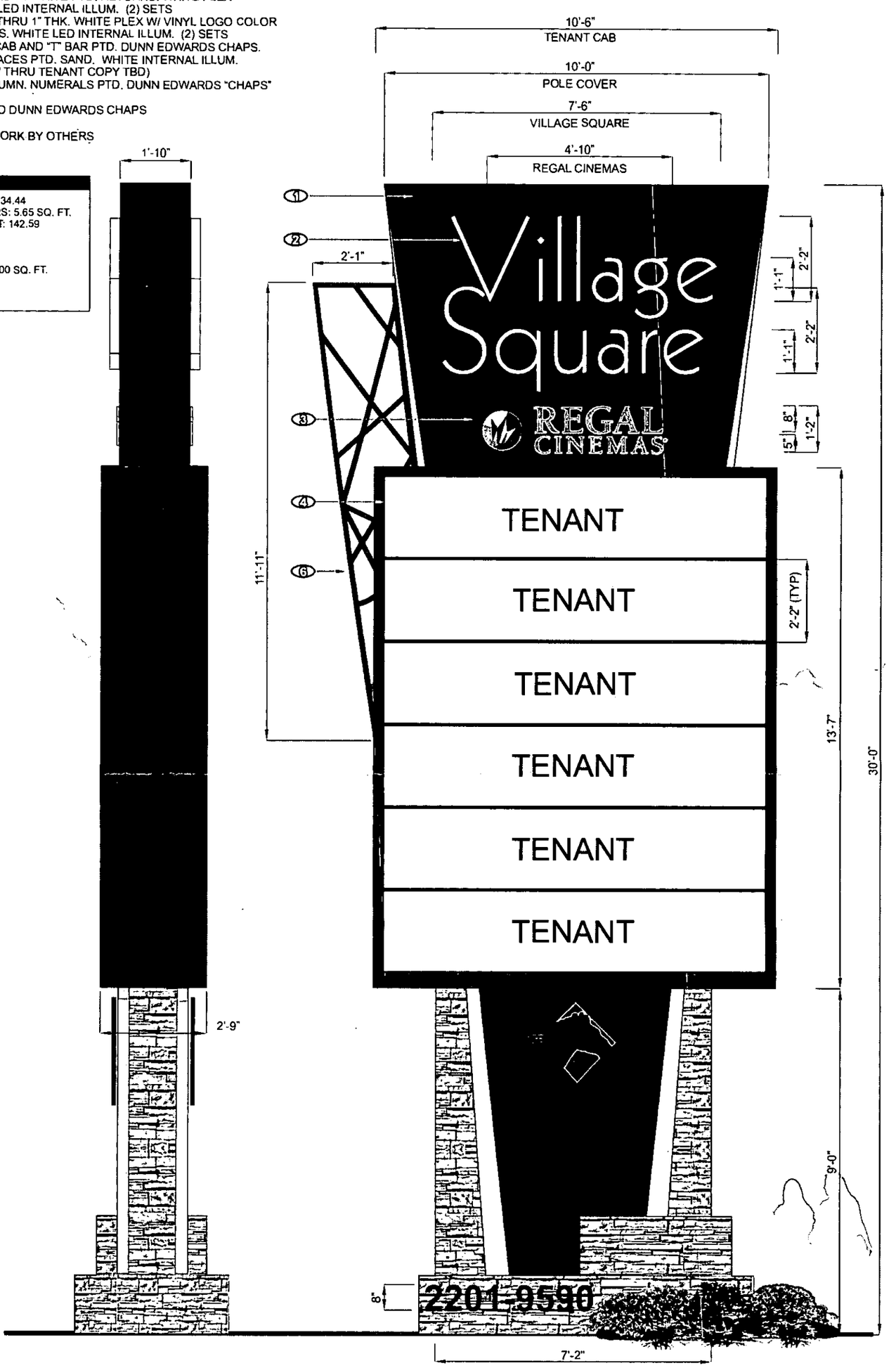
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074293 & #0074290

SPECIFICATIONS:

1. ALUMN CONST. POLE COVER W/ PTD. ANTIQUE RUST FINISH. CHAMFER EDGE PTD. CREAMY YELLOW
2. PAN CHANNEL LTRS W/ WHITE PTD. RETURNS. WHITE PLEX FACES W/ WHITE LED INTERNAL ILLUM. (2) SETS
3. ROUT OUT PUSH THRU 1" THK. WHITE PLEX W/ VINYL LOGO COLOR APPLIED TO FACES. WHITE LED INTERNAL ILLUM. (2) SETS
4. ALUMN. TENANT CAB AND "T" BAR PTD. DUNN EDWARDS CHAPS. ALUMN TENANT FACES PTD. SAND. WHITE INTERNAL ILLUM. (ROUT OUT SHOW THRU TENANT COPY TBD)
5. .125" THK. FCO ALUMN. NUMERALS PTD. DUNN EDWARDS "CHAPS" (2) SETS
6. 2X6 TS FRAME PTD DUNN EDWARDS CHAPS

NOTE: ALL STONE WORK BY OTHERS

SQUARE FOOTAGE
1. VILLAGE SQ. LTRS; 34.44 2. REGAL CINEMA LTRS: 5.65 SQ. FT. 3. TENANT CAB SQ. FT: 142.59 TOTAL SQ. FT.: 182.68 CODE ALLOWANCE: 400 SQ. FT.



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PY-2 CONCEPT SKETCH
Scale: 3/8" = 1'-0"

PY-2 / PY-3

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Sheet: 2.0
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Classification: PY-2
Reference Design:
Description: PYLON DISPLAYS
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1 01/23/12 ETA
2 02/06/12 ETA
3 04/26/12 ETA
Client:
Account Executive:
Estimating:
Creative Director:
Checked by:
Design Approvals
Designer: BRIAN HENRY
Account Executive: RICH HINSHAW
Project Name: VILLAGE SQUARE
Project Tracking Number: 424267

Client Name & Address:
VILLAGE SQUARE
2201-2451 FORT APACHE
9300-9590 W. SAHARA
LAS VEGAS, NV.

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PY-1 CONCEPT SKETCH
SOUTHBOUND ON FT. APACHE

LANDSCAPE REMOVED FOR VISIBILITY



PY-1 CONCEPT SKETCH
EASTBOUND ON SAHARA

LANDSCAPE REMOVED FOR VISIBILITY

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Classification: PY-1

Reference Design:

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01/23/12 ETA
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04/26/12 ETA

Client:

Account Executive:

Estimating:

Creative Director:

Checked by:

Design Approvals

Designer: BRIAN HENRY

Account Executive: RICH HINSHAW

Project Name: VILLAGE SQUARE

Project Tracking Number: 424267

Client Name & Address:
VILLAGE SQUARE
2201-2451 FORT APACHE
9300-9590 W. SAHARA
LAS VEGAS, NV.

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Classification: PY-1

Description: PYLON DISPLAYS

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Client:

Account Executive:

Estimating:

Creative Director:

Design Approvals

Checked by:

Designer: BRIAN HENRY

Account Executive: RICH HINSHAW

Project Name: VILLAGE SQUARE

Project Tracking Number: 424267

Client Name & Address:

VILLAGE SQUARE
2201-2451 FORT APACHE
9300-9590 W. SAHARA
LAS VEGAS, NV.

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NV CONTRACTOR LICENSE: #0074289 & #0074290



PY-1 CONCEPT SKETCH
NORTHBOUND ON FT. APACHE



PY-1 CONCEPT SKETCH
WESTBOUND ON SAHARA

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Sheet: 1.2

O.E.M Serial

Classification: PY-1

Reference Design:

Description: PYLON DISPLAYS

Rev./Date/Designer
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01/23/12 ETA
02/06/12 ETA
04/26/12 ETA

Client:

Account Executive:

Estimating:

Creative Director:

Design Approvals
Checked by:

Designer: BRIAN HENRY

Account Executive: RICH HINSHAW

Project Name: VILLAGE SQUARE

Project Tracking Number: 424267

Client Name & Address:
VILLAGE SQUARE
2201-2451 FORT APACHE
9300-9590 W. SAHARA
LAS VEGAS, NV.

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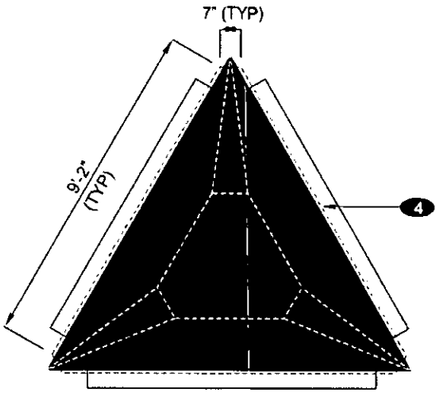
NV CONTRACTOR LICENSE: #0074289 & #0074290

NOTE: YESCO TO REMOVE EXIST'G PYLON SIGN AND REPLACE W/ NEW (3) SIDED PYLON SIGN W/ FULL COLOR LED MESSAGE UNIT.

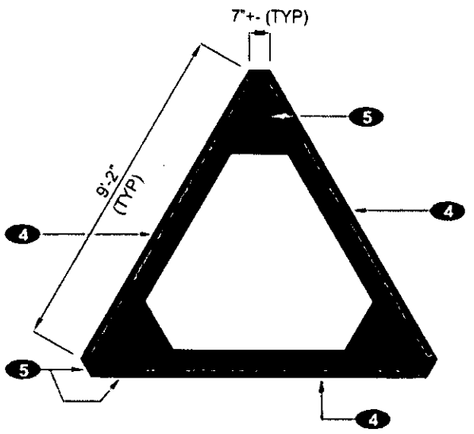
SPECIFICATIONS:

1. ALUMN CONST. POLE COVER W/ PTD. ANTIQUE RUST FINISH. CHAMFER EDGE PTD. CREAMY YELLOW
2. PAN CHANNEL LTRS W/ WHITE PTD. RETURNS. WHITE PLEX FACES W/ WHITE LED INTERNAL ILLUM. (3) SETS
3. PAN CHANNEL SCORE BAR W/ WHITE PTD. RETURNS. WHITE PLEX FACES W/ WHITE LED INTERNAL ILLUM.
4. OPT 1: 16MM FULL COLOR LED VIDEO DISPLAY, 320 X 160 MATRIX 17'-4" X 8'-8" ACTIVE AREA (3) SIDED
   OPT 2: 20MM FULL COLOR LED VIDEO DISPLAY, 256 X 128 MATRIX 17'-4" X 8'-8" ACTIVE AREA
5. EDGE, TOP AND BOTTOM OF LED CABINET PTD. DUNN EDWARDS "CHAPS"
6. .125" THK. FCO ALUMN. NUMERALS PTD. DUNN EDWARDS "CHAPS" (3) SETS STREET SIDE ONLY

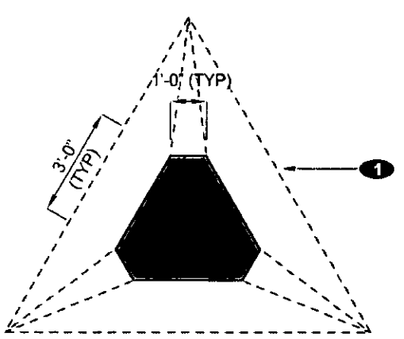
NOTE: ALL STONE WORK BY OTHERS



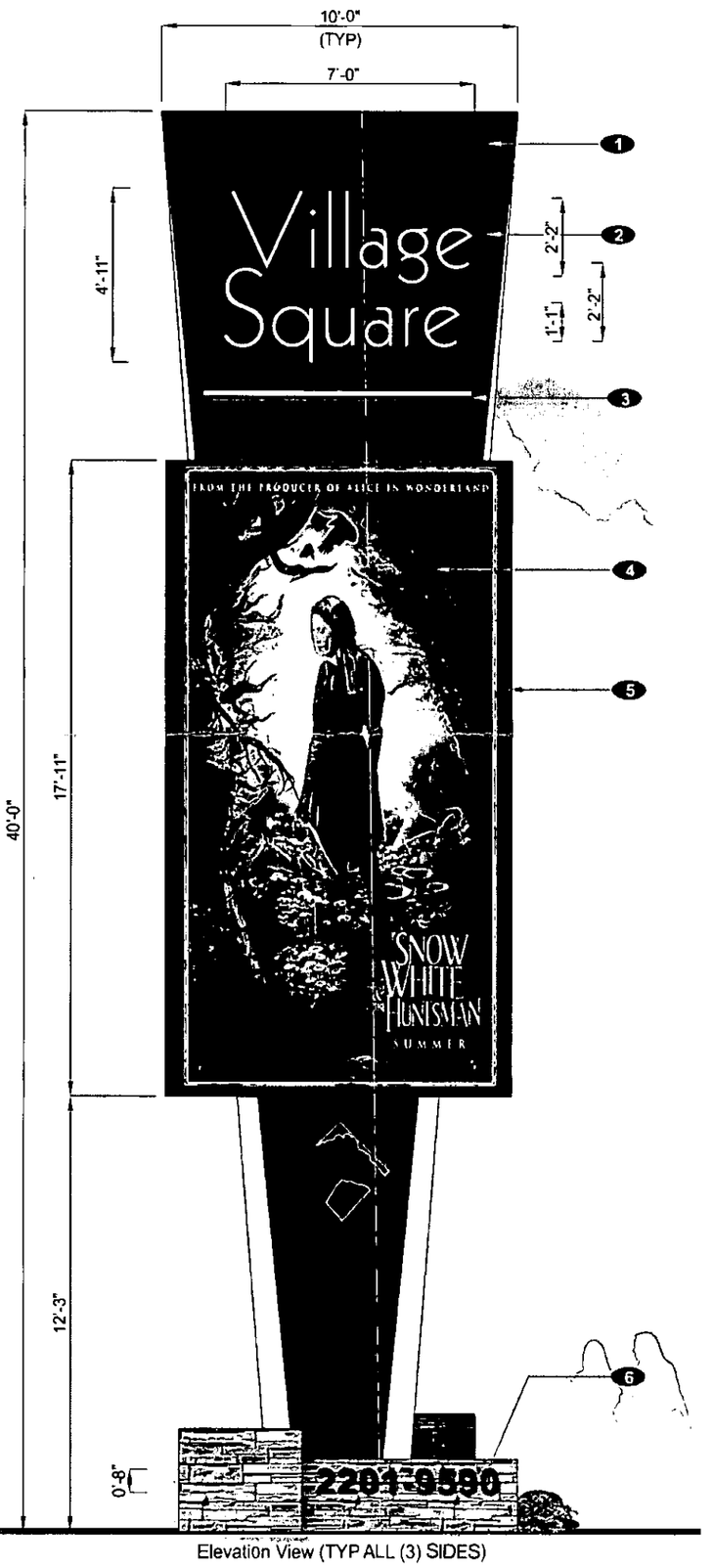
Plan View



REFLECTED VIEW OF LED CABINET



FOOT PRINT OF POLE COVER



Elevation View (TYP ALL (3) SIDES)

SQUARE FOOTAGE
1. LED 150.25 2. VILLAGE SQ. LTRS; 34.44 TOTAL SQ. FT. PER SIDE: 184.69 CODE ALLOWANCE: 400 SQ. FT. PROPOSED SQ. FT.: 184.69 X 2 = 369.38

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PY-1 CONCEPT SKETCH
Scale: 1/4" = 1'-0"

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Sheet: 1.1

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Reference Design:

Description: PYLON DISPLAYS

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03/02/12 ETA
04/26/12 ETA

Client:

Account Executive:

Estimating:

Creative Director:

Checked by:

Design Approvals

Designer: BRIAN HENRY

Account Executive: RICH HINSHAW

Project Name: VILLAGE SQUARE

Project Tracking Number: 424267

Client Name & Address:
VILLAGE SQUARE
2201-2451 FORT APACHE
9300-9590 W. SAHARA
LAS VEGAS, NV.

YESCO.
YESCO LLC
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PY-1 CONCEPT SKETCH (OPTION 2)

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VILLAGE SQUARE
2201-2451 FORT APACHE
9300-9590 W. SAHARA
LAS VEGAS, NV.

Project Tracking Number:
424267

Project Name:
VILLAGE SQUARE

Account Executive:
RICH HINSHAW

Designer:
BRIAN HENRY

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

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Description:
PYLON DISPLAYS

Classification:
PY-1

Reference Design:

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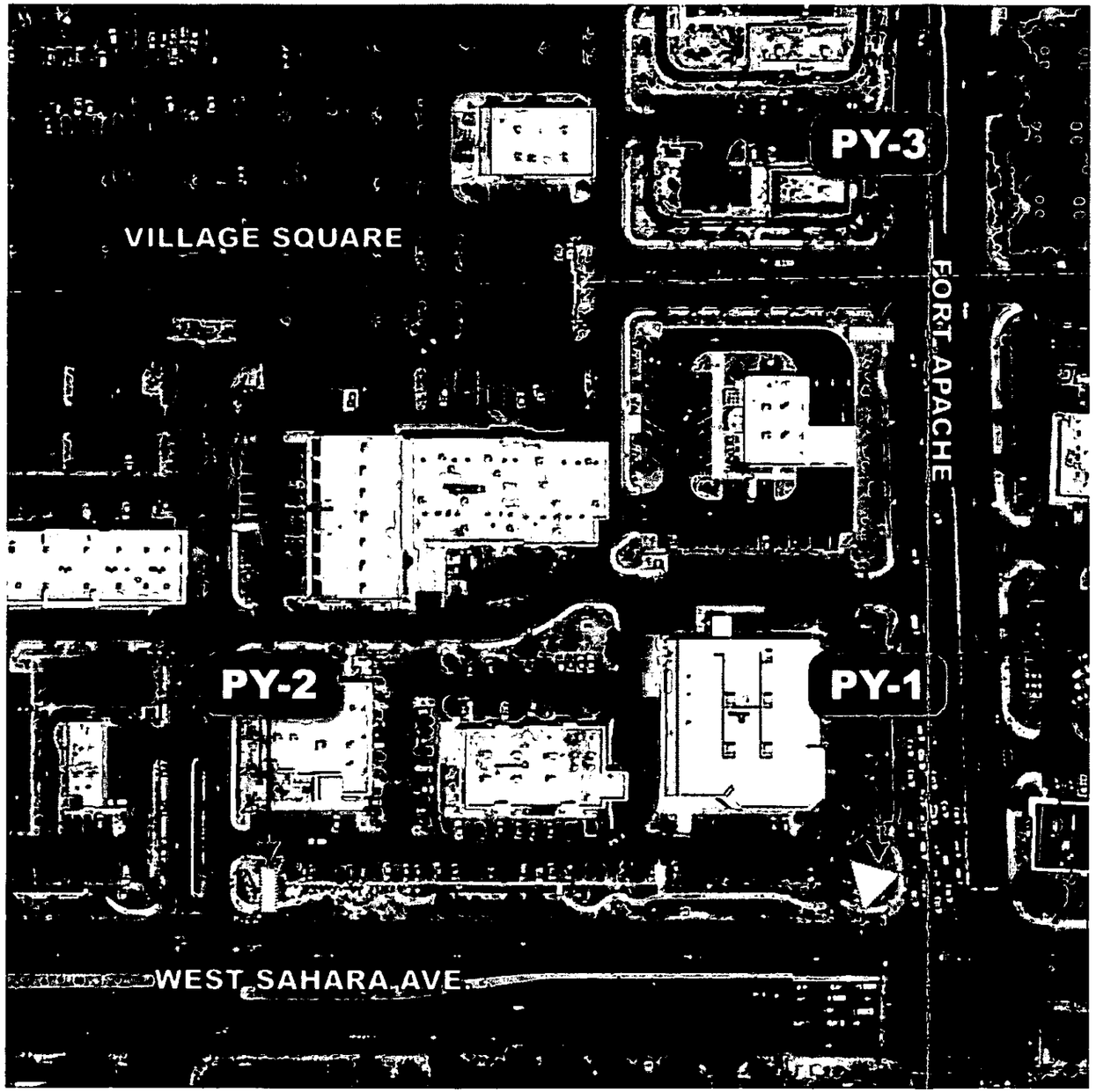

Master Site Plan:

PY-1: Main Pylon Sign
Primary view: Intersection of Sahara & Ft. Apache
Secondary views: Southbound Ft. Apache & Westbound Sahara

PY-2: Sahara Pylon Sign
Primary view: East & Westbound on Sahara

PY-3: Fort Apache Pylon Sign
Primary view: North & Southbound on Ft. Apache

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Client Name & Address:
VILLAGE SQUARE
2201-2451 FORT APACHE
9300-9590 W. SAHARA
LAS VEGAS, NV.

Project Tracking Number:
424267

Project Name:
VILLAGE SQUARE

Account Executive:
RICH HINSHAW

Designer:
BRIAN HENRY

Design Approvals
Checked by:
Creative Director:
Estimating:
Account Executive:
Client:

Rev. / Date / Designer
ORIG: 01/13/12
1 01/23/12 ETA
2 02/06/12 ETA
3 04/26/12 ETA

Description:
PYLON DISPLAYS

Classification:
SP-1

Reference Design:

D.E.M. Serial:

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Icon Concept Sketches for a Desert Destination
Primary Site Signage Study
424267 - 01.18.2011

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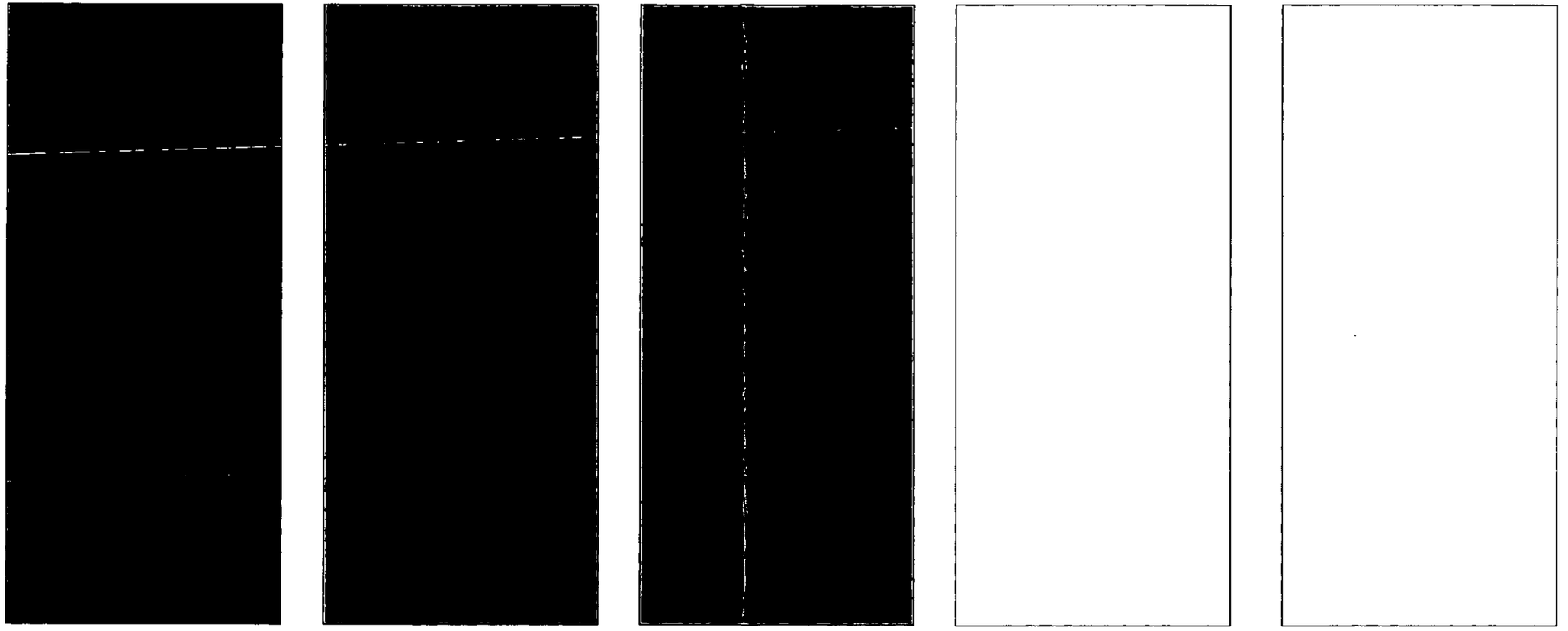
VILLAGE SQUARE



PAINT COLOR 'EP-1' PAINT COLOR 'EP-2' PAINT COLOR 'EP-3' PAINT COLOR 'EP-4' PAINT COLOR 'EP-5'

EXTERIOR PAINT COLORS

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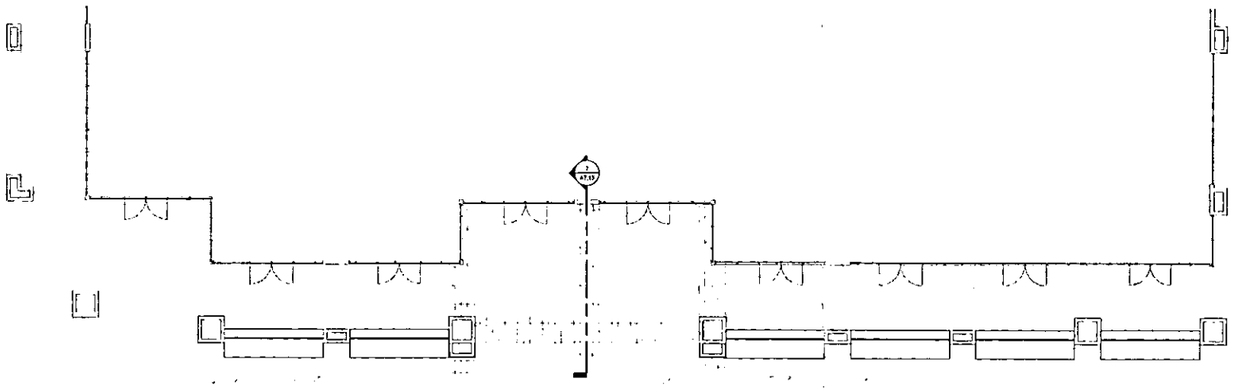
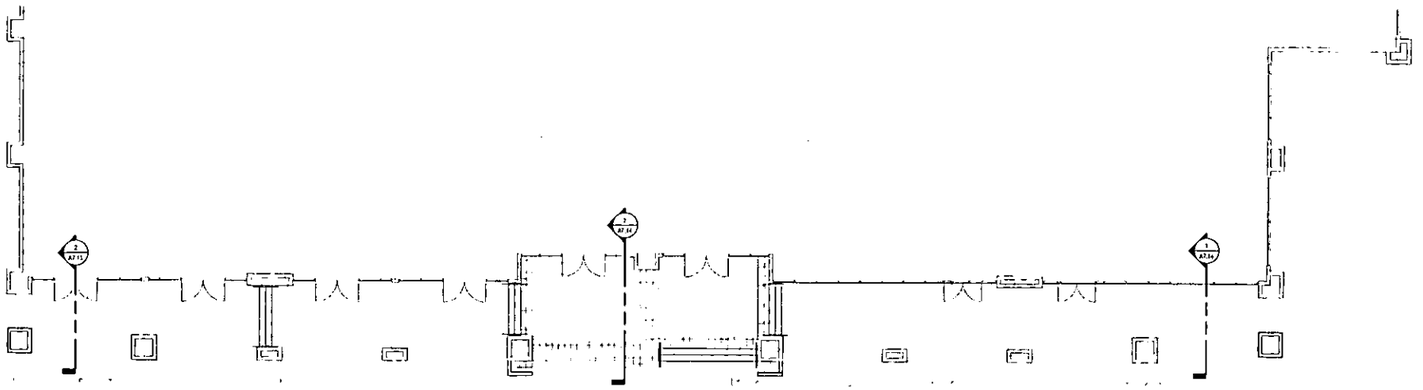
Westport Capital Partners LLC Sentinel Pugsley. Simpson. Coulter. ARCHITECTS



1 FLOOR PLAN - BUILDING 07



2 FLOOR PLAN - BUILDING 08

GENERAL NOTES

Pugsley. Simpson. Coulter. ARCHITECTS

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Las Vegas, NV 89121
702.435.1150
pscarchitects.com

Revisions:

No.	Date	Description

Consultant:

Stamp:

Owner: SENTINEL DEVELOPMENT

Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center

Project No. PSC - 1141

Sheet Title: FLOOR PLANS - BUILDING 07 & 08

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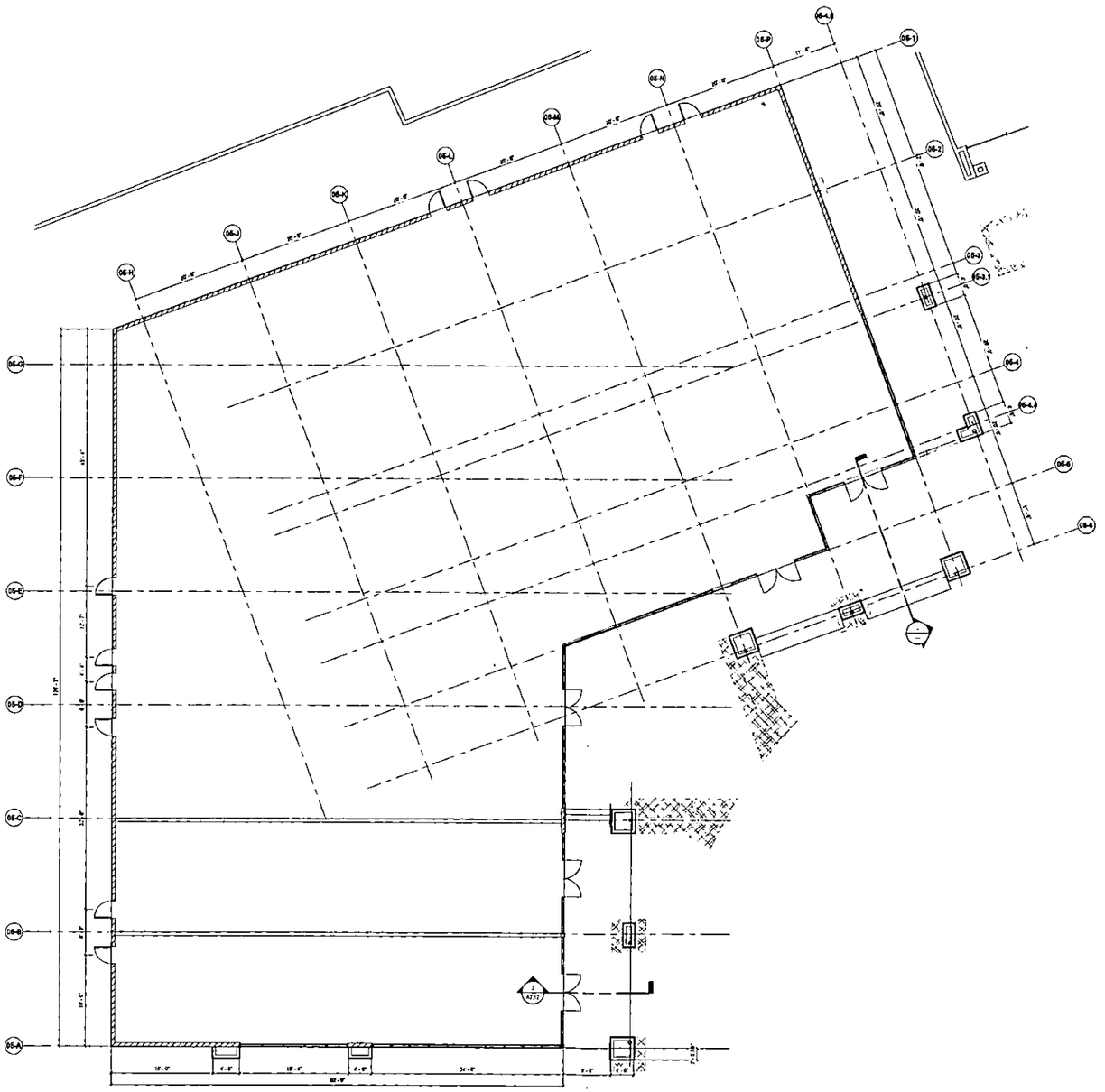

1 FLOOR PLAN - BUILDING 05
1/8" = 1'-0"

GENERAL NOTES

1. ??????????????????

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Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center
Project No. PSC - 1141
Sheet Title: FLOOR PLANS - BUILDING 05

Date: 05.24.12
Checked By: Checker
Submittal: 65% SUBMITTAL

Sheet No. **A1.04**

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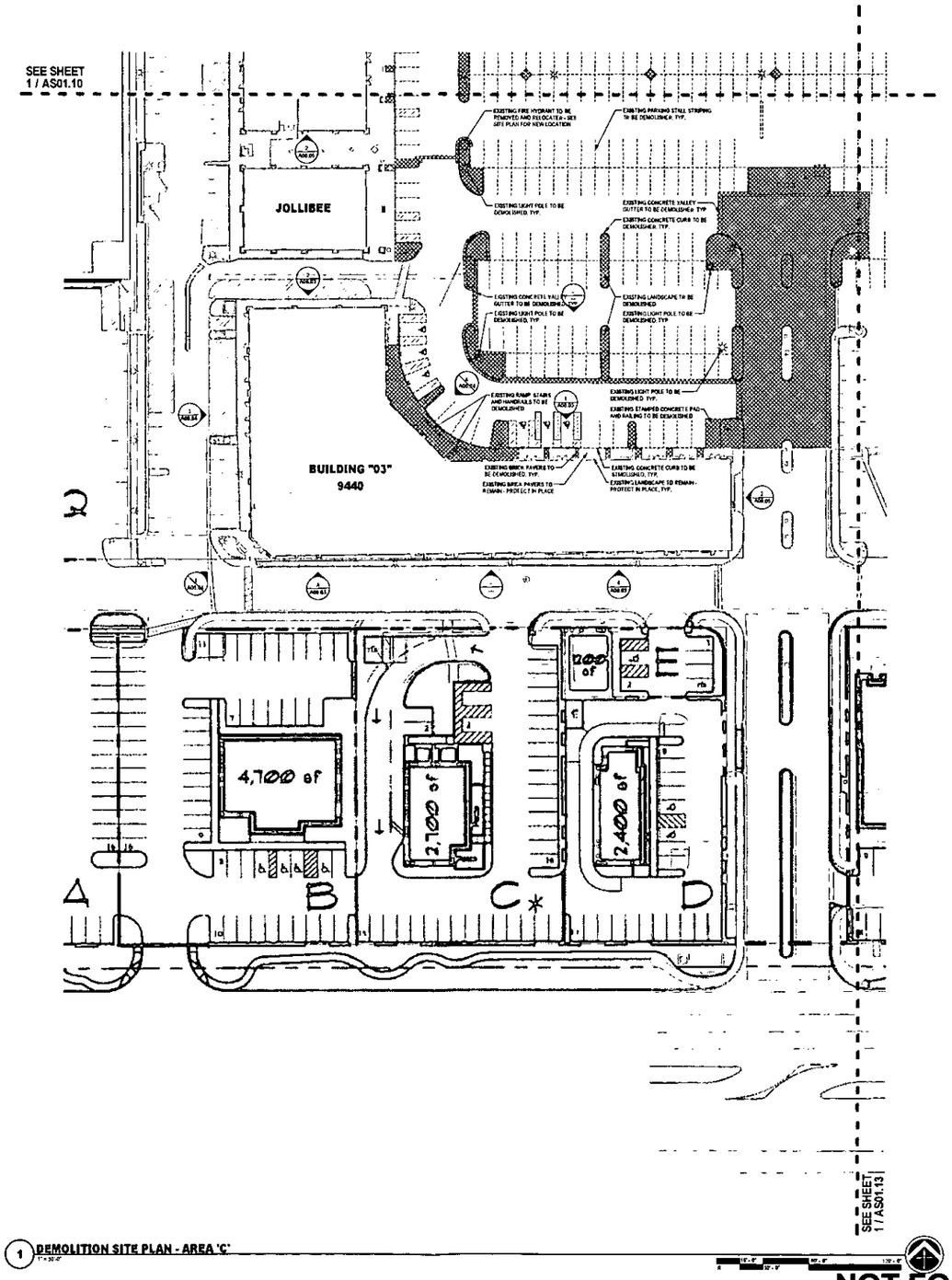

1 DEMOLITION SITE PLAN - AREA 'C'

GENERAL NOTES

1. ALL EXISTING CONDITIONS TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO BID. ANY DISCREPANCIES OF EXISTING CONDITIONS TO WHAT IS SHOWN ON DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. REFER TO CIVIL DRAWINGS FOR EXACT LOCATIONS OF BUILDING AND SITE CONSTRUCTION ELEMENTS.
3. ALL EXISTING FACILITIES, SIGNAGE, STRUCTURE & VEGETATION PAVEMENT AND CONCRETE TO BE DEMOLISHED WITHIN "WATCHED AREA" UNLESS NOTED OTHERWISE. REFER TO CIVIL DRAWINGS FOR ACTUAL EXTENTS OF DEMOLITION WORK.
4. CONSOLIDATE DEMOLITION DEPTH AS REQUIRED w/ THE CIVIL GRADING PLANS.
5. NEW CONSTRUCTION TO BE COORDINATED WITH DEMOLITION CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
6. ALL DEMOLISHED ELEMENTS TO BE DISPOSED OF LEGALLY AND HEALTHY.
7. REFER TO CIVIL DRAWINGS FOR UTILITY DEMOLITION AND RELOCATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING OR REPLACING ANY DAMAGE THAT IS OUTSIDE THE DEMOLITION SCOPE INDICATED ON THE DRAWINGS, AT NO ADDITIONAL COST TO THE OWNER.

LEGEND

- EXISTING BUILDING
- EXISTING BUILDING TO BE REMODELED - SEE DEMOLITION FLOOR PLANS FOR EXTENT OF DEMOLITION
- AREA OF DEMOLITION
- EXISTING SIDEWALK
- EXISTING BRICK PAVERS
- EXISTING LANDSCAPE
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED OR REMOVED AND RELOCATED AS PER DRAWINGS

Pugsley. Simpson. Coulter. ARCHITECTS
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Las Vegas, NV 89121
702.435.1150
pscarchitects.com

Revisions:

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Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center
Project No. PSC - 11141
Sheet Title: DEMOLITION SITE PLAN - AREA 'C'

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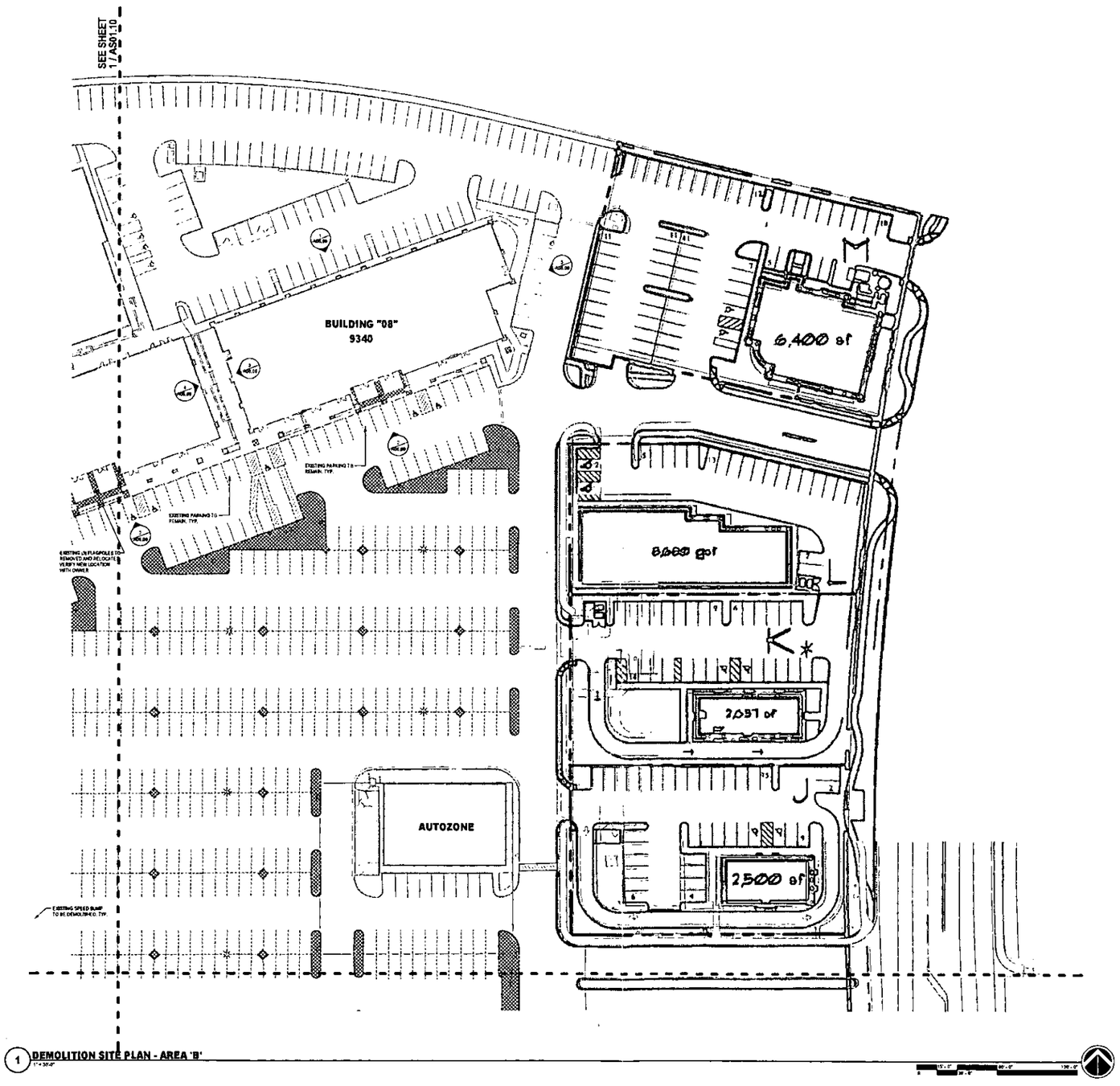

1 DEMOLITION SITE PLAN - AREA 'B'

GENERAL NOTES

1. ALL EXISTING CONDITIONS TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO BID. ANY DISCREPANCIES OF EXISTING CONDITIONS TO WHAT IS SHOWN ON DRAWINGS SHALL BE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. REFER TO CIVIL DRAWINGS FOR EXACT LOCATIONS OF BUILDING AND SITE CONSTRUCTION ELEMENTS.
3. ALL EXISTING FACILITIES, SIGNAGE, STRUCTURES, VEGETATION PAVEMENT AND CONCRETE TO BE DEMOLISHED WITHIN "HATCHED AREA" LINES NOTED OTHERWISE. REFER TO CIVIL DRAWINGS FOR ACTUAL EXTENTS OF DEMOLITION WORK.
4. COORDINATE DEMOLITION DEPTH AS REQUIRED BY THE CIVIL GRADING PLANS.
5. NEW CONSTRUCTION SHALL BE COORDINATED WITH DEMOLITION/ CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
6. ALL DEMOLISHED ELEMENTS TO BE DISPOSED OF LEGALLY AND CLEANLY.
7. REFER TO CIVIL DRAWINGS FOR UTILITY DEMOLITION AND RELOCATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE THAT EXCEEDS THE DEMOLITION SCOPE INDICATED ON THE DRAWINGS AT NO ADDITIONAL COST TO THE OWNER.

LEGEND

- EXISTING BUILDING
- EXISTING BUILDING TO BE REMODELED - SEE DEMOLITION FLOOR PLANS FOR EXTENT OF DEMOLITION
- AREA OF DEMOLITION
- EXISTING SIDEWALK
- EXISTING BRICK PAVERS
- EXISTING LANDSCAPE
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED OR REMOVED AND RELOCATED AS PER DRAWINGS

Pugsley. Simpson. Coulter.
ARCHITECTS
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Las Vegas, NV 89121
702.435.1150
pscarchitects.com

Revisions:

No.	Date	Description

Consultant:

Stamp:

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Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center
Project No. PSC - 1141
Sheet Title: DEMOLITION SITE PLAN - AREA 'B'

Date 05.04.12
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Submittal 65% SUBMITTAL
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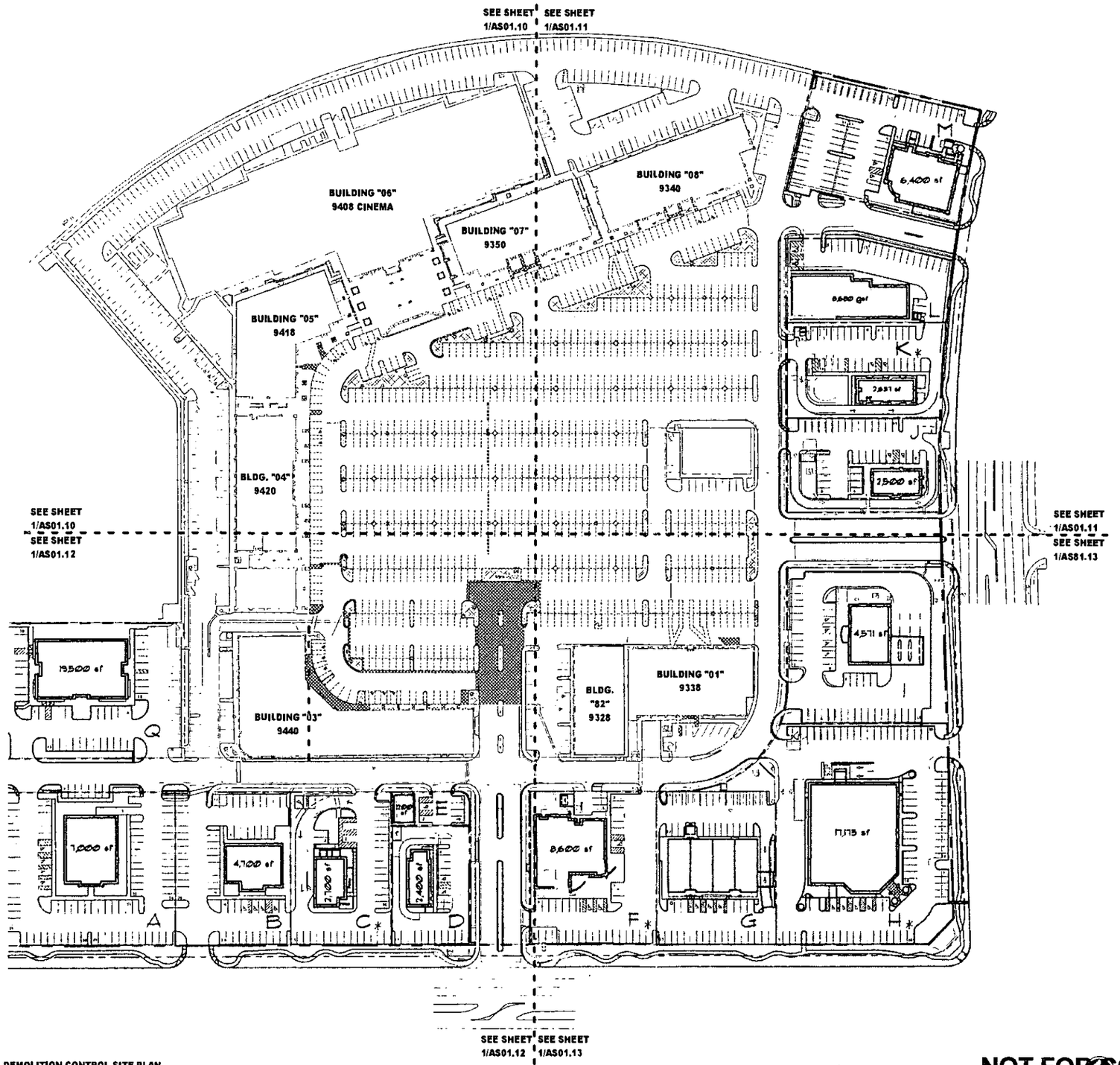

DEMOLITION CONTROL SITE PLAN

GENERAL NOTES

1. ALL EXISTING CONDITIONS TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO BID. ANY DISCREPANCIES OF EXISTING CONDITIONS TO WHAT IS SHOWN ON DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. REFER TO CIVIL DRAWINGS FOR EXACT LOCATIONS OF BUILDINGS AND SITE CONSTRUCTION ELEMENTS.
3. ALL EXISTING FACILITIES, SIGNAGE, STRUCTURES, VEGETATION, PAVEMENT AND CONCRETE TO BE DEMOLISHED WITHIN "NO OTHER AREA" UNLESS NOTED OTHERWISE. REFER TO CIVIL DRAWINGS FOR ACTUAL EXTENTS OF DEMOLITION WORK.
4. COORDINATE DEMOLITION DEPTH AS REQUIRED BY THE CIVIL GRADING PLANS.
5. NEW CONSTRUCTION TO BE COORDINATED WITH DEMOLITION CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
6. ALL DEMOLISHED ELEMENTS TO BE DISPOSED OF LEGALLY AND CLEANLY.
7. REFER TO CIVIL DRAWINGS FOR UTILITY DEMOLITION AND RELOCATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING OR REPLACING ANY DAMAGE THAT EXCEEDS THE DEMOLITION SCOPE INDICATED ON THE DRAWINGS, AT NO ADDITIONAL COST TO THE OWNER.

LEGEND

- EXISTING BUILDING
- EXISTING BUILDING TO BE REMODELED - SEE DEMOLITION FLOOR PLANS FOR EXTENT OF DEMOLITION
- AREA OF DEMOLITION
- EXISTING SIDEWALK
- EXISTING BRICK PAVERS
- EXISTING LANDSCAPE
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED OR REMOVED AND RELOCATED AS PER DRAWINGS

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Revisions:

No.	Date	Description

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Owner: SENTINEL DEVELOPMENT
Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center
Project No. PSC - 11141
Sheet Title: ARCHITECTURAL DEMOLITION CONTROL SITE PLAN

Date 05.30.12
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Submittal 85% SUBMITTAL
Sheet No. AS01.01

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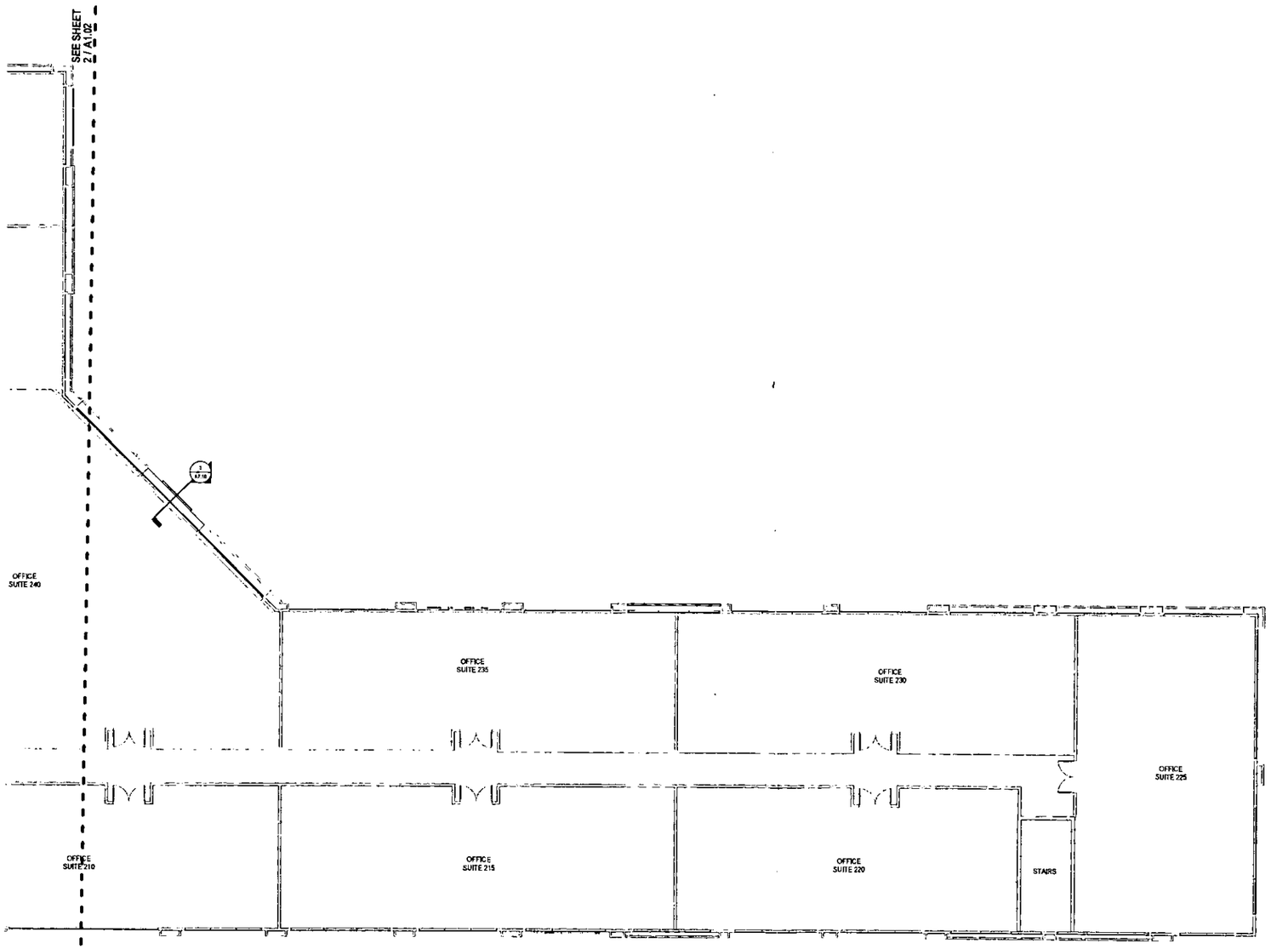

1 FLOOR PLAN - LEVEL 2 - BUILDING 03

GENERAL NOTES

1. ??????????????????

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Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center

Project No. PSC - 1141

Sheet Title: FLOOR PLANS - BUILDING 03

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Checked By: Checker

Submittal 65% SUBMITTAL

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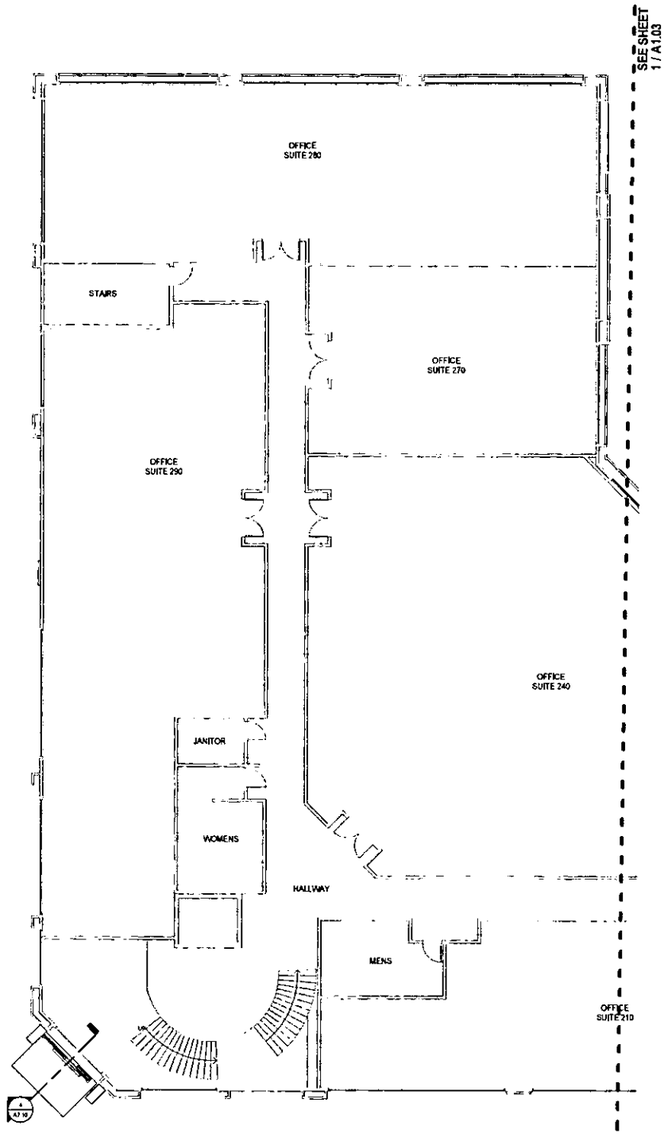
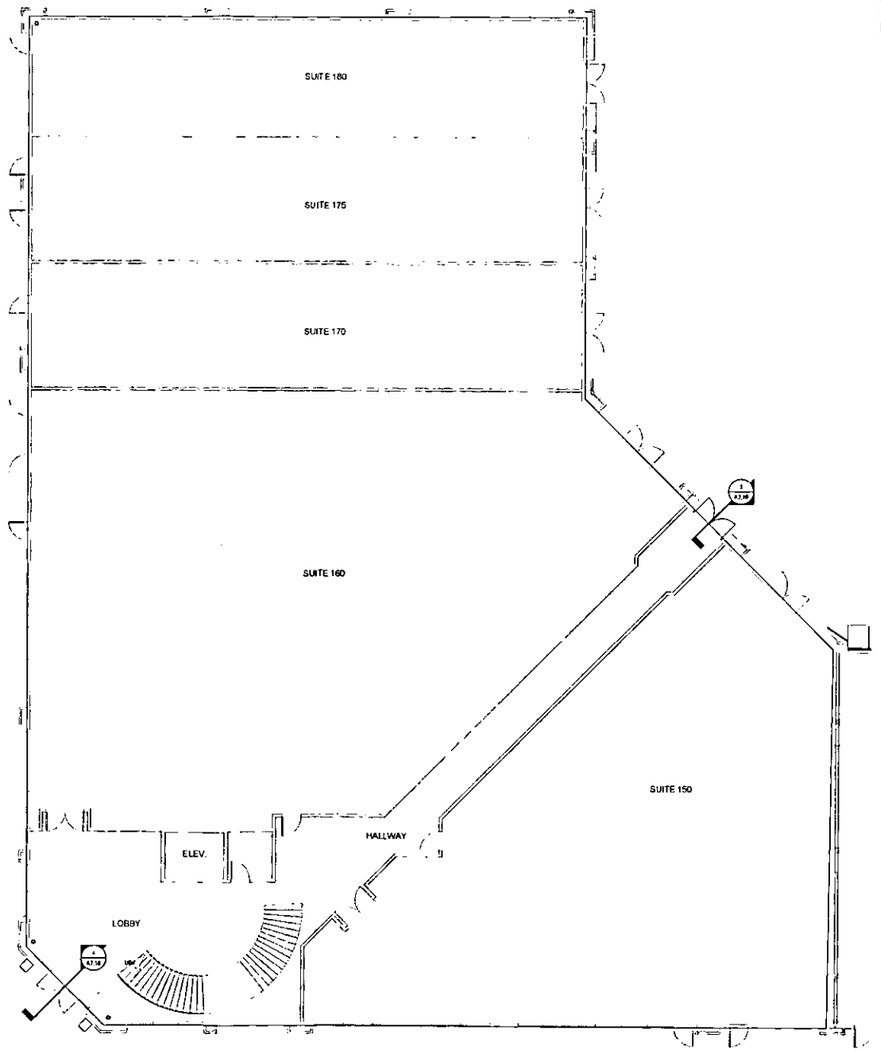


2 FLOOR PLAN - LEVEL T2 - BUILDING 03



1 PARTIAL FLOOR PLAN - LEVEL 1 - BUILDING 03

GENERAL NOTES

1 ??????????????????

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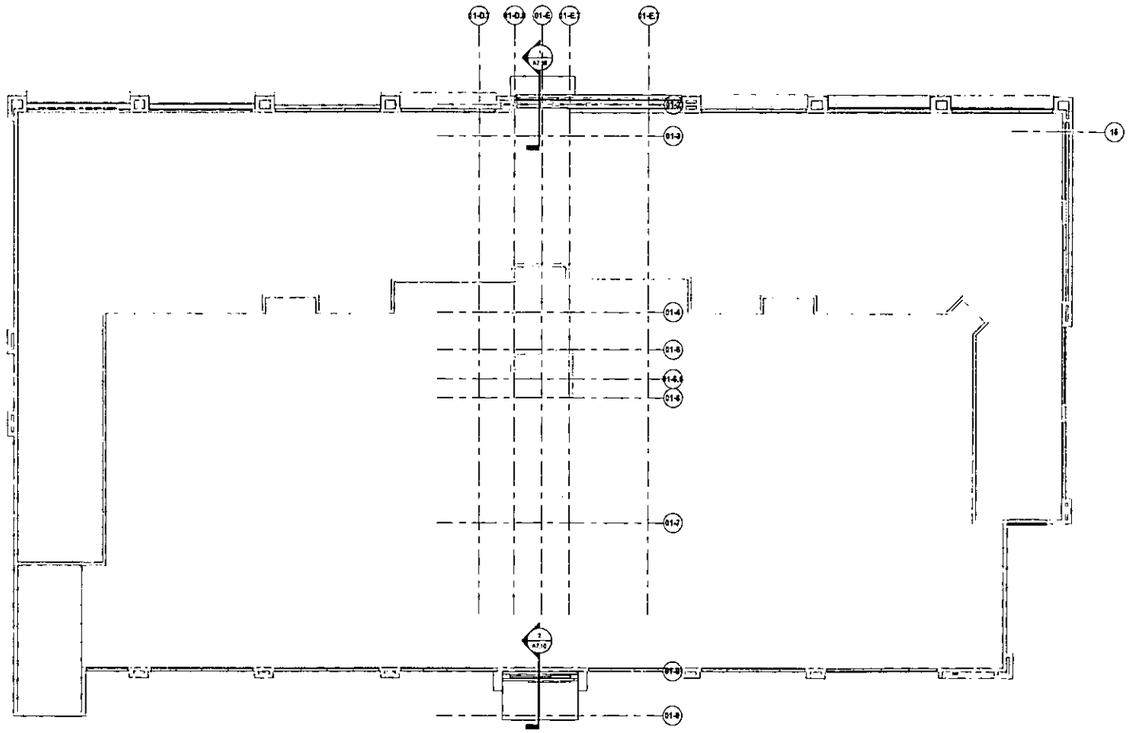
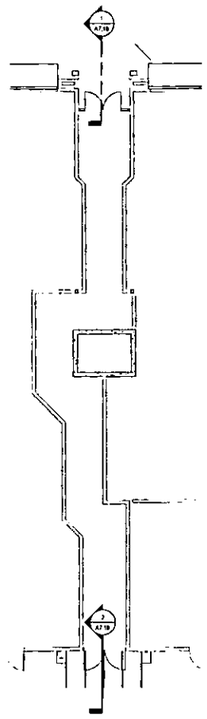


2 FLOOR PLAN - LEVEL 2 - BUILDING 01



1 PARTIAL FLOOR PLAN - LEVEL 1 - BUILDING 01

GENERAL NOTES

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Project No.: PSC - 1141

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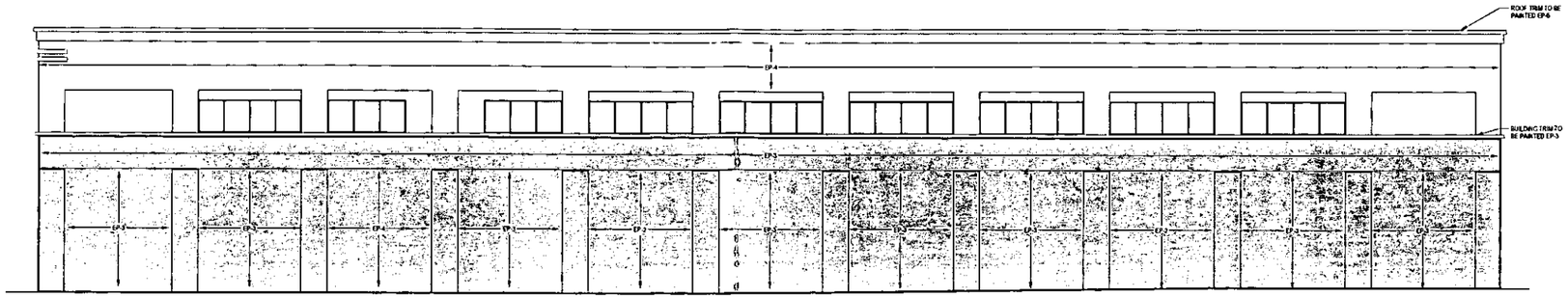
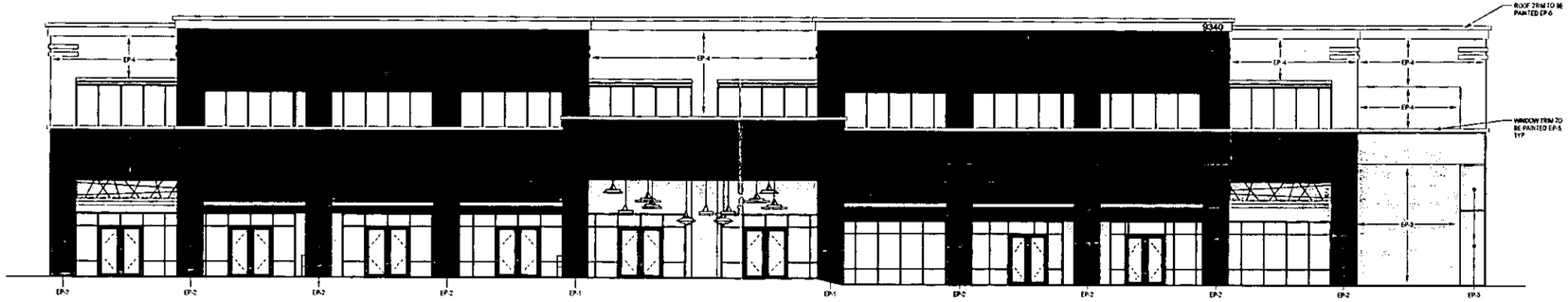
EXTERIOR FINISH MATERIAL LIST			
CODE	DESCRIPTION	MANUFACTURER	COLOR/FINISH
EP-1	PAINT COLOR	DUNN EDWARDS	DEA217 ANCIENT EARTH
EP-2	PAINT COLOR	DUNN EDWARDS	DE4210 BARREL STAVE
EP-3	PAINT COLOR	DUNN EDWARDS	DE6138 DARK SIENA
EP-4	PAINT COLOR	DUNN EDWARDS	DE6177 SAND DOLLAR
EP-5	PAINT COLOR	DUNN EDWARDS	DE6111 LIGHT BEIGE

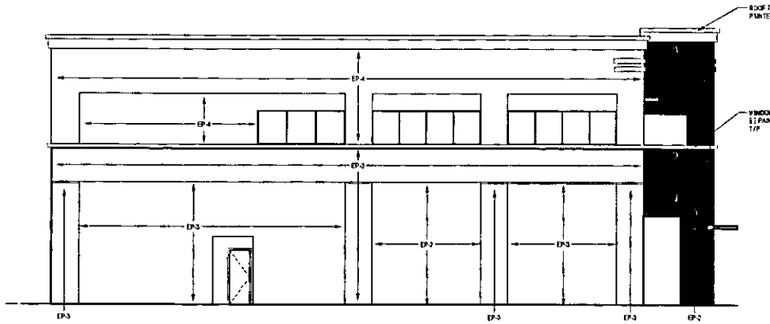
NOTE:
1 AT BUILDING POP-OUTS, PAINT FINISH AS SPECIFIED, RETURN AND WRAP CORNERS AND GO TO NEXT ADJACENT SURFACE
2 REMOVE AND PROTECT EXISTING SIGNAGE BEFORE PAINTING, REPLACE IN EXACT LOCATION WHERE REMOVED. PLACE NEW SIGNAGE AS SPECIFIED



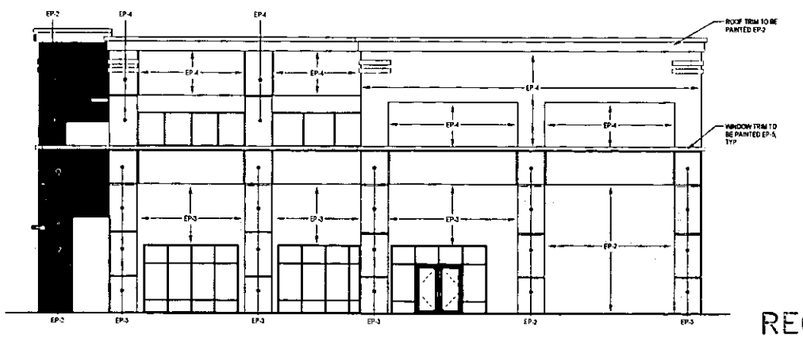
1 NORTHWEST ELEVATION - BUILDING 08
1/8" = 1'-0"



2 SOUTHEAST ELEVATION - BUILDING 08
1/8" = 1'-0"



4 SOUTHWEST ELEVATION - BUILDING 08
1/8" = 1'-0"



3 NORTHEAST ELEVATION - BUILDING 08
1/8" = 1'-0"

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Project No. PSC - 1141
Sheet Title: EXTERIOR ELEVATIONS - BUILDING 08

Date: 05.24.12
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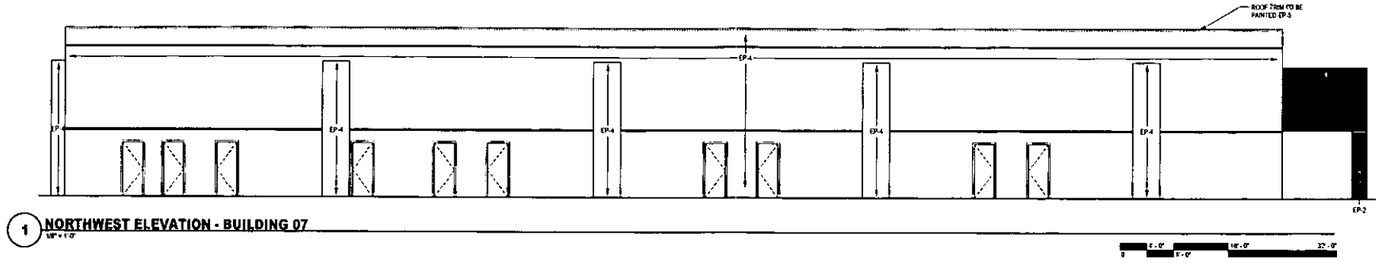
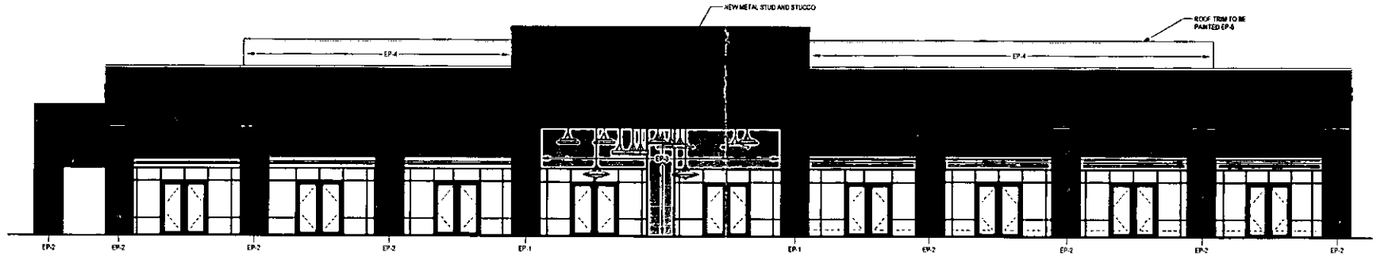
Submittal: 65% SUBMITTAL
Sheet No: **A6.09**

EXTERIOR FINISH MATERIAL LIST			
CODE	DESCRIPTION	MANUFACTURER	COLOR/FINISH
EP-1	PAINT COLOR	DUNN EDWARDS	DE6317 ANCIENT EARTH
EP-2	PAINT COLOR	DUNN EDWARDS	DE6216 BARREL STONE
EP-3	PAINT COLOR	DUNN EDWARDS	DE6236 DARK ESPN
EP-4	PAINT COLOR	DUNN EDWARDS	DET711 SAND DOLLAR
EP-5	PAINT COLOR	DUNN EDWARDS	DE6111 LIGHT BEIGE

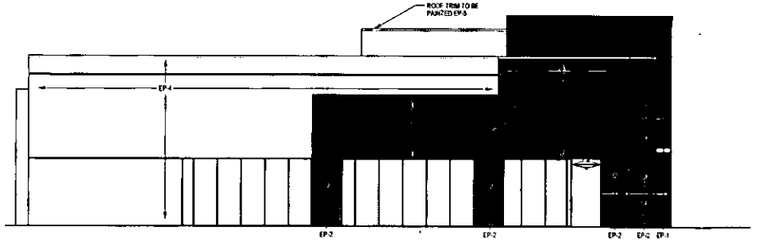
NOTE:
1 AT BUILDING POP-OUTS, PAINT FINISH AS SPECIFIED IS TO WRAP CORNERS AND GO TO NEXT ADJACENT SURFACE
2 REMOVE AND PROTECT EXISTING SIGNAGE BEFORE PAINTING, REPLACE IN EXACT LOCATION WHERE REMOVED. PLACE NEW SIGNAGE AS SPECIFIED



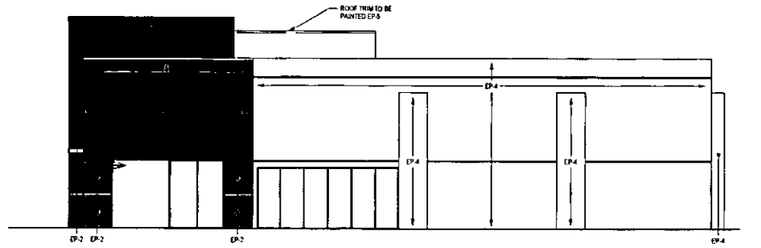
1 NORTHWEST ELEVATION - BUILDING 07



2 SOUTHEAST ELEVATION - BUILDING 07



4 SOUTHWEST ELEVATION - BUILDING 07



3 NORTHEAST ELEVATION - BUILDING 07

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Submitted: 65% SUBMITTAL

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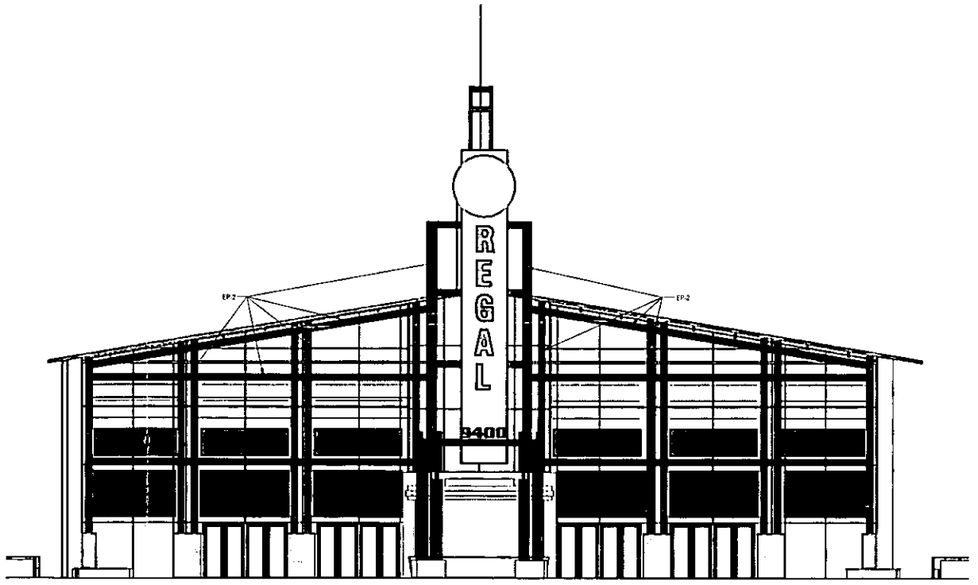
EXTERIOR FINISH MATERIAL LIST			
CODE	DESCRIPTION	MANUFACTURER	COLOR/FINISH
EP-1	PAINT COLOR	DUNN EDWARDS	DE 6317 ANCIENT EARTH
EP-2	PAINT COLOR	DUNN EDWARDS	DE 6248 BARREL STONE
EP-3	PAINT COLOR	DUNN EDWARDS	DE 6138 DARK SEPIA
EP-4	PAINT COLOR	DUNN EDWARDS	DE 6371 SAND DOLLAR
EP-5	PAINT COLOR	DUNN EDWARDS	DE 6111 LIGHT BEIGE

NOTE:
1. AT BUILDING POP-OUTS, PAINT FINISH AS SPECIFIED, BE TO WRAP CORNERS AND GO TO NEXT ADJACENT SURFACE.
2. REMOVE AND PROTECT EXISTING SIGNAGE BEFORE PAINTING, REPLACE IN EXACT LOCATION WHERE REMOVED. PLACE NEW SIGNAGE AS SPECIFIED



1 SOUTHEAST ELEVATION - BUILDING 06
3/8" = 1'-0"

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EXTERIOR FINISH MATERIAL LIST			
CODE	DESCRIPTION	MANUFACTURER	COLOR/FINISH
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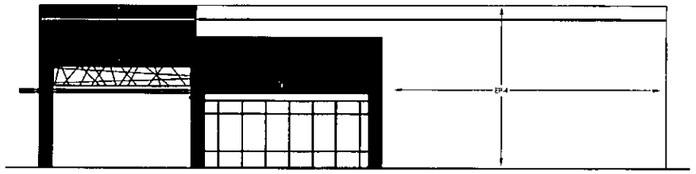
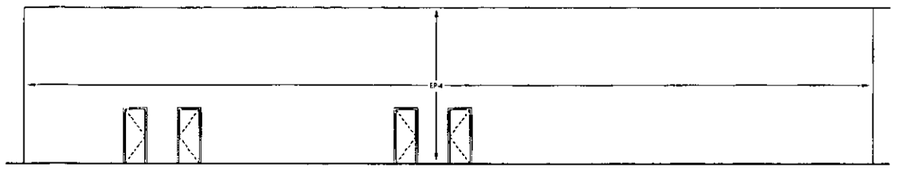
EP-2	PAINT COLOR	DUNN EDWARDS	DE4218 BARREL STONE
EP-3	PAINT COLOR	DUNN EDWARDS	DW4138 DARK SEPIA
EP-4	PAINT COLOR	DUNN EDWARDS	DE6177 SAND DOLLAR
EP-5	PAINT COLOR	DUNN EDWARDS	DE6211 LIGHT BEIGE

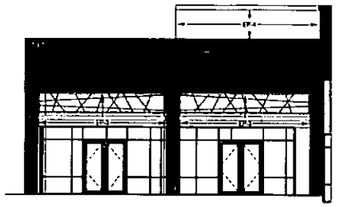
NOTE:
1. AT BUILDING POP-OUTS, PAINT FINISH AS SPECIFIED, BI TO WRAP CORNERS AND GO TO NEXT ADJACENT SURFACE
2. REMOVE AND PROTECT EXISTING SIGNAGE BEFORE PAINTING, REPLACE IN EXACT LOCATION WHERE REMOVED. PLACE NEW SIGNAGE AS SPECIFIED



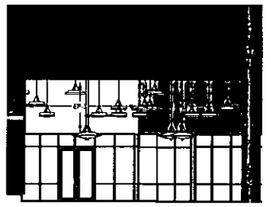
2 EAST ELEVATION - BUILDING 05
1/8" = 1'-0"



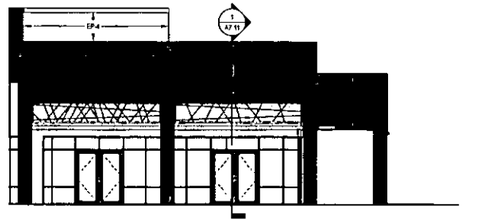
1 NORTH ELEVATION - BUILDING 05
1/8" = 1'-0"



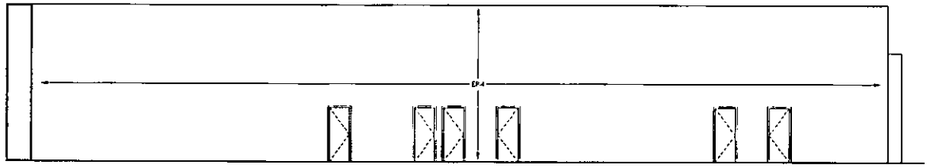
5 EAST ELEVATION - BUILDING 05
1/8" = 1'-0"



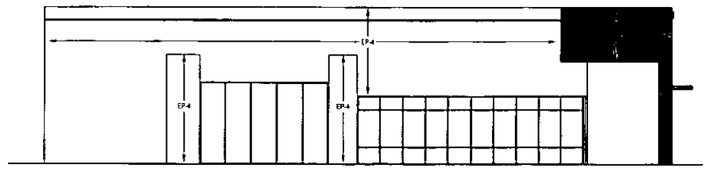
4 SOUTHEAST ELEVATION - BUILDING 05
1/8" = 1'-0"



3 SOUTHEAST ELEVATION - BUILDING 05
1/8" = 1'-0"



7 WEST ELEVATION - BUILDING 05
1/8" = 1'-0"



6 SOUTH ELEVATION - BUILDING 05
1/8" = 1'-0"

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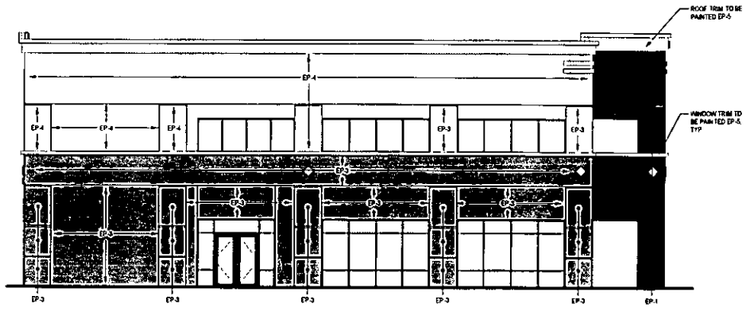
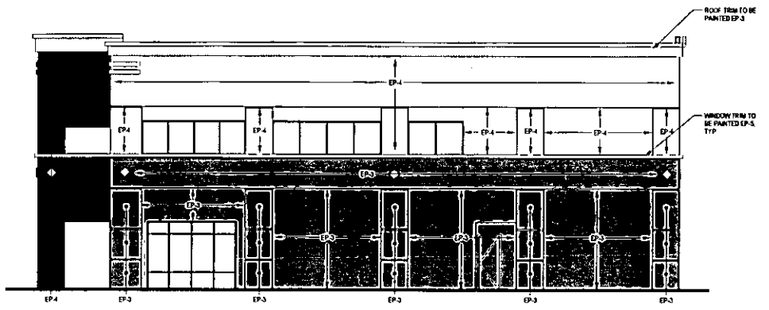
Sheet No: **A6.06**

EXTERIOR FINISH MATERIAL LIST			
CODE	DESCRIPTION	MANUFACTURER	COLOR/FINISH
EP-1	PAINT COLOR	DUNN EDWARDS	DE6371 ANCIENT EARTH
EP-2	PAINT COLOR	DUNN EDWARDS	DE6358 BARREL STOVE
EP-3	PAINT COLOR	DUNN EDWARDS	DE6378 DARK SEPIA
EP-4	PAINT COLOR	DUNN EDWARDS	DE6373 SAND DOLLAR
EP-5	PAINT COLOR	DUNN EDWARDS	DE6313 LIGHT BEIGE

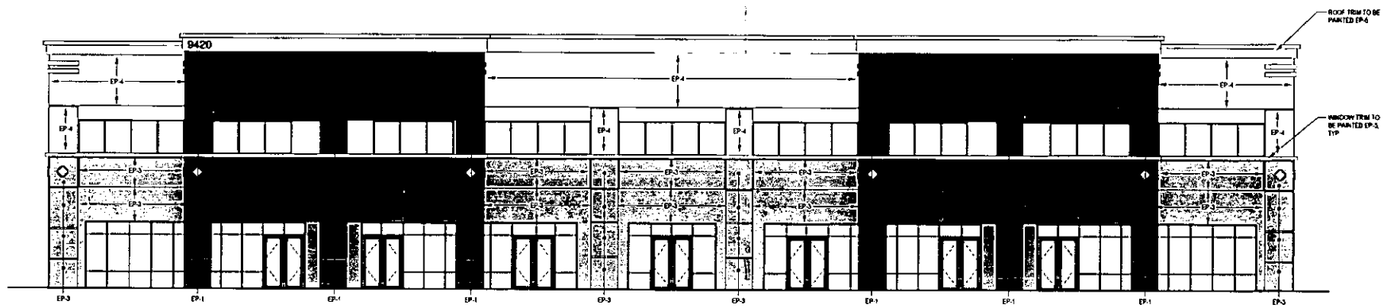
NOTES:
1. AT BUILDING POP-OUTS, PAINT FINISH, AS SPECIFIED, IS TO WRAP DURNE R4 AND GO TO NEXT ADJACENT SURFACE
2. REMOVE AND PROTECT EXISTING SIGNAGE BEFORE PAINTING. REPLACE IN EXACT LOCATION WHERE REMOVED. PLACE NEW SIGNAGE AS SPECIFIED



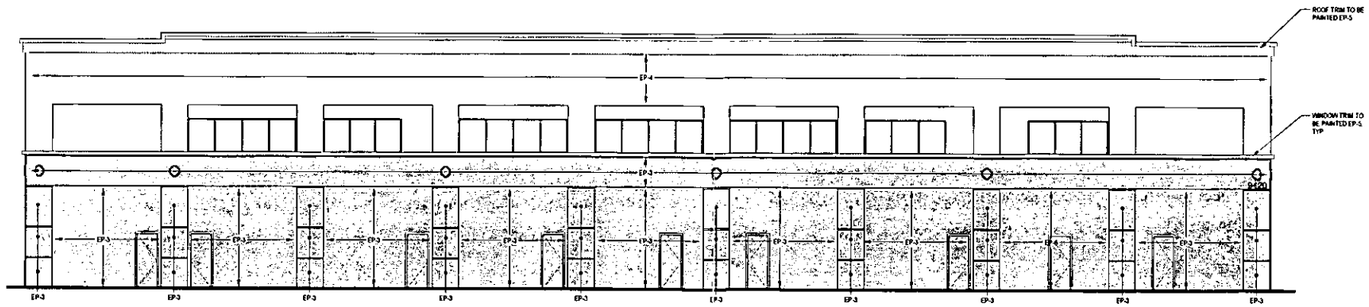
2 SOUTH ELEVATION - BUILDING 04
1/8" = 1'-0"



1 NORTH ELEVATION - BUILDING 04
1/8" = 1'-0"



3 EAST ELEVATION - BUILDING 0
1/8" = 1'-0"



4 WEST ELEVATION - BUILDING 04
1/8" = 1'-0"

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Project No.: PSC-1141
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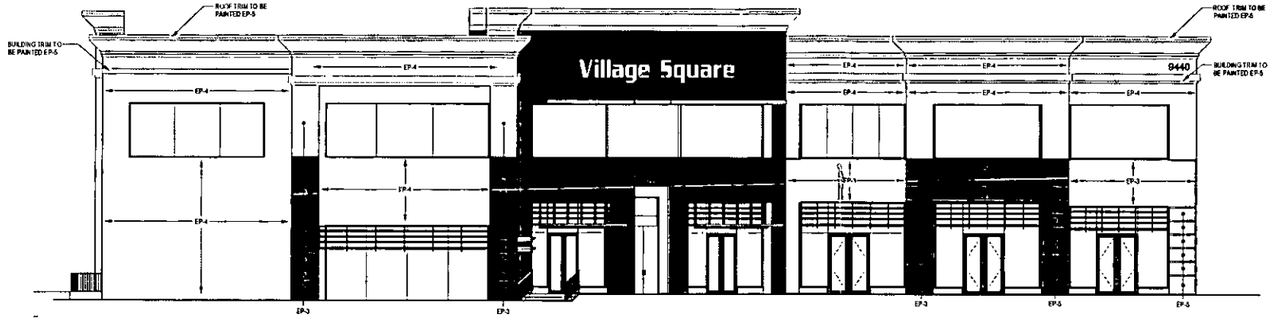
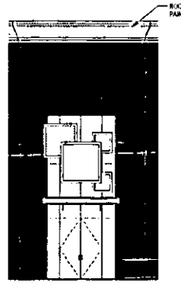
EXTERIOR FINISH MATERIAL LIST			
CODE	DESCRIPTION	MANUFACTURER	COLOR/FINISH
EP-1	PAINT COLOR	DUNN EDWARDS	DE6217 AMORETTE EARTH
EP-2	PAINT COLOR	DUNN EDWARDS	DE6218 BARREL STOVE
EP-3	PAINT COLOR	DUNN EDWARDS	DE6178 DARK SIENA
EP-4	PAINT COLOR	DUNN EDWARDS	DE6171 SAND DOLLAR
EP-5	PAINT COLOR	DUNN EDWARDS	DE6171 LIGHT BEIGE

NOTE:
1. AT BUILDING POP-OUT & PAINT FINISH AS SPECIFIED, S.T.O WRAP CORNERS AND GO TO NEXT ADJACENT SURFACE.
2. REMOVE AND PROTECT EXISTING SIGNAGE BEFORE PAINTING, REPLACE IN EXACT LOCATION WHERE REMOVED. PLACE NEW SIGNAGE AS SPECIFIED



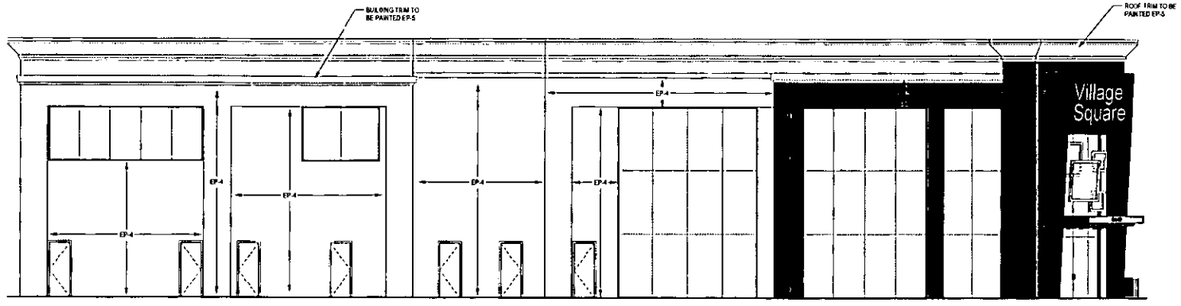
2 EAST ELEVATION - BUILDING 03
1/8" = 1'-0"



1 SOUTHWEST ELEVATION - BUILDING 03
1/8" = 1'-0"



4 NORTHEAST ELEVATION - BUILDING 03
1/8" = 1'-0"



3 WEST ELEVATION - BUILDING 03
1/8" = 1'-0"

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Revisions:

No.	Date	Description

Consultant:

Stamp:

Owner: SENTINEL DEVELOPMENT

Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center

Project No. PSC - 1141

Sheet Title: EXTERIOR ELEVATIONS - BUILDING 03

Date: 05.24.12

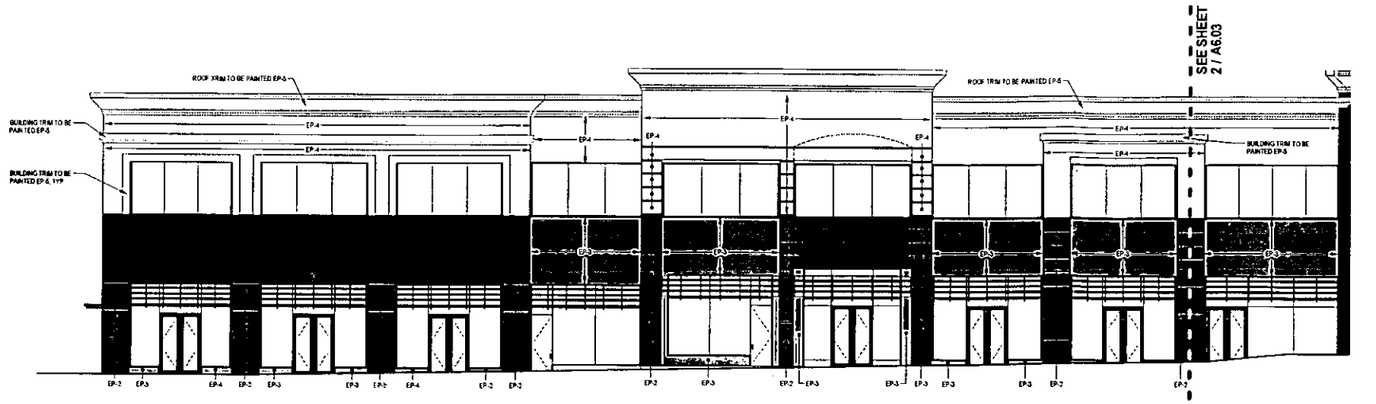
Checked By: Checker

Submittal: 65% SUBMITTAL

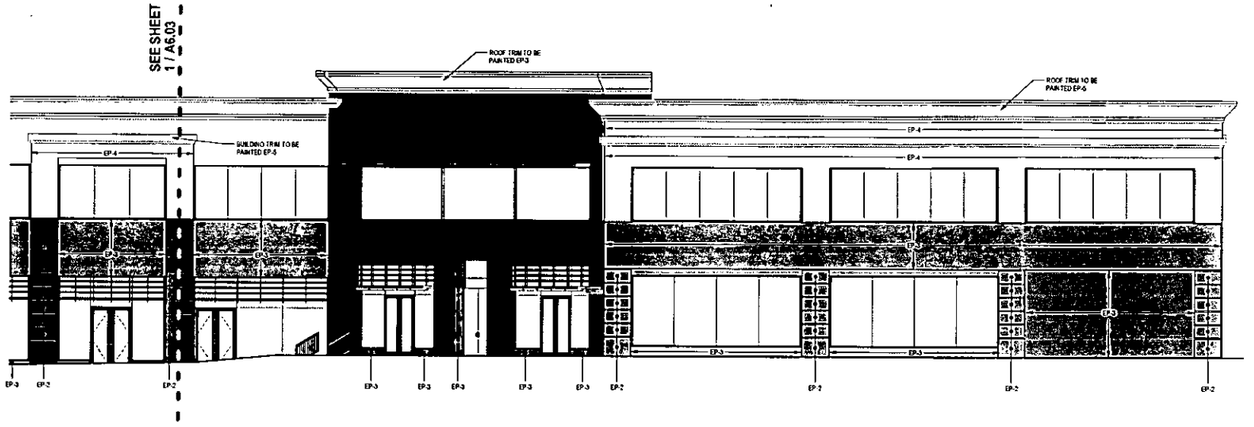
Sheet No.: **A6.04**

EXTERIOR FINISH MATERIAL LIST			
CODE	DESCRIPTION	MANUFACTURER	COLOR/FINISH
EP-1	PAINT COLOR	DUNN EDWARDS	DE6317 ANCIENT EARTH
EP-2	PAINT COLOR	DUNN EDWARDS	DE6216 BARREL STOVE
EP-3	PAINT COLOR	DUNN EDWARDS	DE6139 CAPE FEAR
EP-4	PAINT COLOR	DUNN EDWARDS	DE6171 SAND DOLLAR
EP-5	PAINT COLOR	DUNN EDWARDS	DE 6211 LIGHT BEIGE

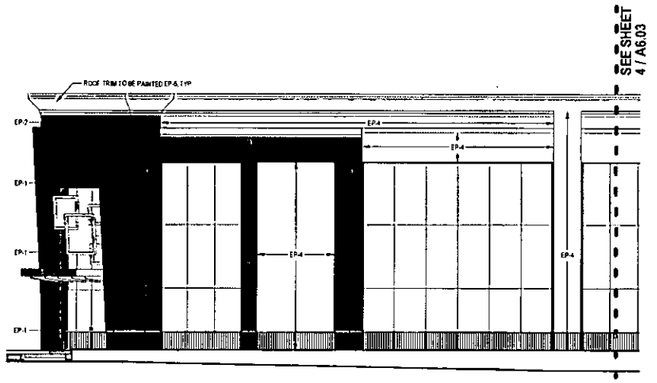
NOTE:
1. AS BUILDING POP-OUTS, PAINT FINISH, AS SPECIFIED, IS TO WRAP CORNERS AND GO TO NEXT ADJACENT SURFACE
2. REMOVE AND PROTECT EXISTING SIGNAGE BEFORE PAINTING, REPLACE IN EXACT LOCATION WHERE REMOVED. PLACE NEW SIGNAGE AS SPECIFIED



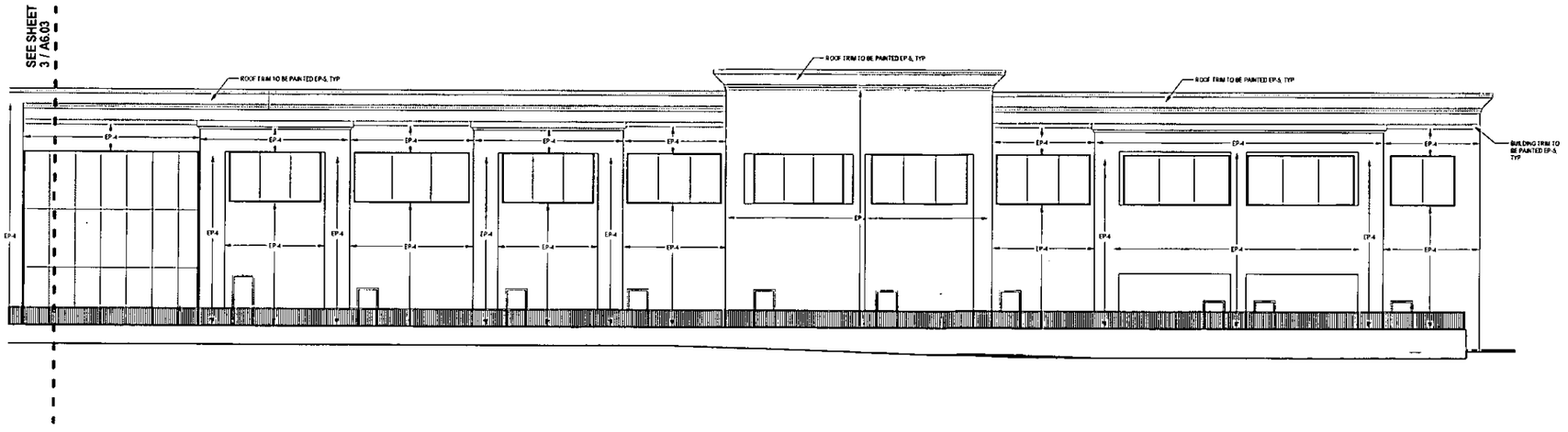
1 NORTH ELEVATION - BUILDING 03
1/8" = 1'-0"



2 NORTH ELEVATION - BUILDING 03
1/8" = 1'-0"



3 SOUTH ELEVATION - BUILDING 03
1/8" = 1'-0"



4 SOUTH ELEVATION - BUILDING 03
1/8" = 1'-0"

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Project No. PSC - 1141
Sheet Title: EXTERIOR ELEVATIONS - BUILDING 03

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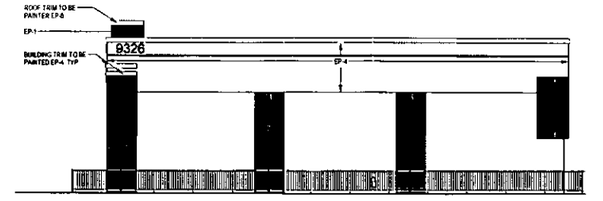
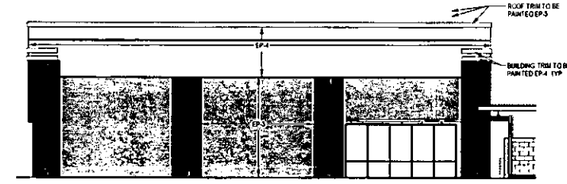
EXTERIOR FINISH MATERIAL LIST			
CODE	DESCRIPTION	MANUFACTURER	COLOR/FINISH
EP-1	PAINT COLOR	GLIDDEN EDWARDS	DE6217 ANCIENT EARTH
EP-2	PAINT COLOR	GLIDDEN EDWARDS	DE6216 BARNEL STOVE
EP-3	PAINT COLOR	GLIDDEN EDWARDS	DE6238 DARK SEPIA
EP-4	PAINT COLOR	GLIDDEN EDWARDS	DE6173 SAND DOLLAR
EP-5	PAINT COLOR	GLIDDEN EDWARDS	DE6211 LIGHT BEIGE

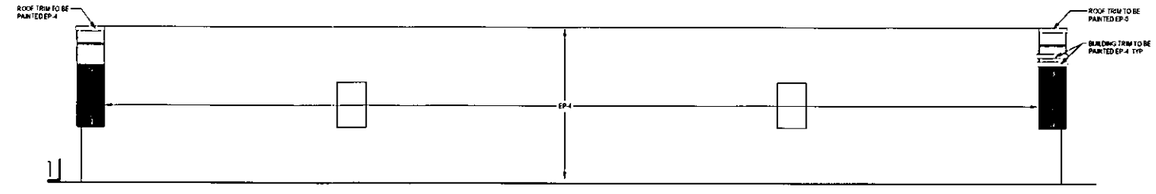
NOTE:
1. AT BUILDING POP-OUTS, PAINT FINISH, AS SPECIFIED, IS TO WRAP CORNERS AND GO TO NEXT ADJACENT SURFACE.
2. REMOVE AND PROTECT EXISTING SIGNAGE BEFORE PAINTING, REPLACE IN EXACT LOCATION WHERE REMOVED. REPLACE WITH SIGNAGE AS SPECIFIED.



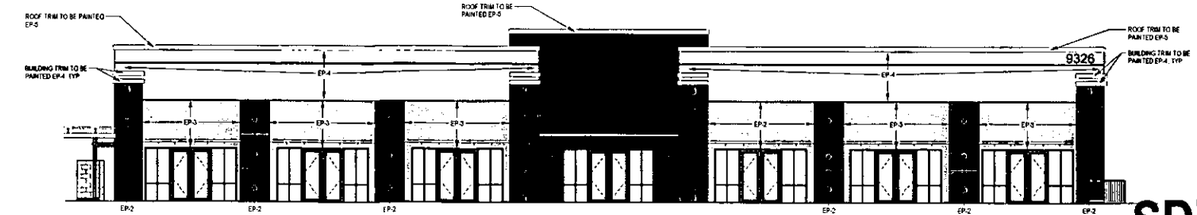
2 SOUTH ELEVATION - BUILDING 02
1/8" = 1'-0"



1 NORTH ELEVATION - BUILDING 02
1/8" = 1'-0"



3 EAST ELEVATION - BUILDING 02
1/8" = 1'-0"



4 WEST ELEVATION - BUILDING 02
1/8" = 1'-0"

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Sheet Title: EXTERIOR ELEVATIONS - BUILDING 02

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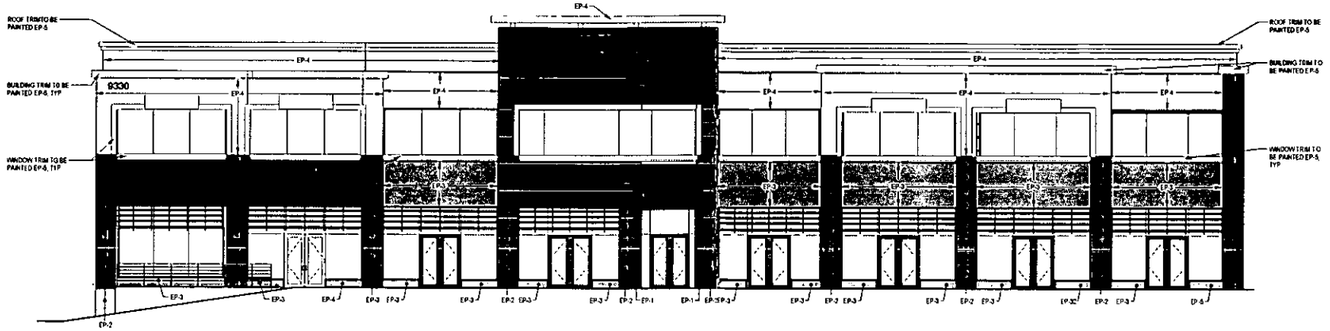
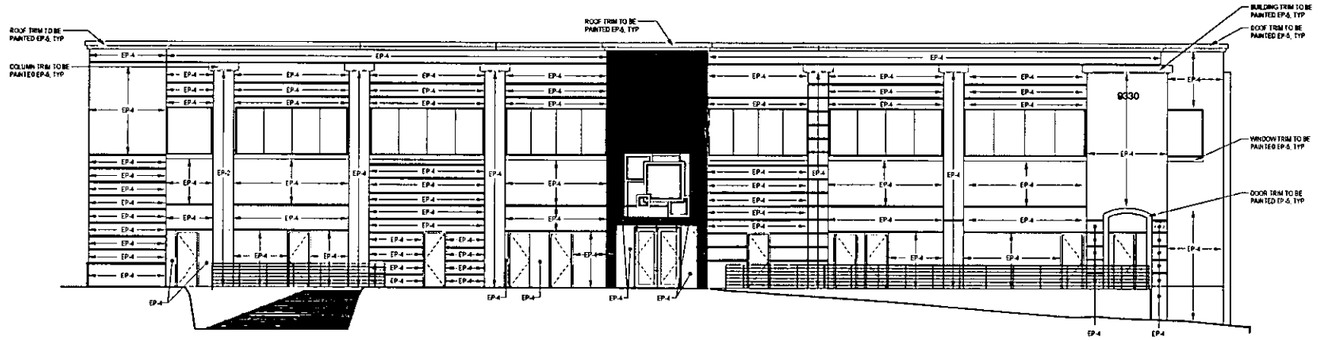
EXTERIOR FINISH MATERIAL LIST			
CODE	DESCRIPTION	MANUFACTURER	COLOR/FINISH
EP-1	PAINT COLOR	DUNN EDWARDS	DE 6217 ANCIENT EARTH
EP-2	PAINT COLOR	DUNN EDWARDS	DE 6215 BARREL SLOVE
EP-3	PAINT COLOR	DUNN EDWARDS	DE 6338 DARK SEPIA
EP-4	PAINT COLOR	DUNN EDWARDS	DE 6171 SAND DOLLAR
EP-5	PAINT COLOR	DUNN EDWARDS	DE 6211 LIGHT BEIGE

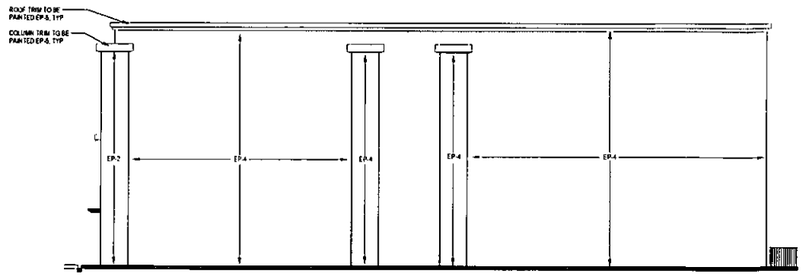
NOTE:
1. AT BUILDING POP-OUTS, PAINT FINISH, AS SPECIFIED, 2' TO WRAP CORNERS AND GO TO NEXT ADJACENT SURFACE.
2. REMOVE AND PROTECT EXISTING SIGNAGE BEFORE PAINTING. REPLACE IN EXACT LOCATION WHERE REMOVED. PLACE NEW SIGNAGE AS SPECIFIED.



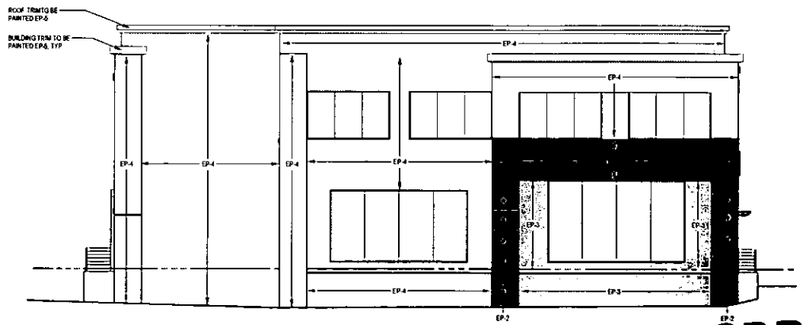
1 NORTH ELEVATION - BUILDING 01
3/8" = 1'-0"



2 SOUTH ELEVATION - BUILDING 01
3/8" = 1'-0"



4 WEST ELEVATION - BUILDING 01
3/8" = 1'-0"



3 EAST ELEVATION - BUILDING 01
3/8" = 1'-0"

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Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center

Project No. PSC - 1141

Sheet Title: EXTERIOR ELEVATIONS - BUILDING 01

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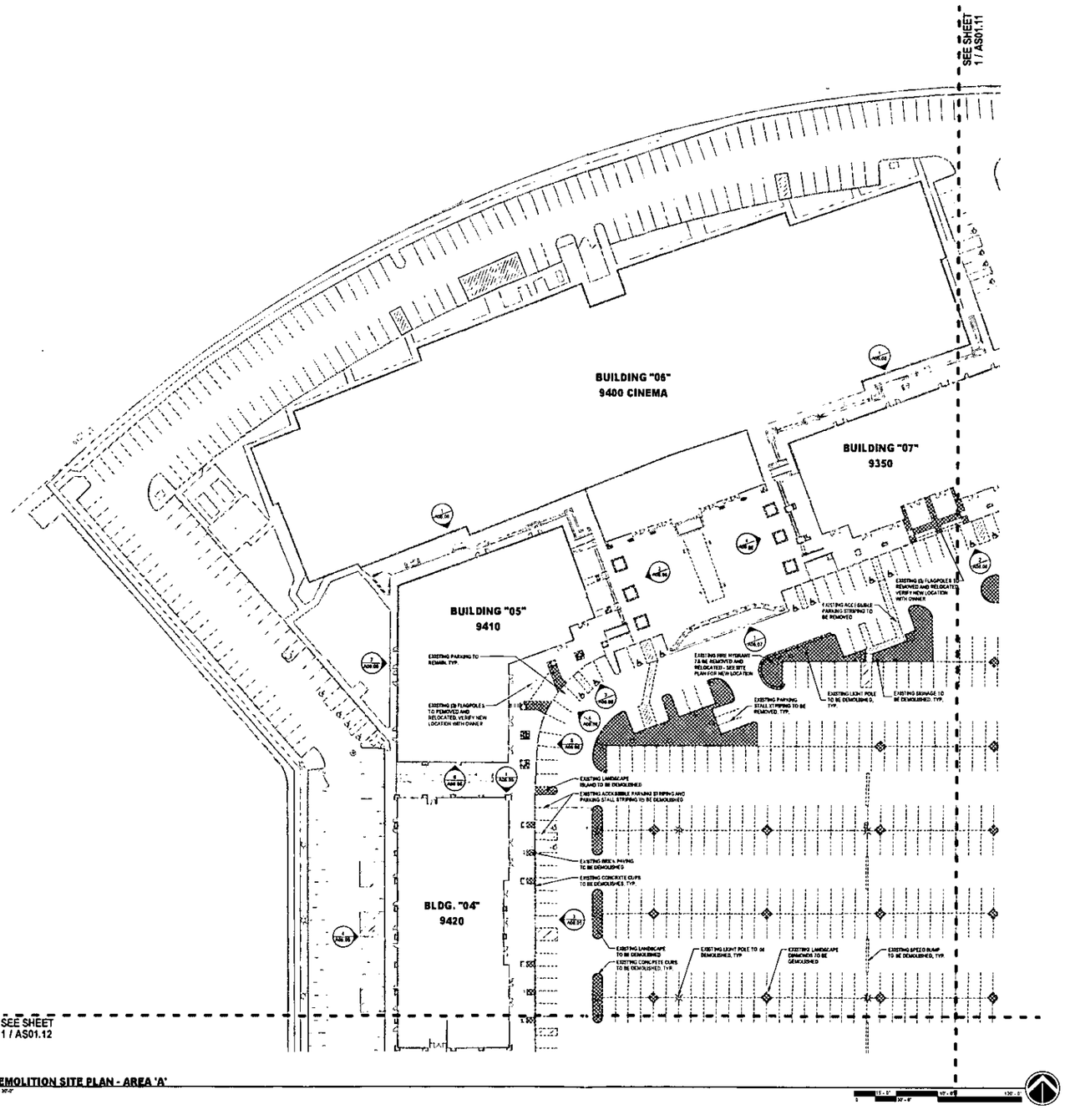

1 DEMOLITION SITE PLAN - AREA 'A'

GENERAL NOTES

1. ALL EXISTING CONDITIONS TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO BID. ANY DISCREPANCIES OF EXISTING CONDITIONS TO WHAT IS SHOWN ON DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. REFER TO CIVIL DRAWINGS FOR EXACT LOCATIONS OF BUILDING AND SITE CONSTRUCTION ELEMENTS.
3. ALL EXISTING FACILITIES, SIGNAGE, STRUCTURES, VEGETATION PAVEMENT AND CONCRETE TO BE REMOVED/RELOCATED WITHIN THATCHED AREA UNLESS NOTED OTHERWISE. REFER TO CIVIL DRAWINGS FOR ACTUAL EXTENTS OF DEMOLITION WORK.
4. COORDINATE DEMOLITION BY PH AS REQUIRED BY THE CIVIL GRADING PLANS.
5. NEW CONSTRUCTION TO BE COORDINATED WITH DEMOLITION CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
6. ALL DEMOLISHED ELEMENTS TO BE DISPOSED OF LEGALLY AND CLEANLY.
7. REFER TO CIVIL DRAWINGS FOR UTILITY DEMOLITION AND RELOCATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING OR REPLACING ANY IMAGE THAT EXCEED THE DEMOLITION SCOPE INDICATED ON THE DRAWINGS, AT NO ADDITIONAL COST TO THE OWNER.

LEGEND

- EXISTING BUILDING
- EXISTING BUILDING TO BE REMODELED - SEE DEMOLITION FLOOR PLANS FOR EXTENT OF DEMOLITION
- AREA OF DEMOLITION
- EXISTING SIDEWALK
- EXISTING BRICK PAVERS
- EXISTING LANDSCAPE
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED OR REMOVED AND RELOCATED AS PER DRAWINGS

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Las Vegas, NV 89121
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Owner: SENTINEL DEVELOPMENT
Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center
Project No. PSC - 1141
Sheet Title: DEMOLITION SITE PLAN - AREA 'A'

Date 05.24.12
Checked By RF
Submittal 65% SUBMITTAL

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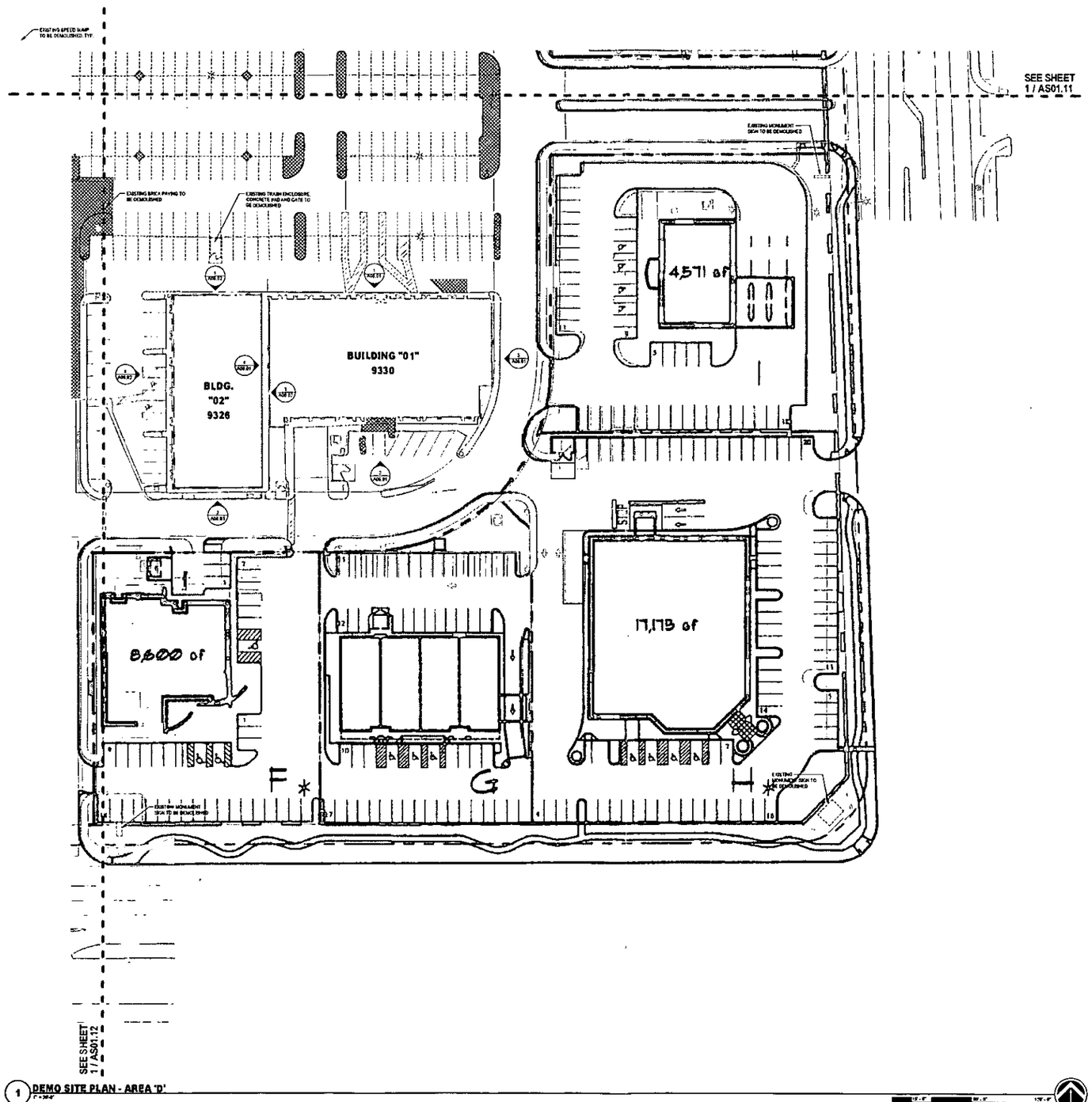

1 DEMO SITE PLAN - AREA 'D'

GENERAL NOTES

1. ALL EXISTING CONDITIONS TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO BID. ANY DISCREPANCIES OF EXISTING CONDITIONS TO WHAT IS SHOWN ON DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. REFER TO CIVIL DRAWINGS FOR EXACT LOCATIONS OF BUILDINGS AND SITE CONSTRUCTION ELEMENTS.
3. ALL EXISTING FACILITIES, SIGNAGE, STRUCTURES, VEGETATION PAVEMENT AND CONCRETE TO BE DEMOLISHED WITHIN "HATCHED AREA" UNLESS NOTED OTHERWISE. REFER TO CIVIL DRAWINGS FOR ACTUAL EXTENTS OF DEMOLITION WORK.
4. COORDINATE DEMOLITION DEPTH AS REQUIRED BY THE CIVIL GRADING PLANS.
5. NEW CONSTRUCTION TO BE COORDINATED WITH DEMOLITION CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
6. ALL DEMOLISHED ELEMENTS TO BE DISPOSED OF LEGALLY AND CLEANLY.
7. REFER TO CIVIL DRAWINGS FOR UTILITY DEMOLITION AND RELOCATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING OR REPLACING ANY DAMAGE THAT EXCEEDS THE DEMOLITION SCOPE INDICATED ON THE DRAWINGS AT NO ADDITIONAL COST TO THE OWNER.

LEGEND

- EXISTING BUILDING
- EXISTING BUILDING TO BE REMODELED - SEE DEMOLITION FLOOR PLAN FOR EXTENT OF DEMOLITION
- AREA OF DEMOLITION
- EXISTING SIDEWALK
- EXISTING BRICK PAVERS
- EXISTING LANDSCAPE
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED OR REMOVED AND RELOCATED AS PER DRAWINGS

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Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center

Project No. PSC - 1141

Sheet Title: DEMOLITION SITE PLAN - AREA 'D'

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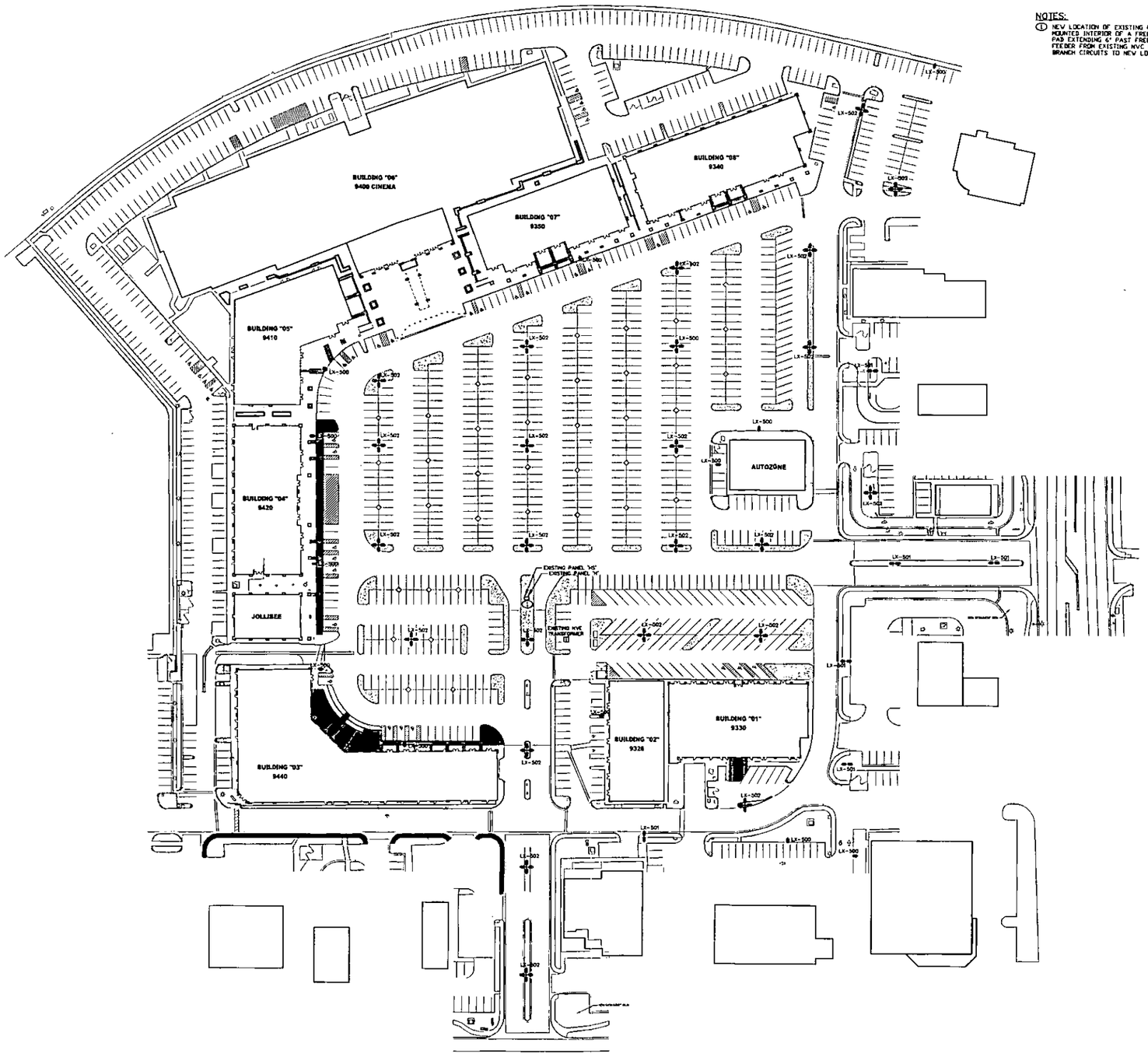
NOTES:

① NEW LOCATION OF EXISTING PANEL "H" AND "HS". PANEL "H" AND "HS" ARE MOUNTED INTERIOR OF A FREE STANDING ENCLOSURE. PROVIDE NEW CONCRETE PAD EXTENDING 6' PAST FREESTANDING ENCLOSURE. EXTEND CUSTOMER OWNED FEEDER FROM EXISTING NVC TRANSFORMER TO NEW LOCATION. EXTEND EXISTING BRANCH CIRCUITS TO NEW LOCATION



ELECTRICAL SITE PLAN

SCALE: 1"=50'-0"

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No.	Date	Description

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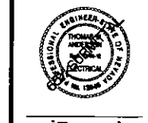
9480 S. Eastern Dr., Suite 100
Las Vegas, NV 89113
P: 702.871.3681
F: 702.871.9253
www.tjkengineers.com

Stamp:



Owner: SENTINEL DEVELOPMENT

Project No. PSC - 1141

Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center

Sheet Title: ELECTRICAL SITE PLAN

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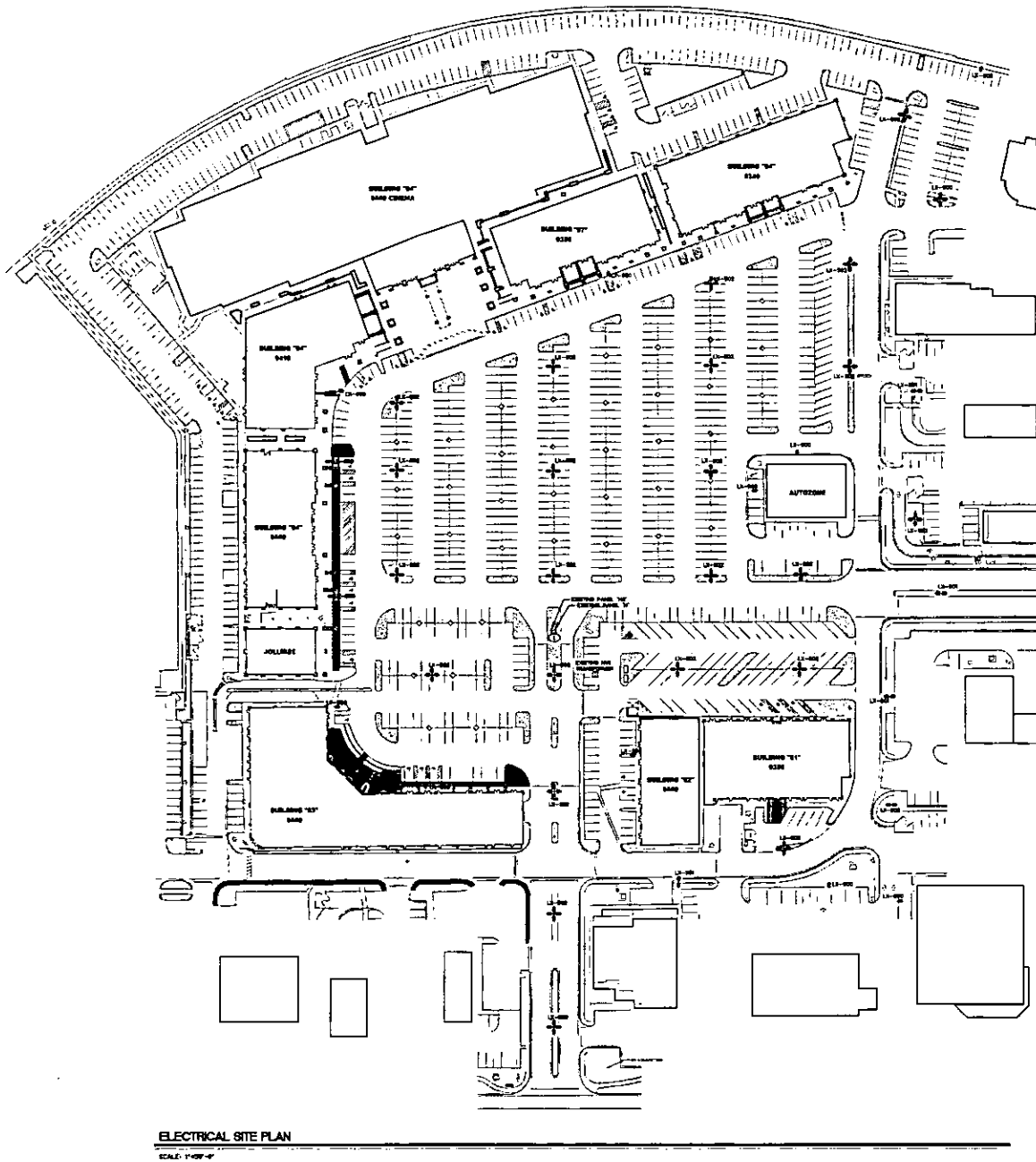

NOTES:

ELECTRICAL SITE PLAN

SCALE: 1"=50'-0"

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ARCHITECTS

Revisions
No Date Description

Consultant:

Owner: SENTINEL DEVELOPMENT

Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center

Project No: PSC-1141

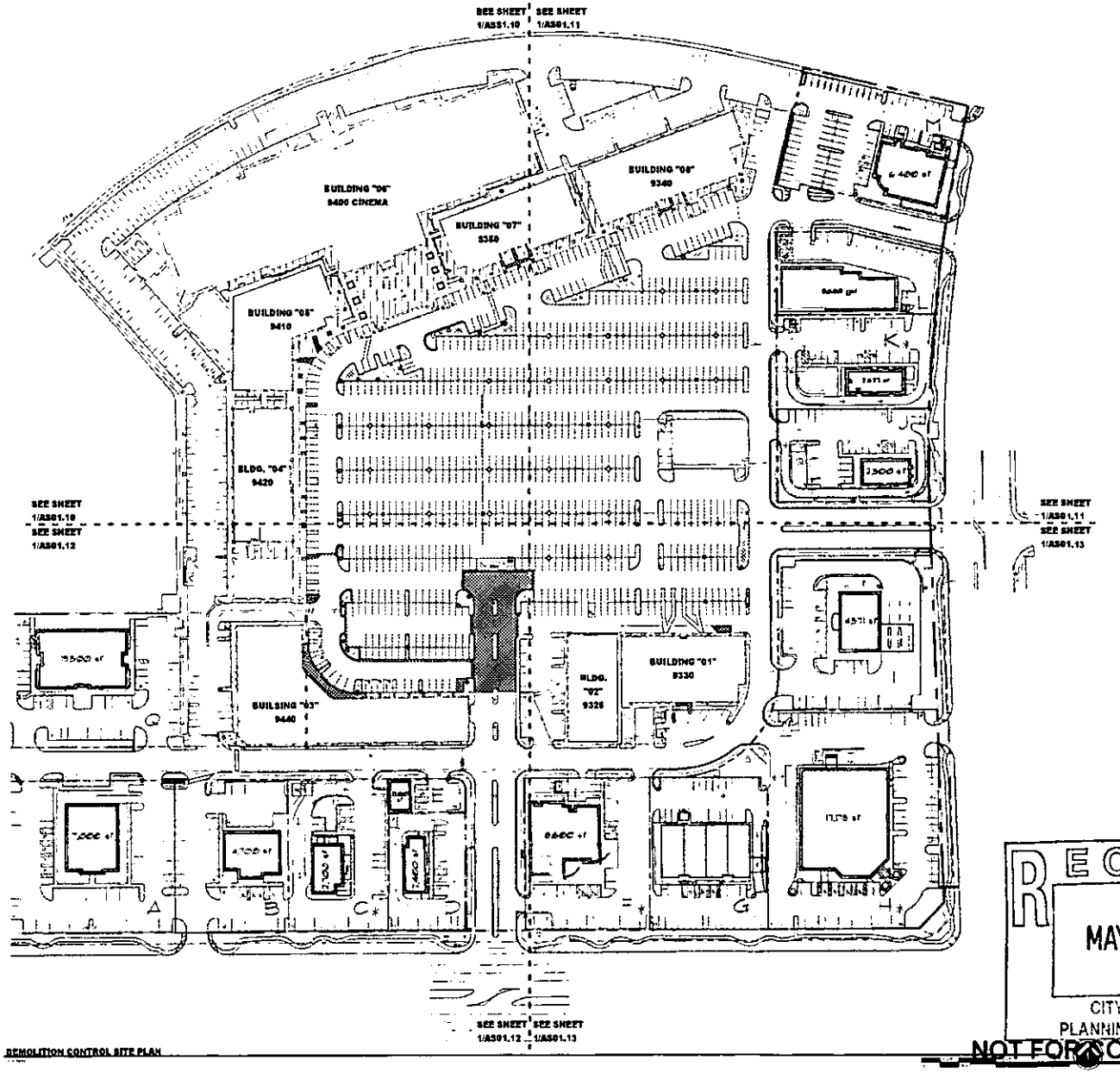
Sheet Title: ELECTRICAL SITE PLAN

Date: 05.24.12

Checked By: TA

Submittal: 65% SUBMITTAL

Sheet No.: ES1.01



DEMOLITION CONTROL SITE PLAN

GENERAL NOTES

LEGEND

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Project No.: PSC - 1141
Sheet Title: ARCHITECTURAL DEMOLITION CONTROL SITE PLAN

AS01.01

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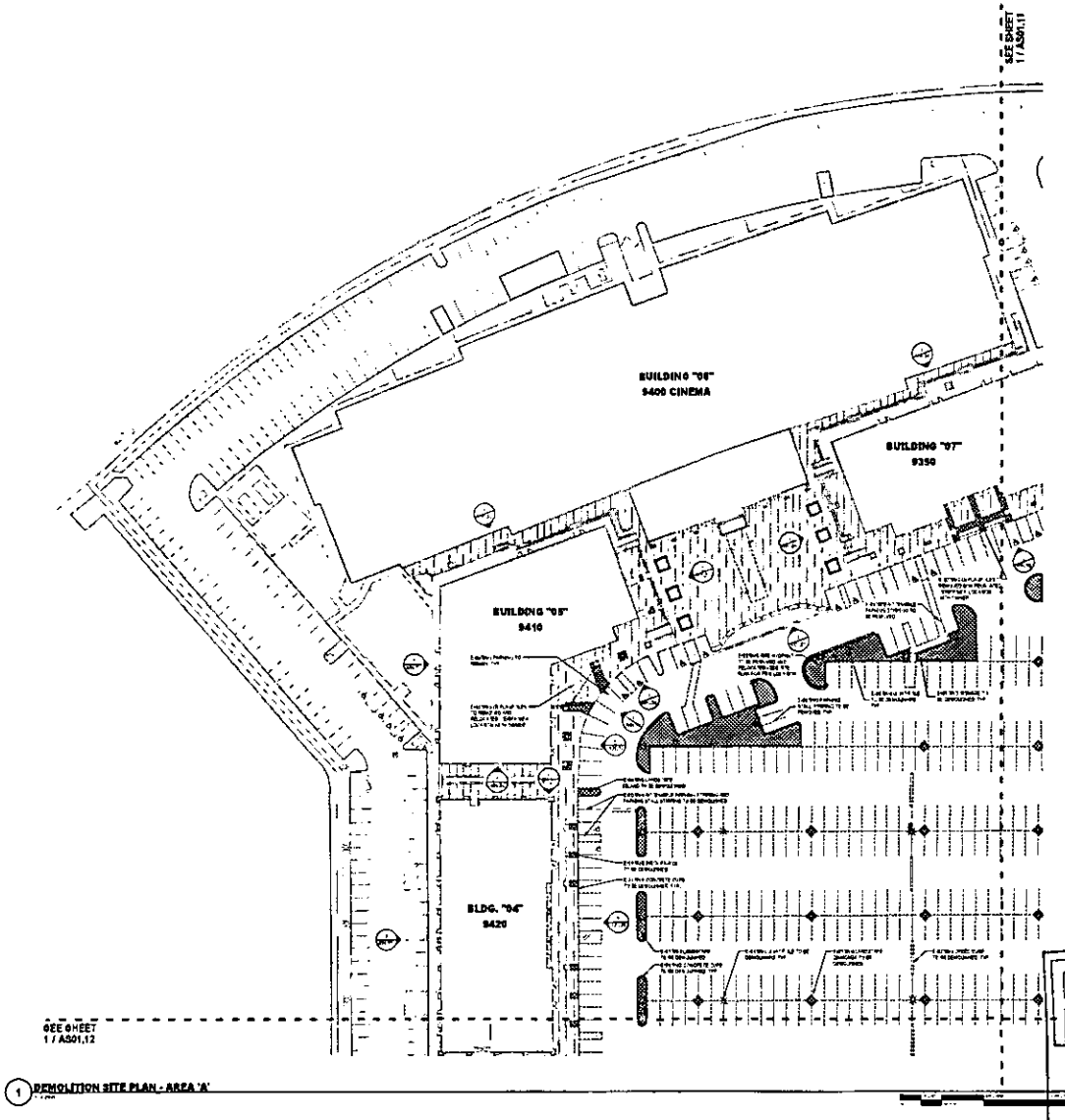

1 DEMOLITION SITE PLAN - AREA 'A'

GENERAL NOTES

LEGEND

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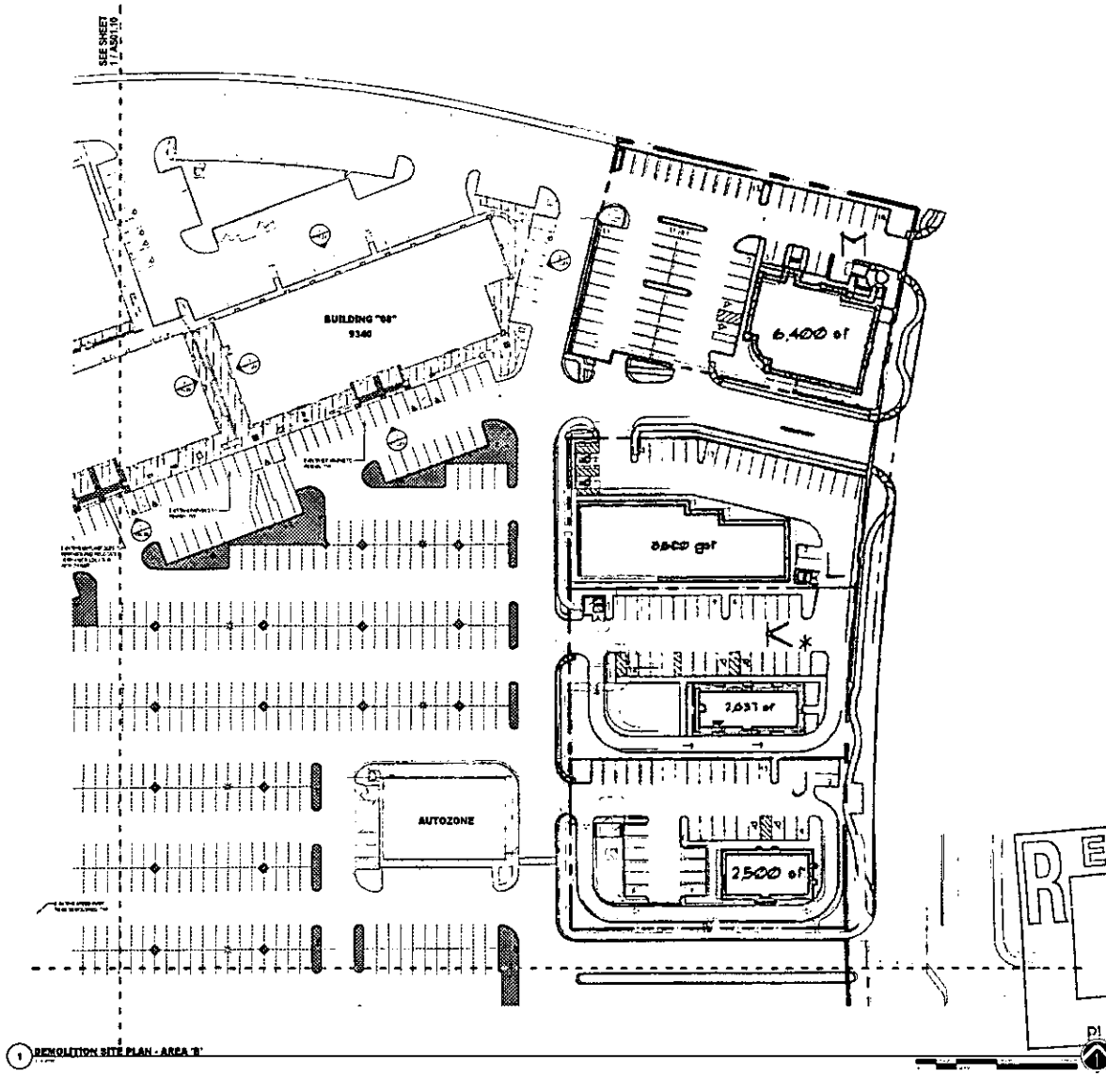

1 DEMOLITION SITE PLAN - AREA 'B'

GENERAL NOTES

LEGEND

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Project No. PSC - 1141
Sheet Title: DEMOLITION SITE PLAN - AREA 'B'

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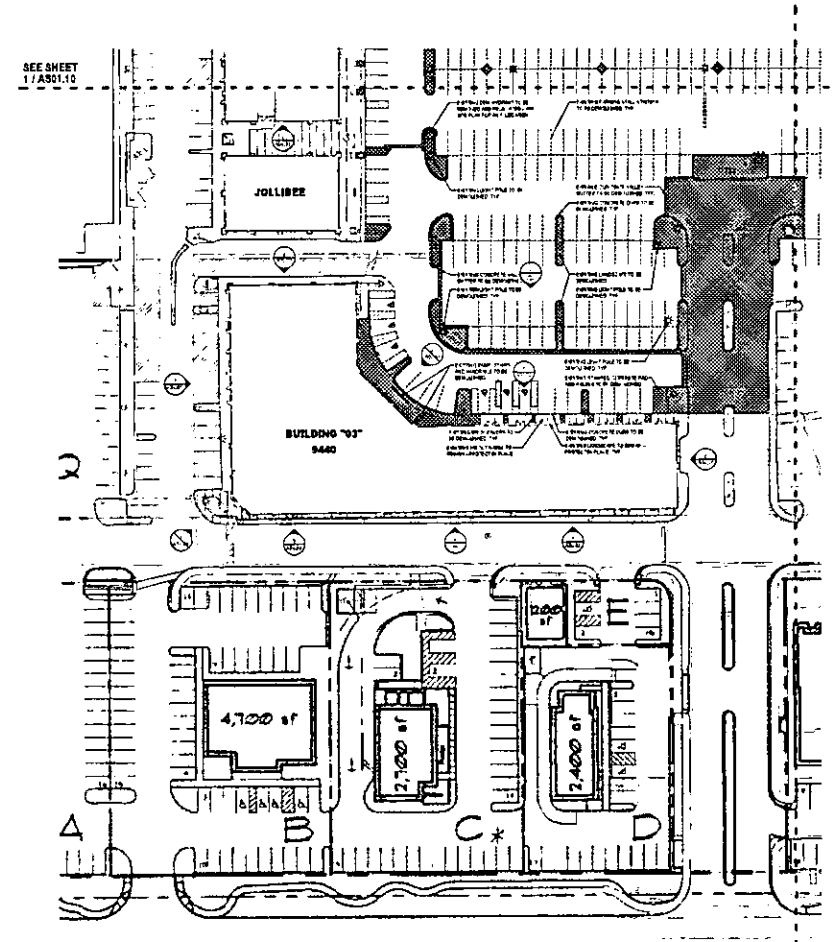

1 DEMOLITION SITE PLAN - AREA 'C'

GENERAL NOTES

LEGEND

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Project No.: PSC - 1141
Sheet Title: DEMOLITION SITE PLAN - AREA 'C'

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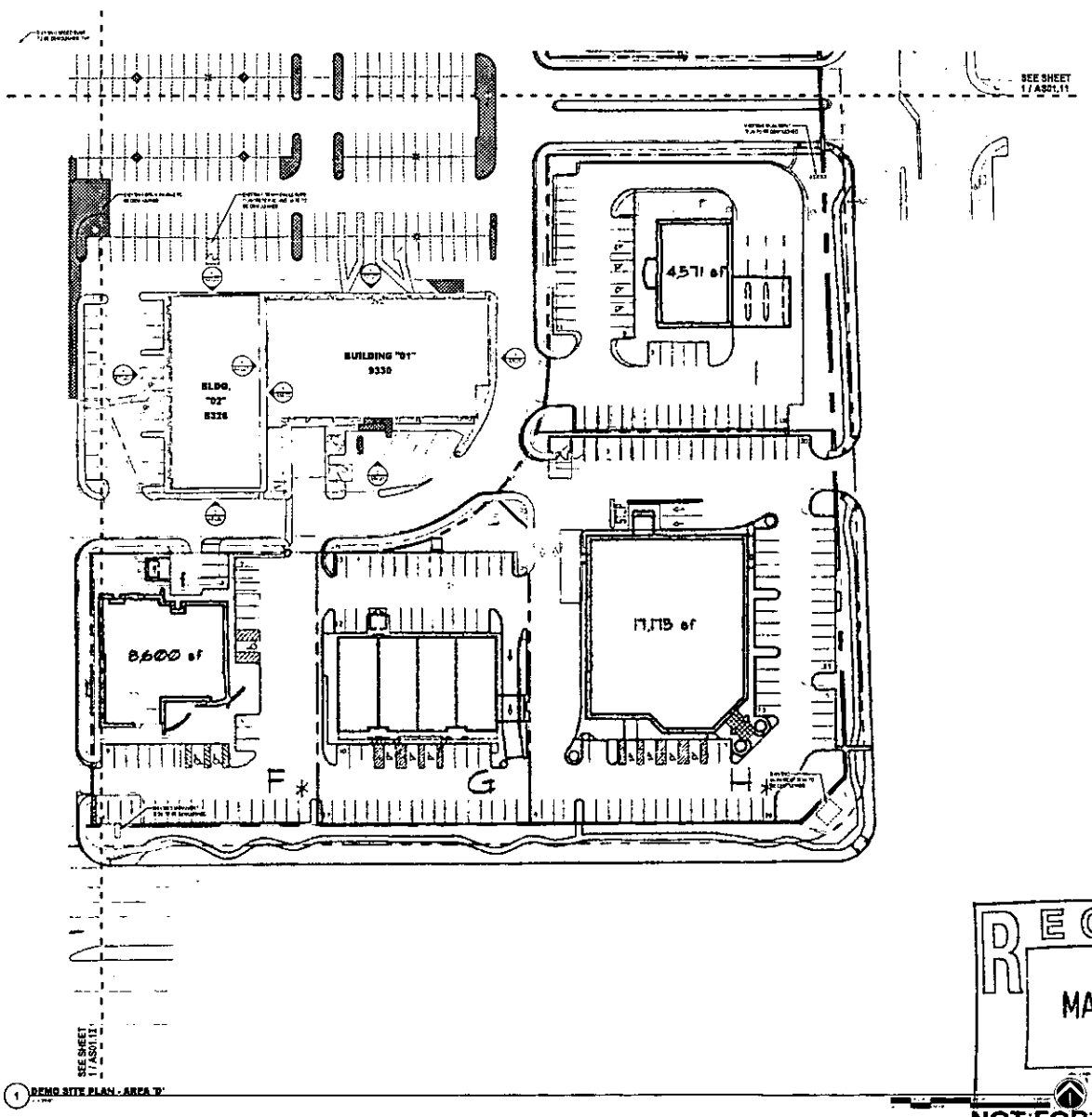

1 DEMO SITE PLAN - AREA 'D'

GENERAL NOTES

LEGEND

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Revisions

No	Date	Description

Consultant

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Owner: SENTINEL DEVELOPMENT

Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center

Project No. PSC - 1141

Sheet Title: DEMOLITION SITE PLAN - AREA 'D'

Date 05.21.13

Checked By

Submitted

Sheet No. AS01.13

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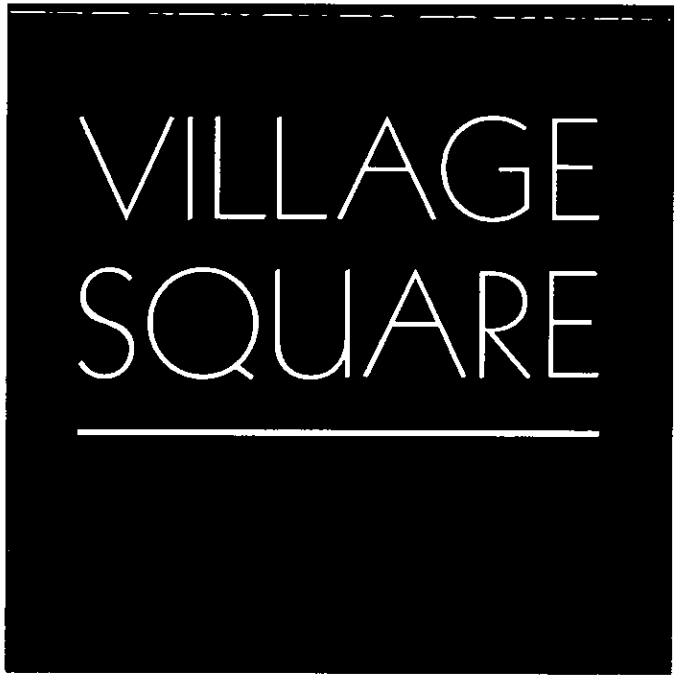

Icon Concept Sketches for a Desert Destination
Primary Site Signage Study
424267 - 01.18.2011

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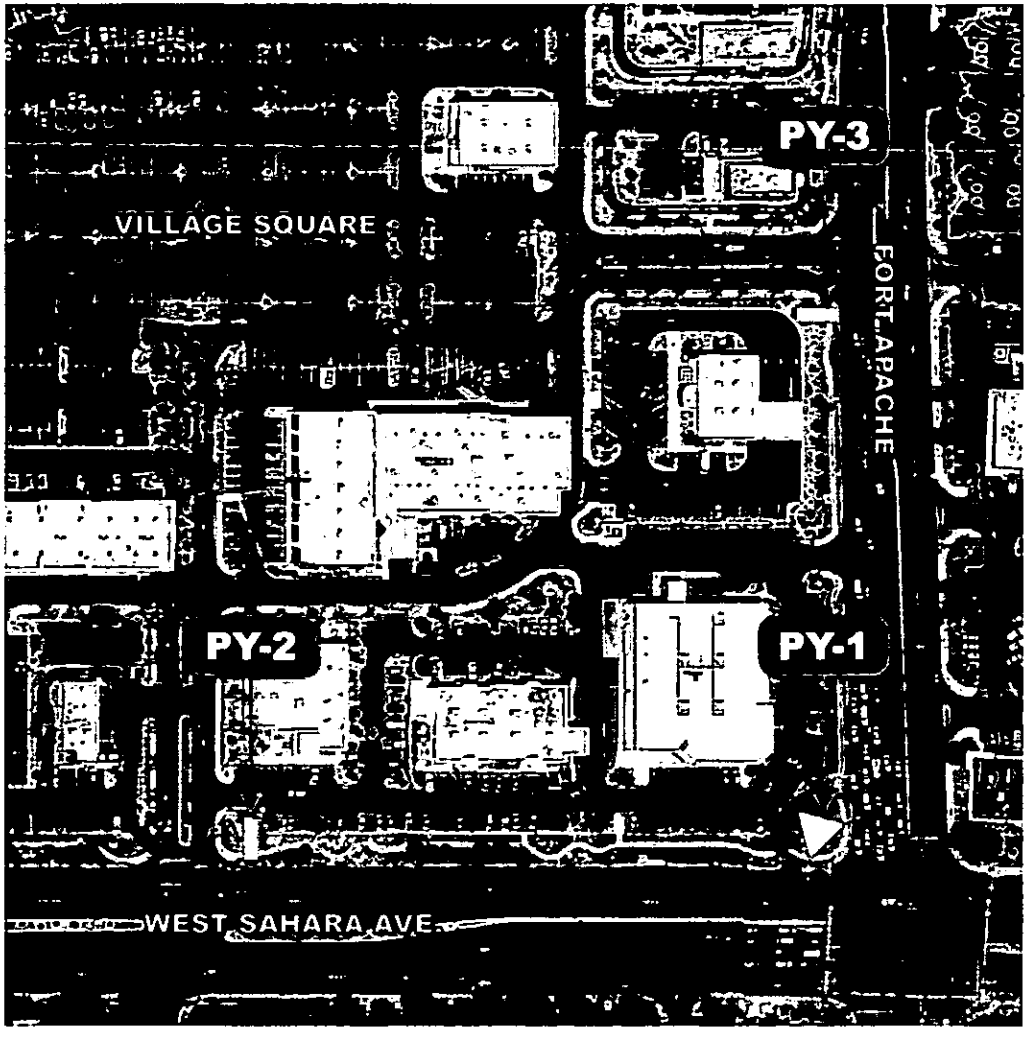

Master Site Plan:

PY-1: Main Pylon Sign
Primary view: Intersection of Sahara & Ft. Apache
Secondary views: Southbound Ft. Apache & Westbound Sahara

PY-2: Sahara Pylon Sign
Primary view: East & Westbound on Sahara

PY-3: Fort Apache Pylon Sign
Primary view: North & Southbound on Ft. Apache

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2201-2451 FORT APACHE
9300-9590 W. SAHARA
LAS VEGAS, NV.

424267
VILLAGE SQUARE

RICH HENSHAW

BRIAN HENRY

ORIG: 01/13/12
01/23/12 ETA
02/06/12 ETA
04/26/12 ETA

PYLON DISPLAYS

SP-1

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PY-1 CONCEPT SKETCH (OPTION 2)

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PY-1

PYLON DISPLAYS

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04/06/12 ETA

BRIAN HENRY

RICH HENSHAW

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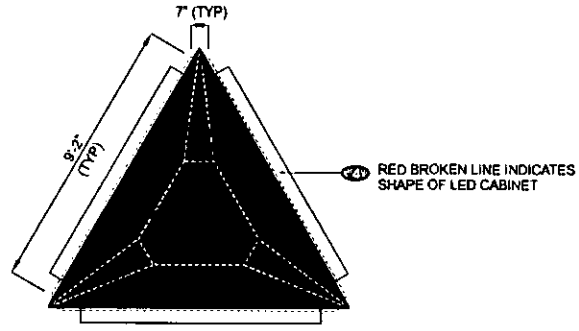
NOTE: YESCO TO REMOVE EXIST'G PYLON SIGN AND REPLACE W/ NEW (3) SIDED PYLON SIGN W/ FULL COLOR LED MESSAGE UNIT.

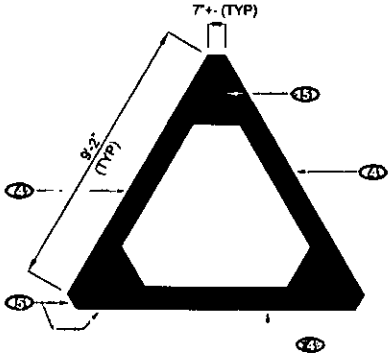
SPECIFICATIONS:

1. ALUMN CONST. POLE COVER W/ PTD. ANTIQUE RUST FINISH. CHAMFER EDGE PTD. CREAMY YELLOW
2. PAN CHANNEL LTRS W/ WHITE PTD. RETURNS. WHITE PLEX FACES W/ WHITE LED INTERNAL ILLUM. (3) SETS
3. PAN CHANNEL SCORE BAR W/ WHITE PTD. RETURNS. WHITE PLEX FACES W/ WHITE LED INTERNAL ILLUM.
4. OPT 1: 16MM FULL COLOR LED VIDEO DISPLAY, 320 X 160 MATRIX 17'-4" X 8'-8" ACTIVE AREA (3) SIDED
   OPT 2: 20MM FULL COLOR LED VIDEO DISPLAY, 256 X 128 MATRIX 17'-4" X 8'-8" ACTIVE AREA
5. EDGE, TOP AND BOTTOM OF LED CABINET PTD. DUNN EDWARDS "CHAPS"
6. .125" THK. FCO ALUMN. NUMERALS PTD. DUNN EDWARDS "CHAPS" (3) SETS STREET SIDE ONLY

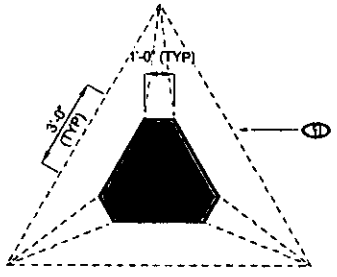
NOTE: ALL STONE WORK BY OTHERS



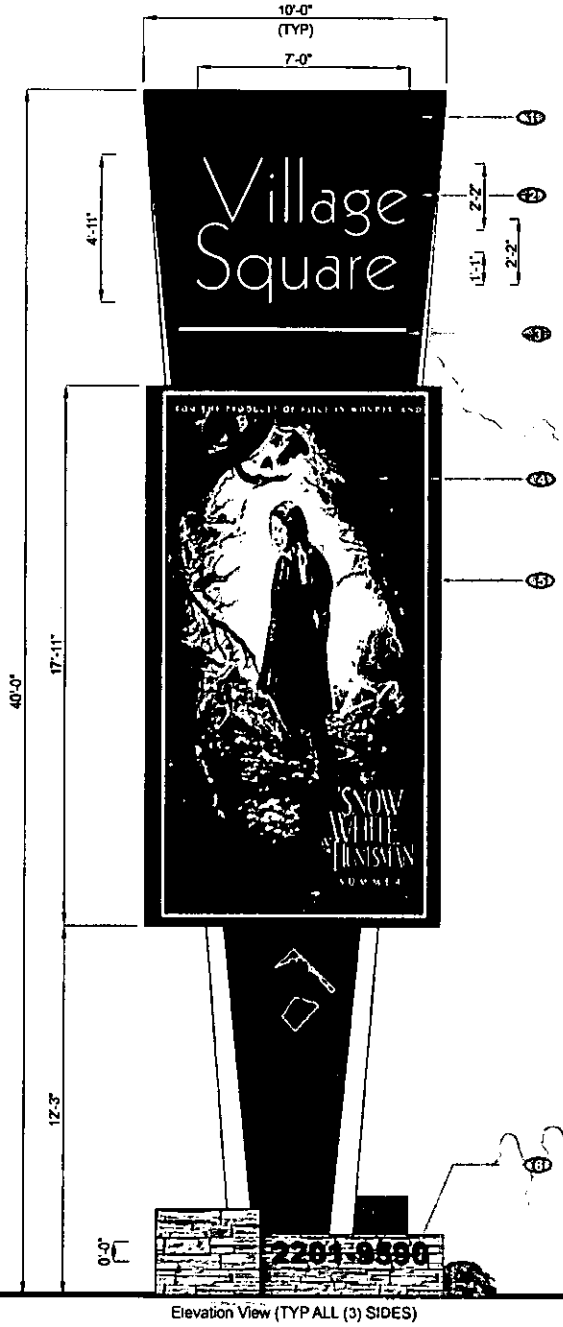
Plan View



REFLECTED VIEW OF LED CABINET



FOOT PRINT OF POLE COVER



Elevation View (TYP ALL (3) SIDES)

SQUARE FOOTAGE
1. LED 150.25
2. VILLAGE SQ. LTRS; 34.44
TOTAL SQ. FT. PER SIDE: 184.69
CODE ALLOWANCE: 400 SQ. FT.
PROPOSED SQ. FT.: 184.69 X 2 = 369.38

PY-1 CONCEPT SKETCH
Scale: 1/4" = 1'-0"

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Sheet 1.1

Reference Design: PY-1

Description: PYLON DISPLAYS

Revisions: ORIG: 01/13/12; 01/23/12 ETA; 02/06/12 ETA; 03/02/12 ETA; 04/26/12 ETA

Client: Account Executive: Estimating: Creative Director: Designer: BRIAN HENRY

Project Name: VILLAGE SQUARE

Project Number: 424267

Client Name & Address: VILLAGE SQUARE, 2201-2451 FORT APACHE, 9300-9590 W. SAHARA, LAS VEGAS, NV.

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PY-1 CONCEPT SKETCH
NORTHBOUND ON FT. APACHE



PY-1 CONCEPT SKETCH
WESTBOUND ON SAHARA

SDR-45538

Sheet: 1.2

Reference Design: PY-1

Description: PYLON DISPLAYS

Revisions: ORIG: 01/13/12; 01/23/12 ETA; 02/06/12 ETA; 04/26/12 ETA

Client: Account Executive: Creative Director: Designer: BRIAN HENRY

Account Executive: RICH HENSHAW

Project Name: VILLAGE SQUARE

Project Tracking Number: 424267

Client Name & Address: VILLAGE SQUARE, 2201-2451 FORT APACHE, 9300-9590 W. SAHARA, LAS VEGAS, NV.

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PY-1

PYLON DISPLAYS

ORIG 01/13/12
01/23/12 ETA
02/06/12 ETA
04/26/12 ETA

RICH HINSHAW

BRIAN HENRY

424267

VILLAGE SQUARE

VILLAGE SQUARE
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9300-9590 W. SAHARA
LAS VEGAS, NV.

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PY-1 CONCEPT SKETCH
SOUTHBOUND ON FT. APACHE

LANDSCAPE REMOVED FOR VISIBILITY



PY-1 CONCEPT SKETCH
EASTBOUND ON SAHARA

LANDSCAPE REMOVED FOR VISIBILITY

SDR-45538

Sheet 1.4

PY-1

PYLON DISPLAYS

ORIG 01/13/12
01/23/12 ETA
02/06/12 ETA
04/26/12 ETA

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VILLAGE SQUARE

Client Name & Address
VILLAGE SQUARE
2201-2451 FORT APACHE
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LAS VEGAS, NV.

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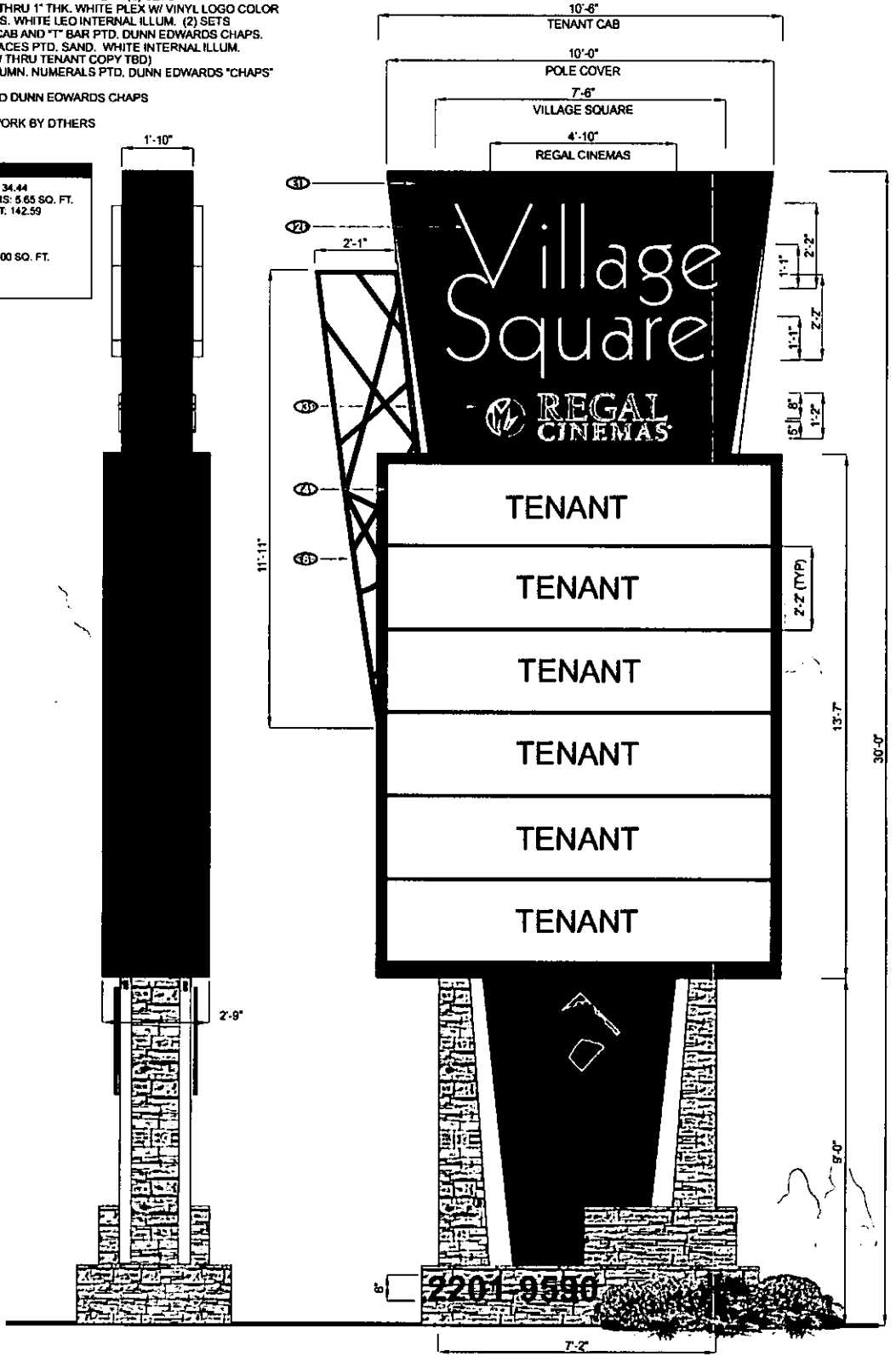
SPECIFICATIONS:

1. ALUMN CONST. POLE COVER W/ PTD. ANTIQUE RUST FINISH. CHAMFER EDGE PTD. CREAMY YELLOW
2. PAN CHANNEL LTRS W/ WHITE PTD. RETURNS. WHITE PLEX FACES W/ WHITE LED INTERNAL ILLUM. (2) SETS
3. ROUT OUT PUSH THRU 1" THK. WHITE PLEX W/ VINYL LOGO COLOR APPLIED TO FACES. WHITE LED INTERNAL ILLUM. (2) SETS
4. ALUMN. TENANT CAB AND "T" BAR PTD. DUNN EDWARDS CHAPS. ALUMN TENANT FACES PTD. SAND. WHITE INTERNAL ILLUM. (RDUT OUT SHOW THRU TENANT COPY TBD)
5. .125" THK. FCO ALUMN. NUMERALS PTD. DUNN EDWARDS "CHAPS" (2) SETS
6. 2X6 TS FRAME PTD DUNN EDWARDS CHAPS

NOTE; ALL STONE WORK BY OTHERS

SQUARE FOOTAGE
1. VILLAGE SQ. LTRS: 34.44
2. REGAL CINEMA LTRS: 5.65 SQ. FT.
3. TENANT CAB SQ. FT. 142.59
TOTAL SQ. FT.: 182.68
CODE ALLOWANCE: 400 SQ. FT.



PY-2 CONCEPT SKETCH
Scale: 3/8" = 1'-0"

PY-2 / PY-3

SDR-45538

DEV Stage: Brief 2.0
Submittal: PY-2
Description: PYLON DISPLAYS
Drawing Date: ORIG. 01/13/12
Revisions: 01/23/12 ETA, 02/08/12 ETA, 04/09/12 ETA
Drawn By: RICH
Checked By: BRIAN HENRY
Project Number: 424267
Project Name: VILLAGE SQUARE

Client Name & Address:
VILLAGE SQUARE
2201-2451 FORT APACHE
9300-9590 W. SAHARA
LAS VEGAS, NV.

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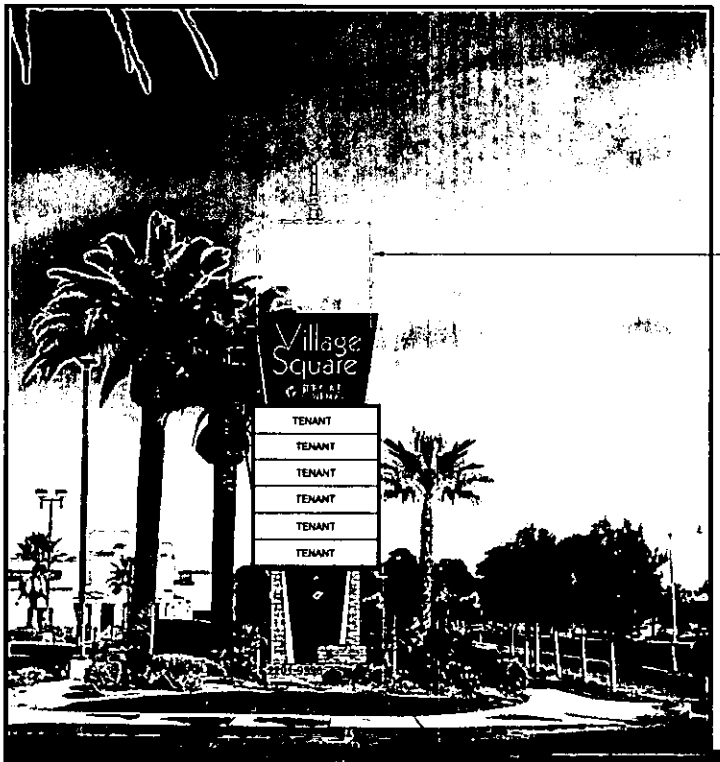
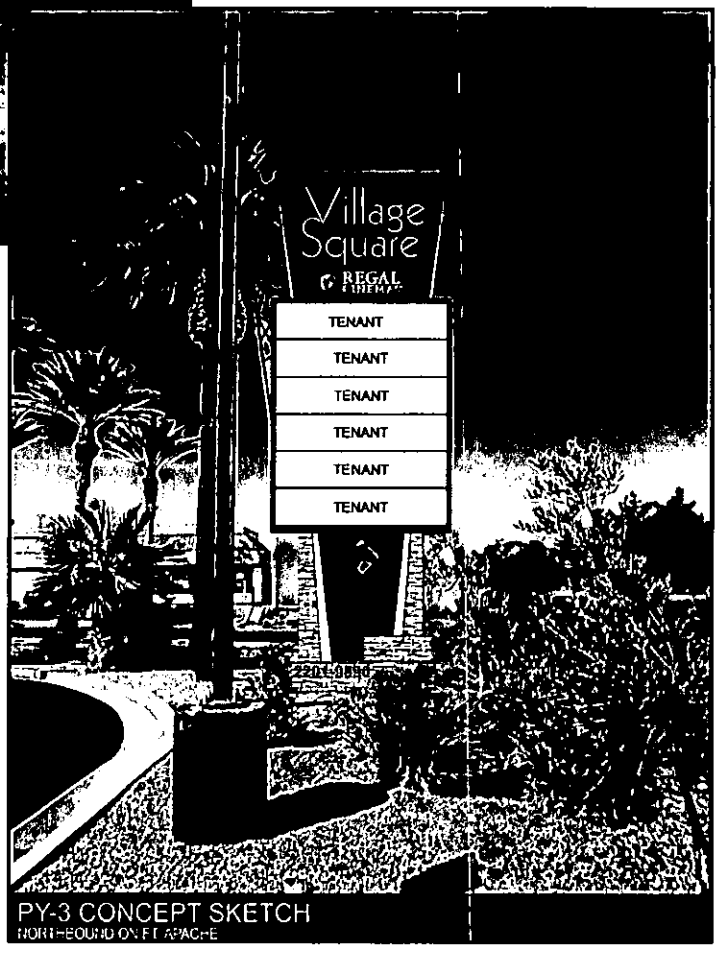


BROKEN LINE INDICATES PERIMETER OF EXIST'G SIGN TO BE REMOVED. MAIN SUPPORT T/S TO REMAIN FOR NEW PYLON STRUCTURE.

PY-2 CONCEPT SKETCH
EASTBOUND ON SAHARA



PY-3 CONCEPT SKETCH
NORTHBOUND ON FT APACHE

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PY-2 CONCEPT SKETCH
Scale: 3/8" = 1'-0"

Sheet 2.1

PY-2

PYLON DISPLAYS

ORIG 01/13/12
02/23/12 ETA
03/06/12 ETA
04/26/12 ETA

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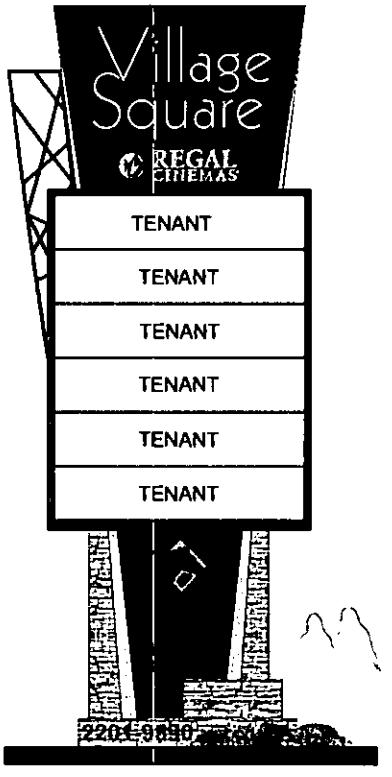

PY-2

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PY-2 PHOTO SURVEY / WEST BOUND ON SAHARA

Sheet: 3.0

Reference Design: PS-1

Description: PICTURE SURVEY

Revisions: ORIG 01/13/12; 01/23/12 ETA; 02/06/12 ETA; 04/26/12 ETA

Checked by:

Designer: BRIAN HENRY

Checked by: RICH HINSHAW

Project Name: VILLAGE SQUARE

Project Number: 424267

Client Name & Address: VILLAGE SQUARE 2201-2451 FORT APACHE 9300-9590 W. SAHARA LAS VEGAS, NV.

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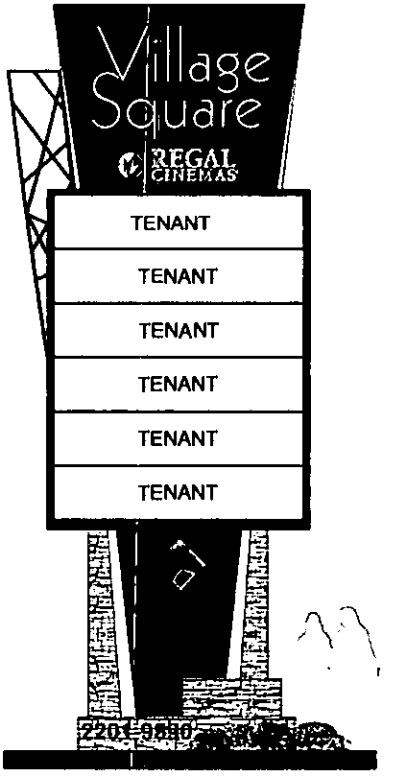

PY-3

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PY-3 PHOTO SURVEY / SOUTH BOUND ON FT. APACHE

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Sheet 3.1

Reference Design: PS-2

Description: PICTURE SURVEY

Checked by: Director

Designer: BRIAN HENRY

Project Name: VILLAGE SQUARE

Client Name & Address: VILLAGE SQUARE, 2201-2451 FORT APACHE, 9300-9590 W. SAHARA, LAS VEGAS, NV.

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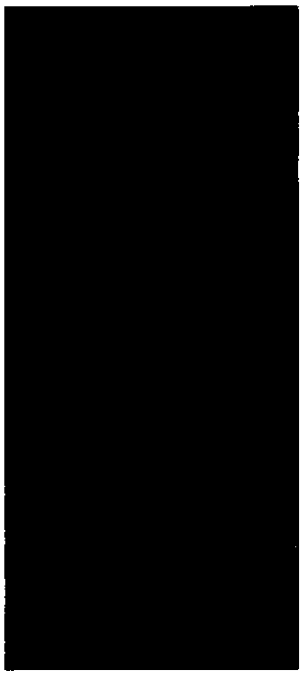
VILLAGE SQUARE



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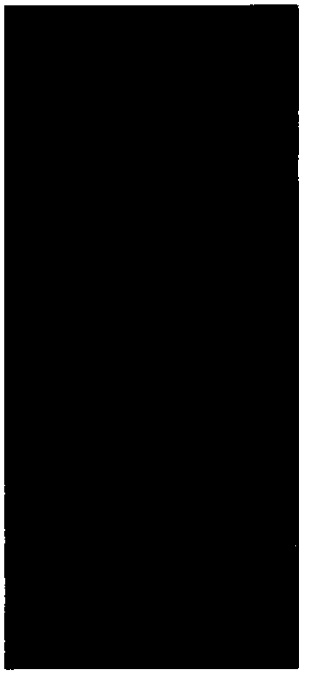

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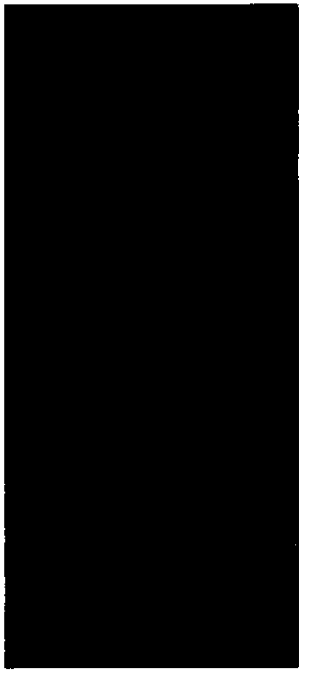

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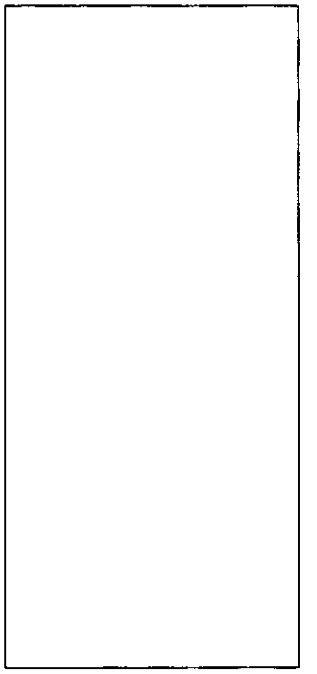

PAINT COLOR 'EP-4'



PAINT COLOR 'EP-5'

EXTERIOR PAINT COLORS

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Westport Capital Partners LLC

Sentinel

Pugsley Simpson Coulter ARCHITECTS

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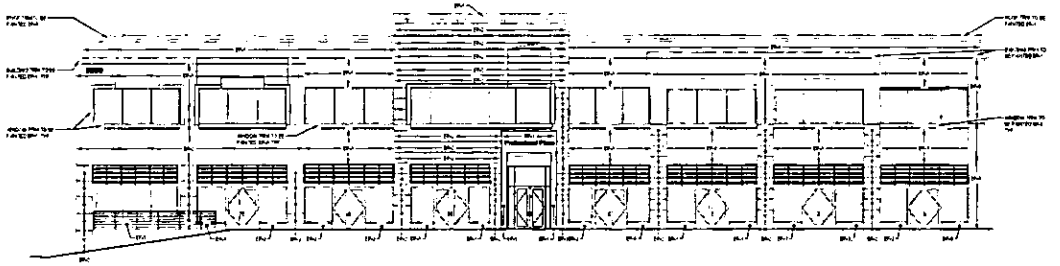
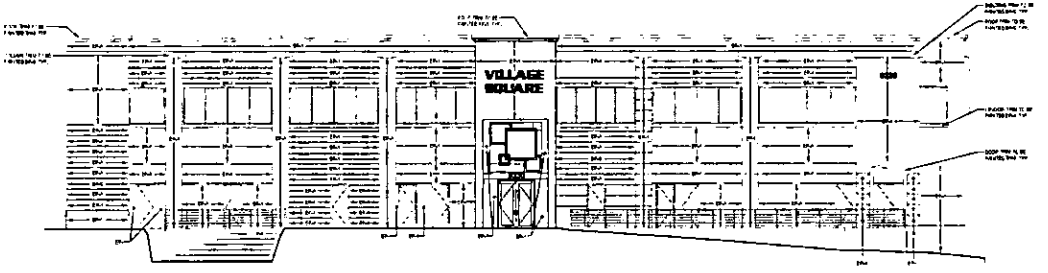
EXTERIOR FINISH MATERIAL LIST			
CODE	DESCRIPTION	MANUFACTURER	COLOR/FINISH

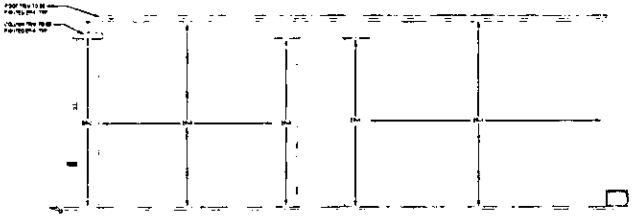
Pugsley Simpson Coulter ARCHITECTS



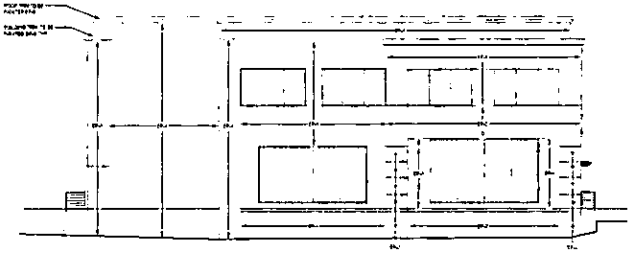
1 NORTH ELEVATION - BUILDING 01



2 SOUTH ELEVATION - BUILDING 01



4 WEST ELEVATION - BUILDING 01



2 EAST ELEVATION - BUILDING 01

Owner: SENTINEL DEVELOPMENT
Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center
Project No. PSC - 1181
Sheet Title: EXTERIOR ELEVATIONS - BUILDING 01

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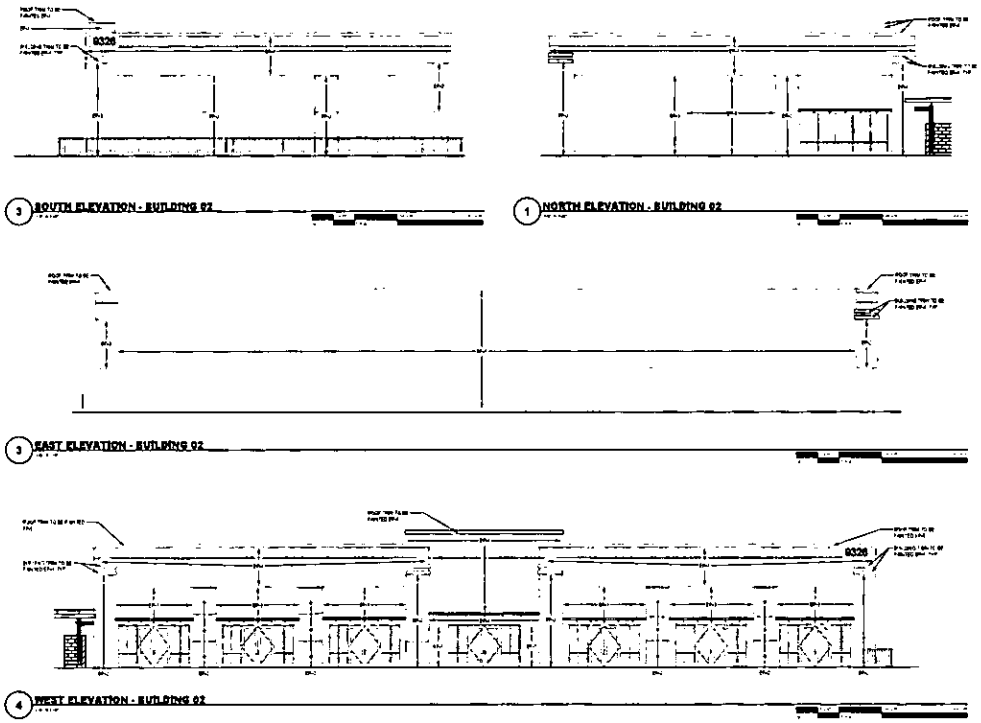
EXTERIOR FINISH MATERIAL LIST			
CODE	DESCRIPTION	MANUFACTURER	COLOR/FINISH



Pugsley Simpson Coulter ARCHITECTS

Owner: SENTINEL DEVELOPMENT
Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center
Project No. PSC-1101
Sheet Title: EXTERIOR ELEVATIONS - BUILDING 02

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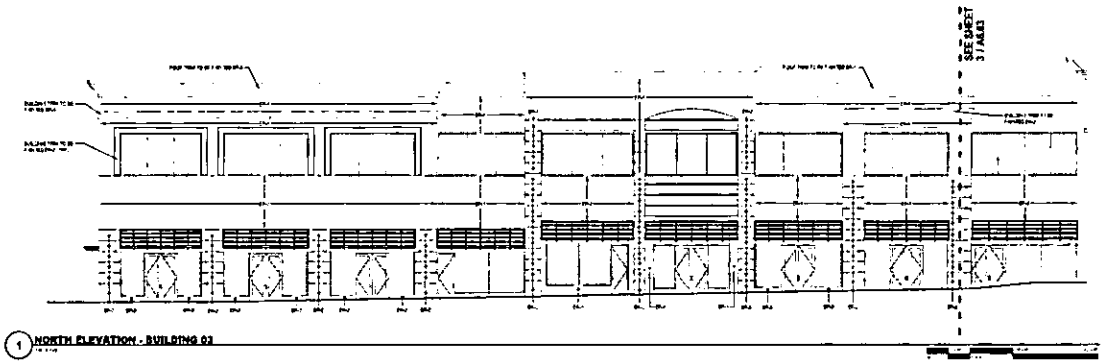
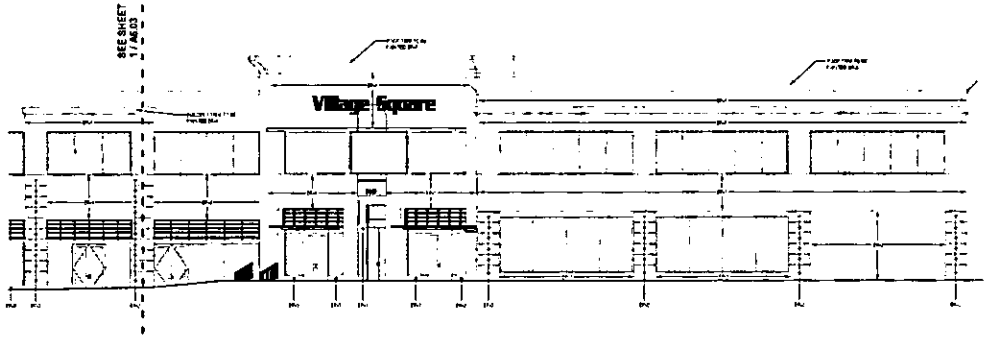
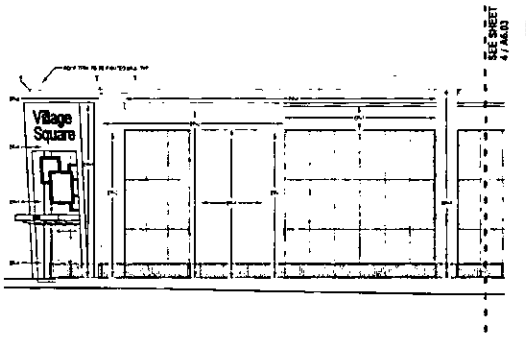
EXTERIOR FINISH MATERIAL LIST			
CODE	DESCRIPTION	MANUFACTURER	COLOR/FINISH



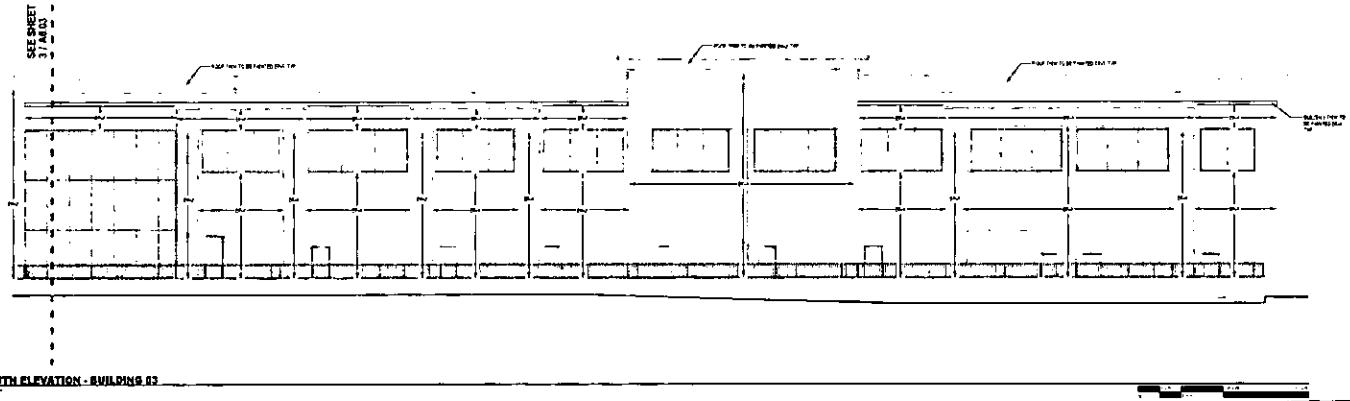
1 NORTH ELEVATION - BUILDING 03



2 NORTH ELEVATION - BUILDING 03



3 SOUTH ELEVATION - BUILDING 03



4 SOUTH ELEVATION - BUILDING 03

Pugsley Simpson Coulter ARCHITECTS

Owner: SENTINEL DEVELOPMENT
Project No. PSC-1141
Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center
Sheet Title: EXTERIOR ELEVATIONS - BUILDING 03

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EXTERIOR FINISH MATERIAL LIST			
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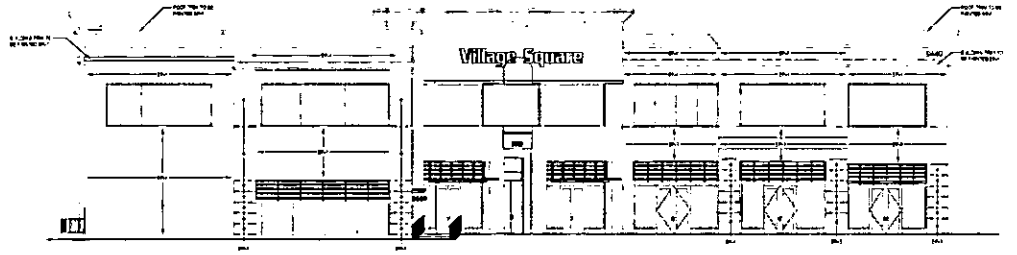
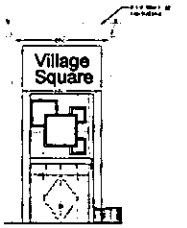
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

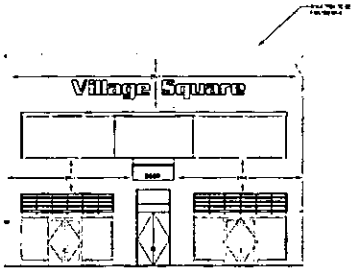
NOTE:
1. [illegible]
2. [illegible]



2 EAST ELEVATION - BUILDING 03



1 SOUTHWEST ELEVATION - BUILDING 03



4 NORTHEAST ELEVATION - BUILDING 03



3 WEST ELEVATION - BUILDING 03

Pugsley, Simpson, Coulter, ARCHITECTS
3449 E. Tompkins Ave., Ste 222
Las Vegas, NV 89121
702.436.1750
pugsleyarchitects.com

Revisions

No.	Date	Description

Consultant

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Owner: SENTINEL DEVELOPMENT

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Project No. PSC - 1141

Sheet Title: EXTERIOR ELEVATIONS - BUILDING 03

Date: 05.24.12

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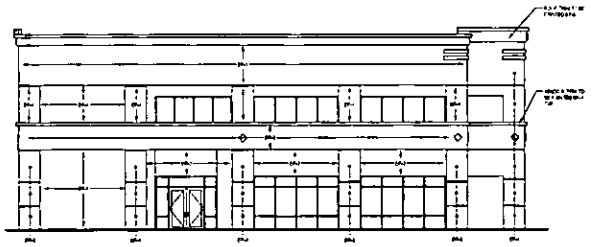

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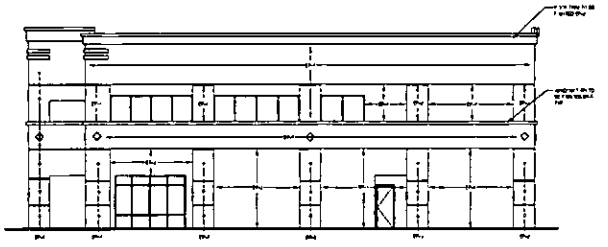

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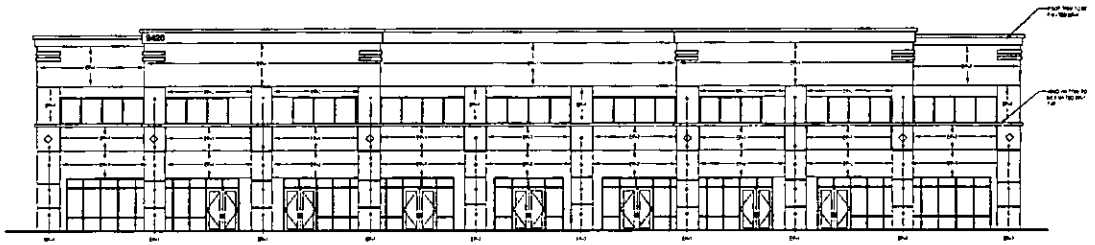

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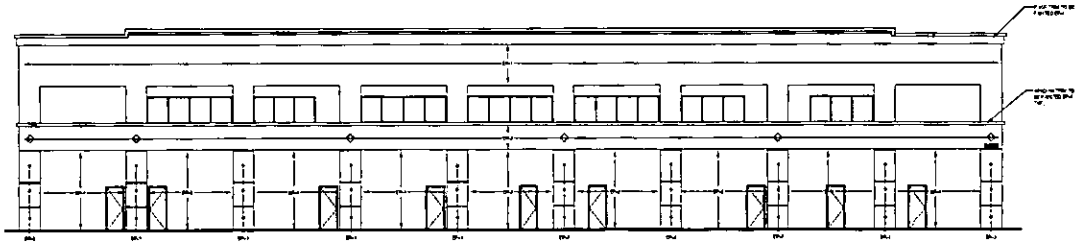

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Revisions:
No Date Description

Consultant:

Owner: SENTINEL DEVELOPMENT
Project Name: W SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center
Project No. PBC: 1941
Sheet Title: EXTERIOR ELEVATIONS - BUILDING 04

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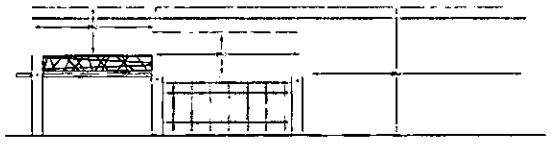

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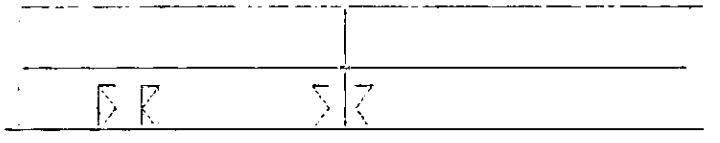

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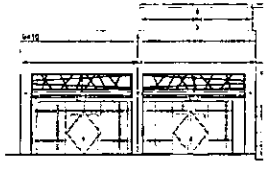

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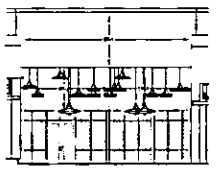

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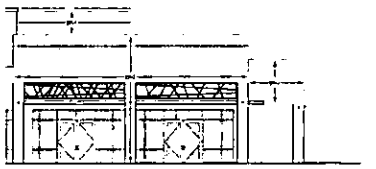

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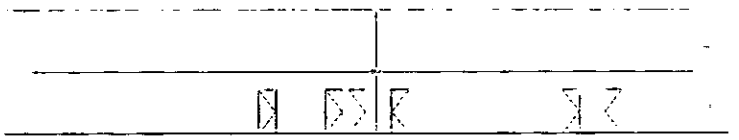

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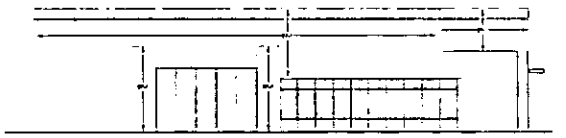

6 SOUTH ELEVATION - BUILDING 05

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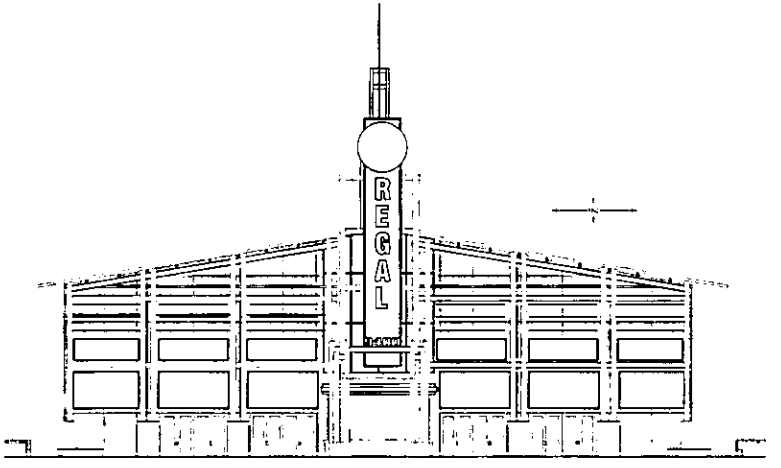

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No. Date Description

Consultant

Owner: SENTINEL DEVELOPMENT
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Sheet Title: EXTERIOR ELEVATIONS - BUILDING 06

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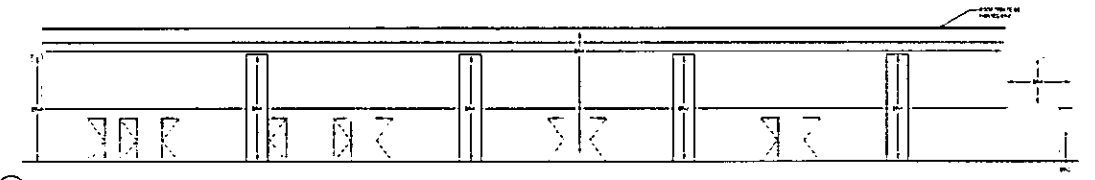

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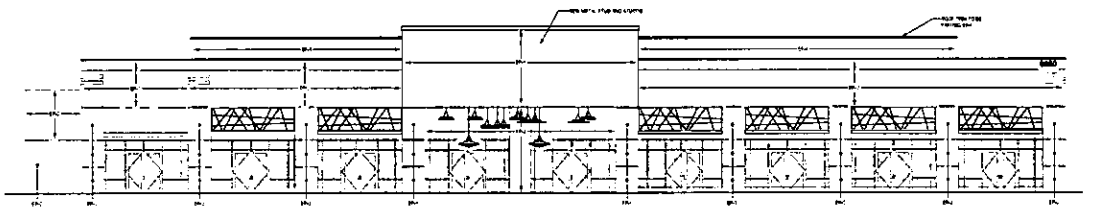

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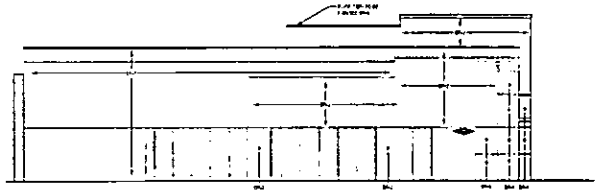

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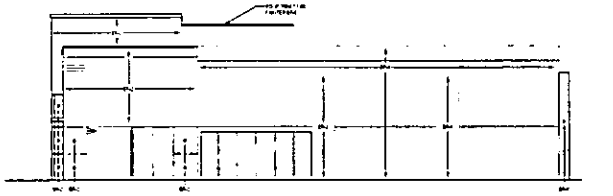

3 NORTHEAST ELEVATION - BUILDING 07

Pugsley. Simpson. Coulter. ARCHITECTS

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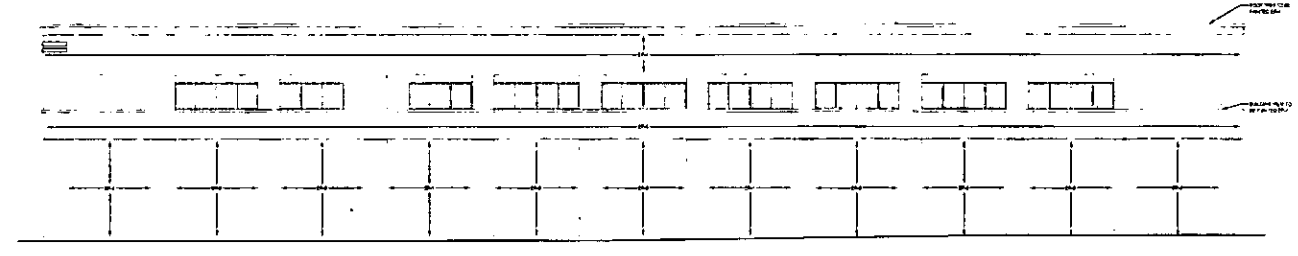

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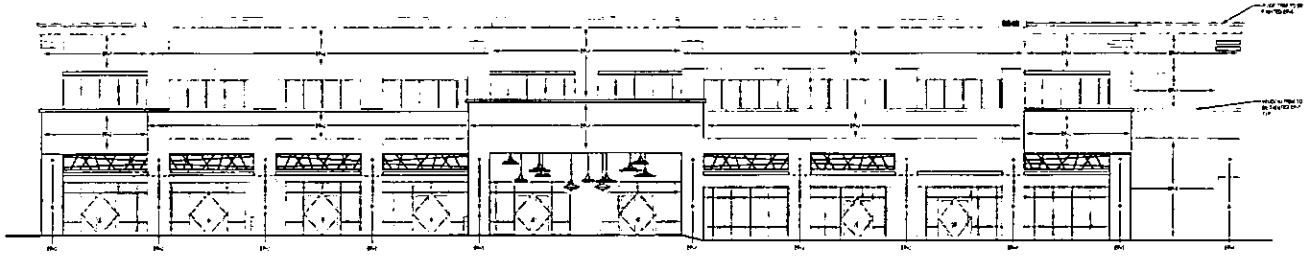

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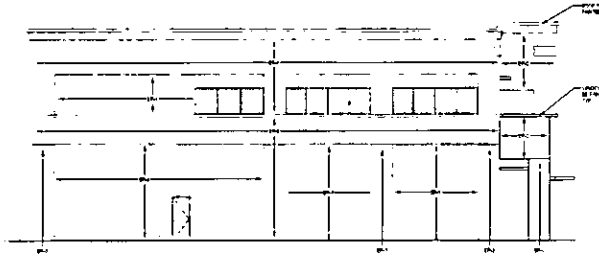

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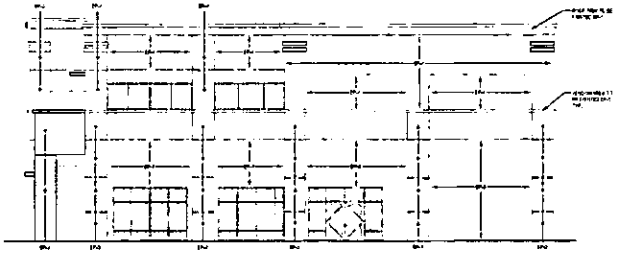

3 NORTHEAST ELEVATION - BUILDING 08

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3480 E. Flamingo Ave., Ste 227
Las Vegas, NV 89121
702.435.1100

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Owner: SENTINEL DEVELOPMENT
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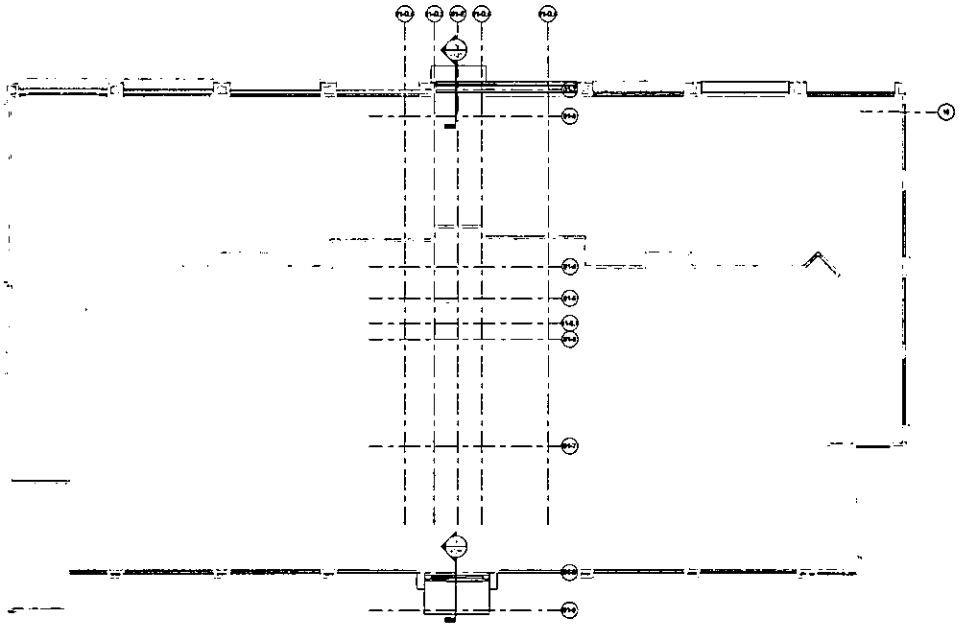

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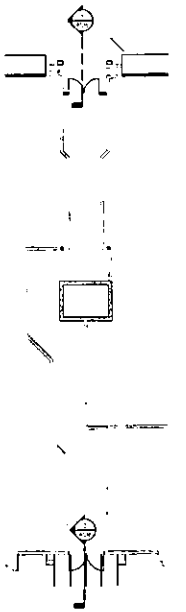

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Sheet Title: FLOOR PLANS - BUILDING 01

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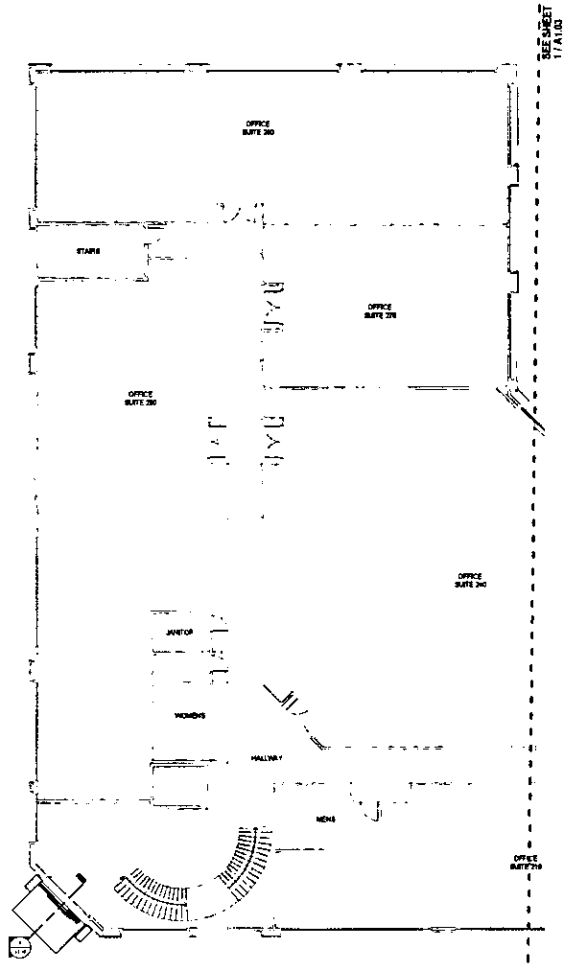

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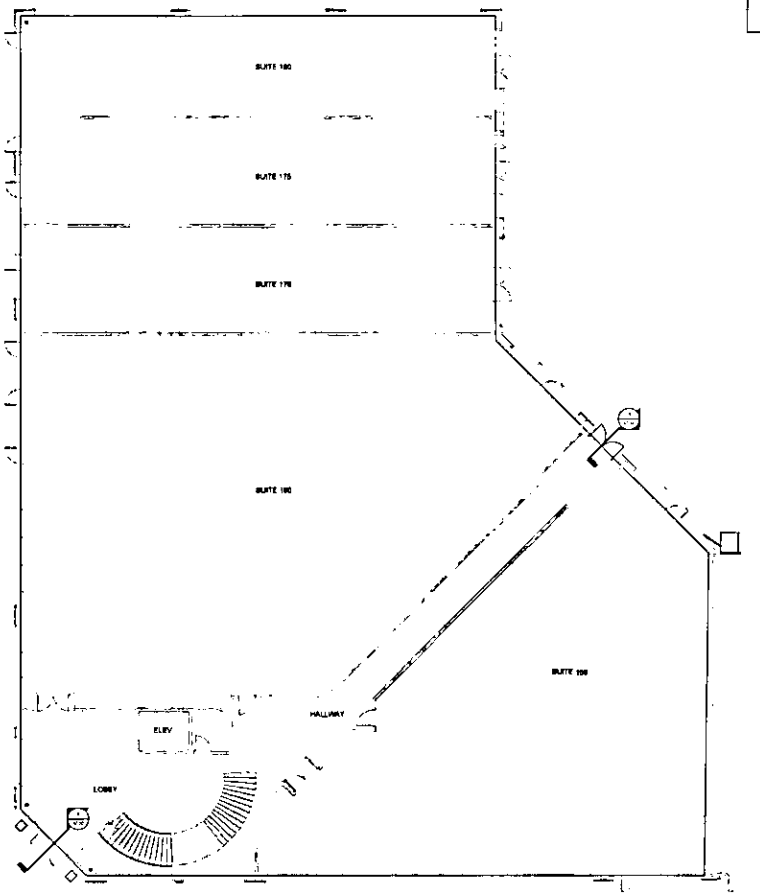

1 PARTIAL FLOOR PLAN - LEVEL 1 - BUILDING 03

GENERAL NOTES

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Revisions

No. Date Description

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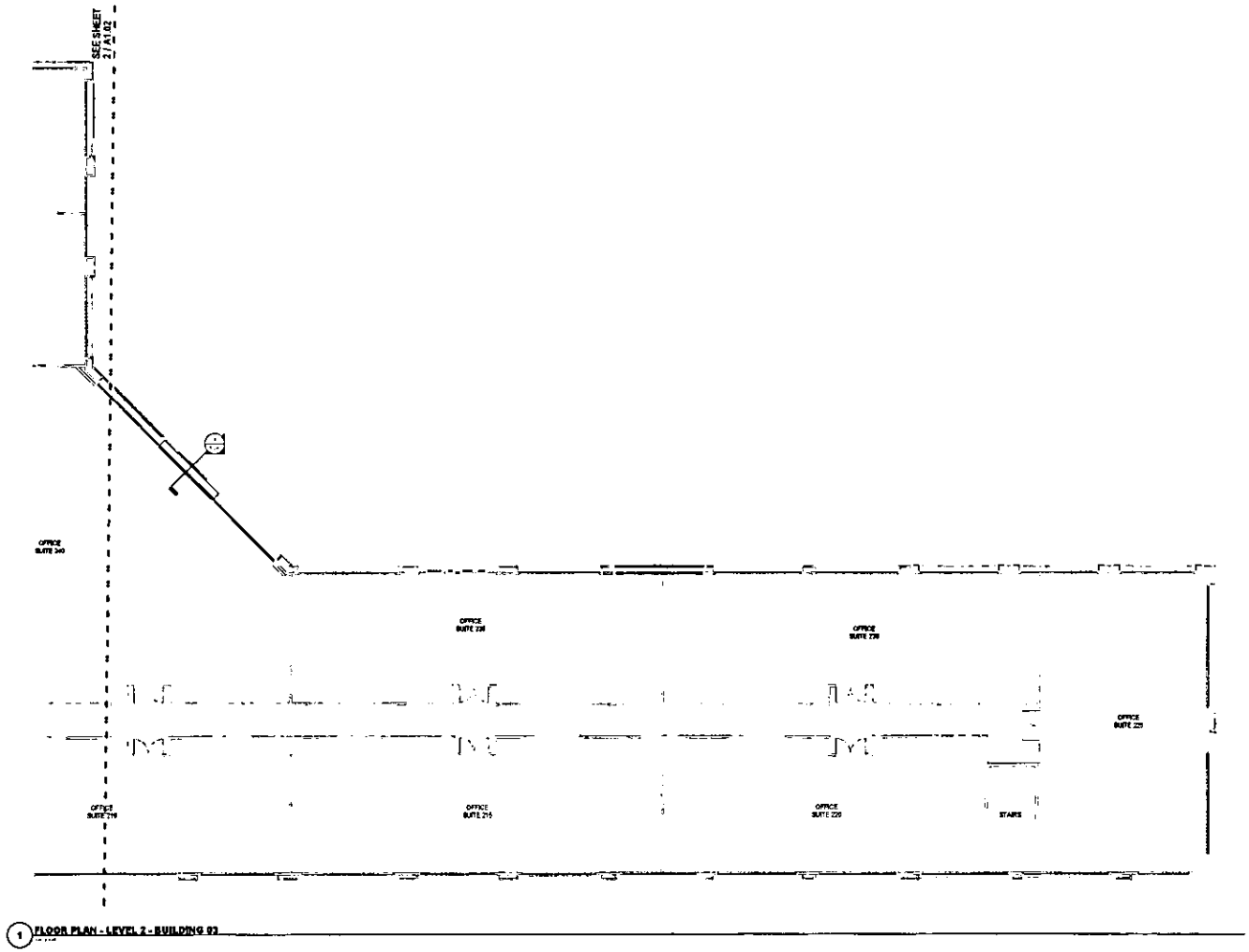

1 FLOOR PLAN - LEVEL 2 - BUILDING 03

GENERAL NOTES

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Owner: SENTINEL DEVELOPMENT
Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center
Project No.: PSC - 1141
Sheet Title: FLOOR PLANS - BUILDING 03

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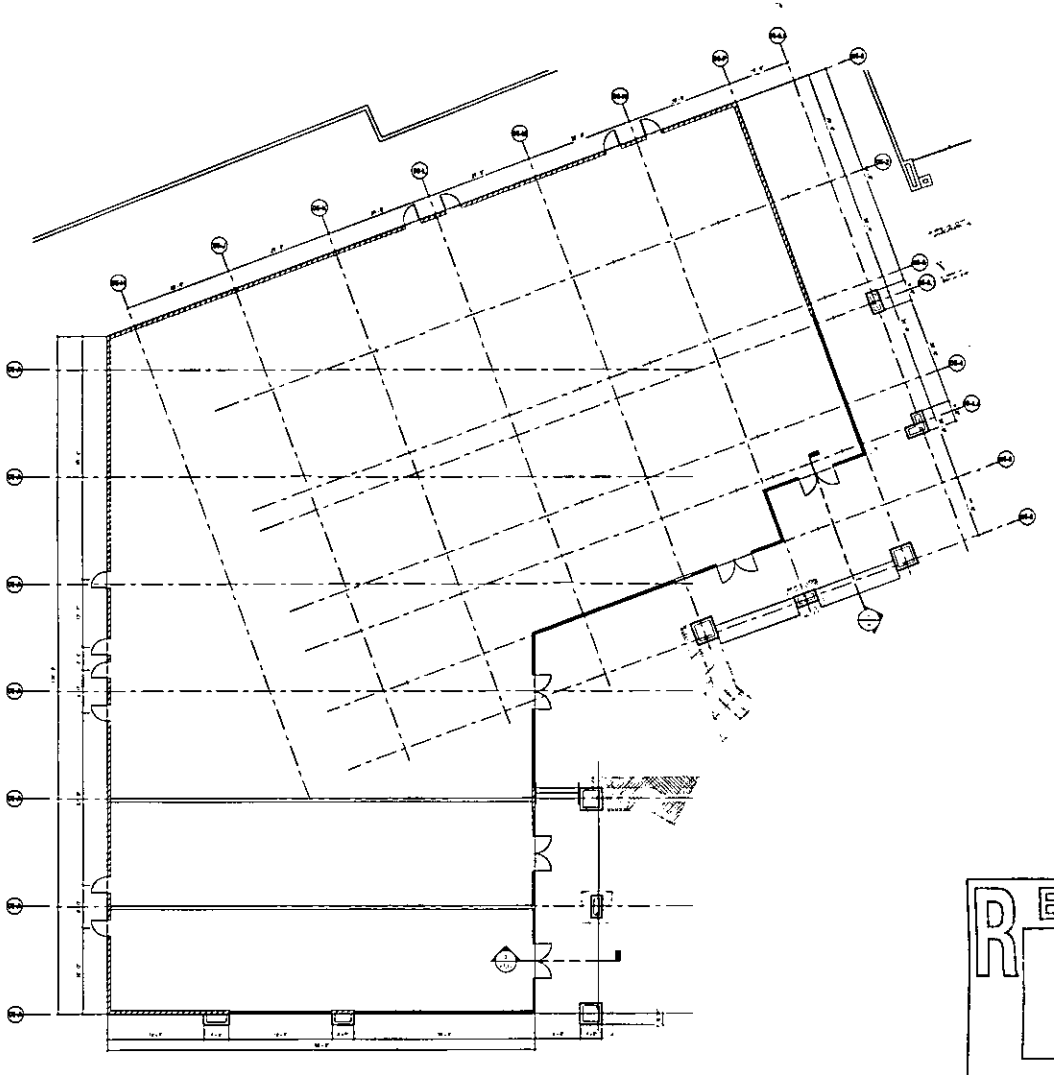

1 FLOOR PLAN - BUILDING 05

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Sheet Title: FLOOR PLANS - BUILDING 05

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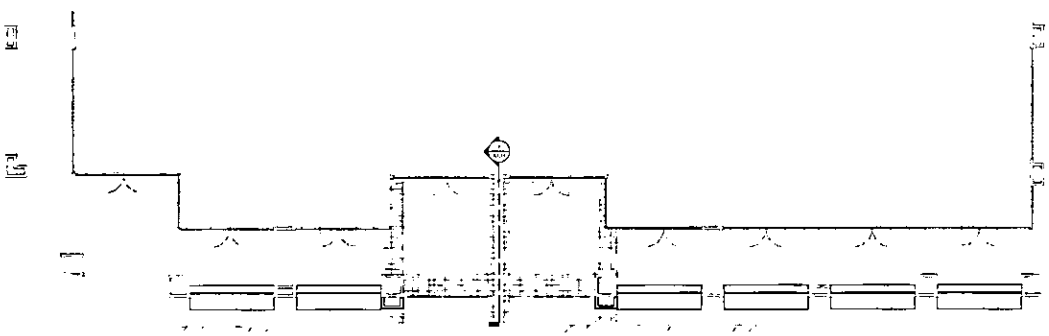

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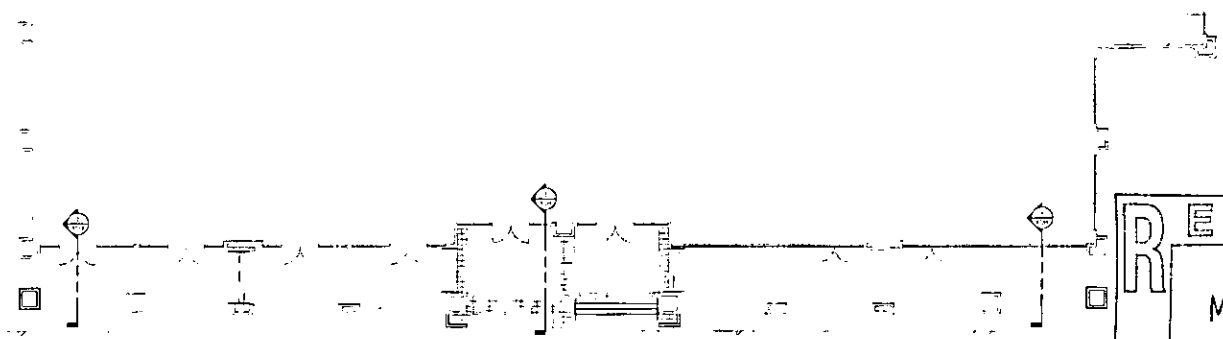

2 FLOOR PLAN - BUILDING 08

GENERAL NOTES

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Revisions:

No.	Date	Description

Consultant:

Owner: SENTINEL DEVELOPMENT

Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center

Project No.: PSC - 1141

Sheet Title: FLOOR PLANS - BUILDING 07 & 00

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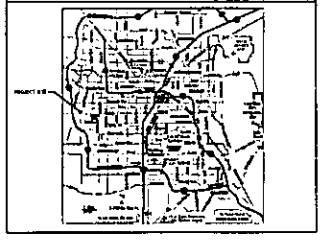
VICINITY MAP



GENERAL NOTES

OVERALL SITE ANALYSIS

1 OVERALL ARCHITECTURAL SITE PLAN

Pugsley Simpson Coulter ARCHITECTS

Owner: SENTINEL DEVELOPMENT
Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center
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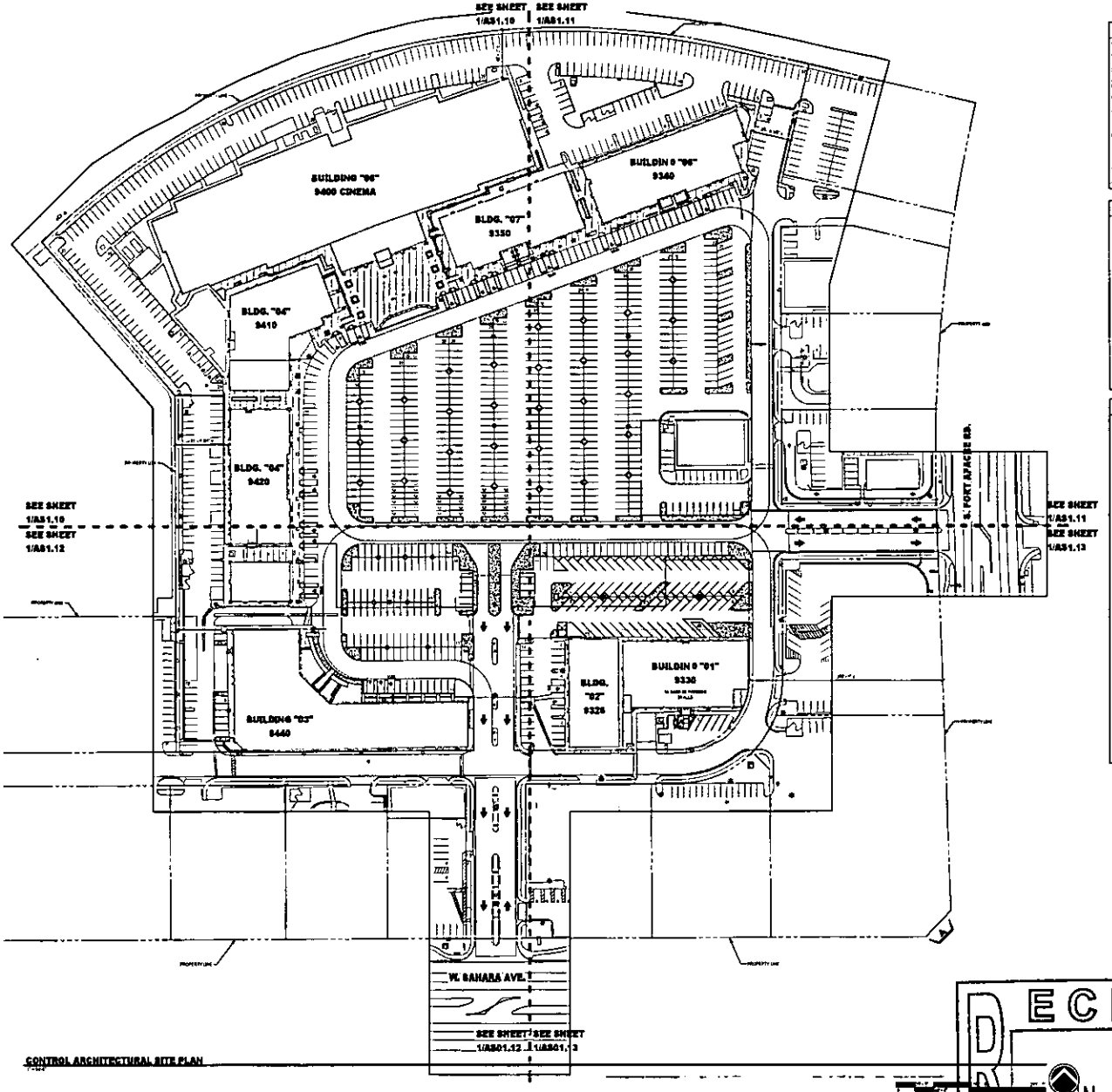

GENERAL NOTES

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SITE ANALYSIS

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Owner: SENTINEL DEVELOPMENT
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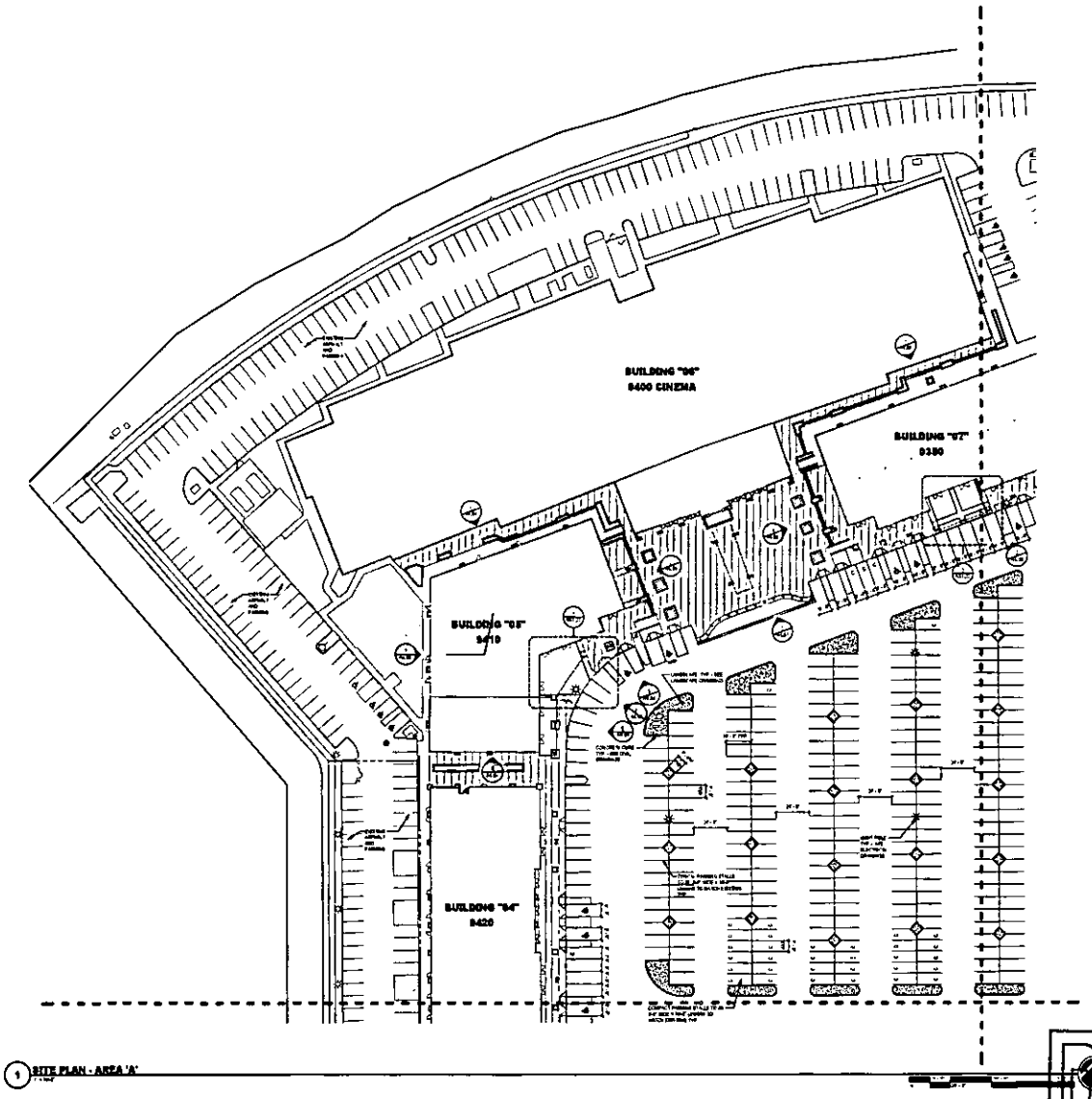

1 SITE PLAN - AREA 'A'

GENERAL NOTES

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Project No. PSC - 1141
Sheet Title: SITE PLAN - AREA 'A'

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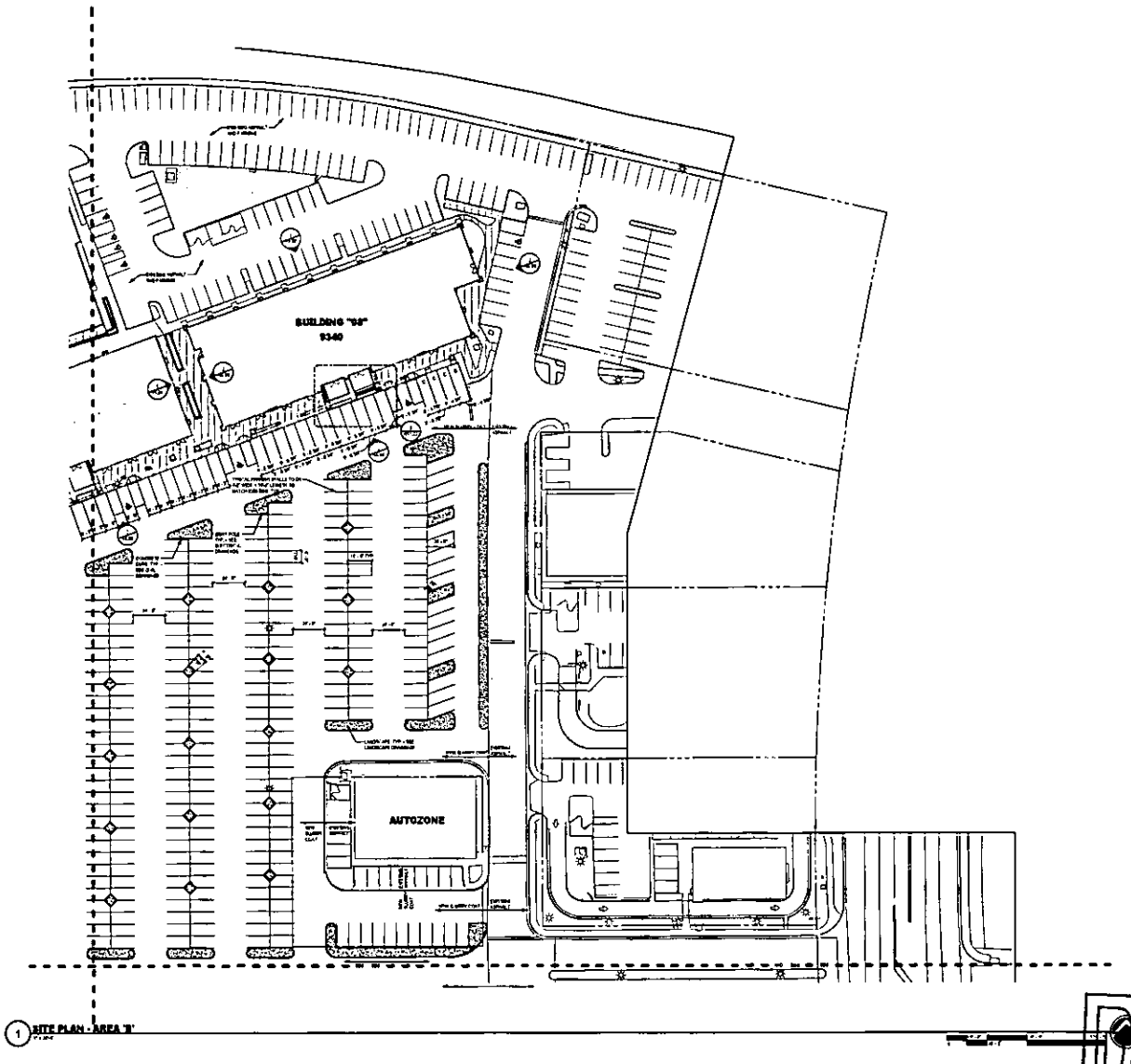

1 SITE PLAN - AREA 'B'

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Owner: SENTINEL DEVELOPMENT
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Sheet Title: SITE PLAN - AREA 'B'

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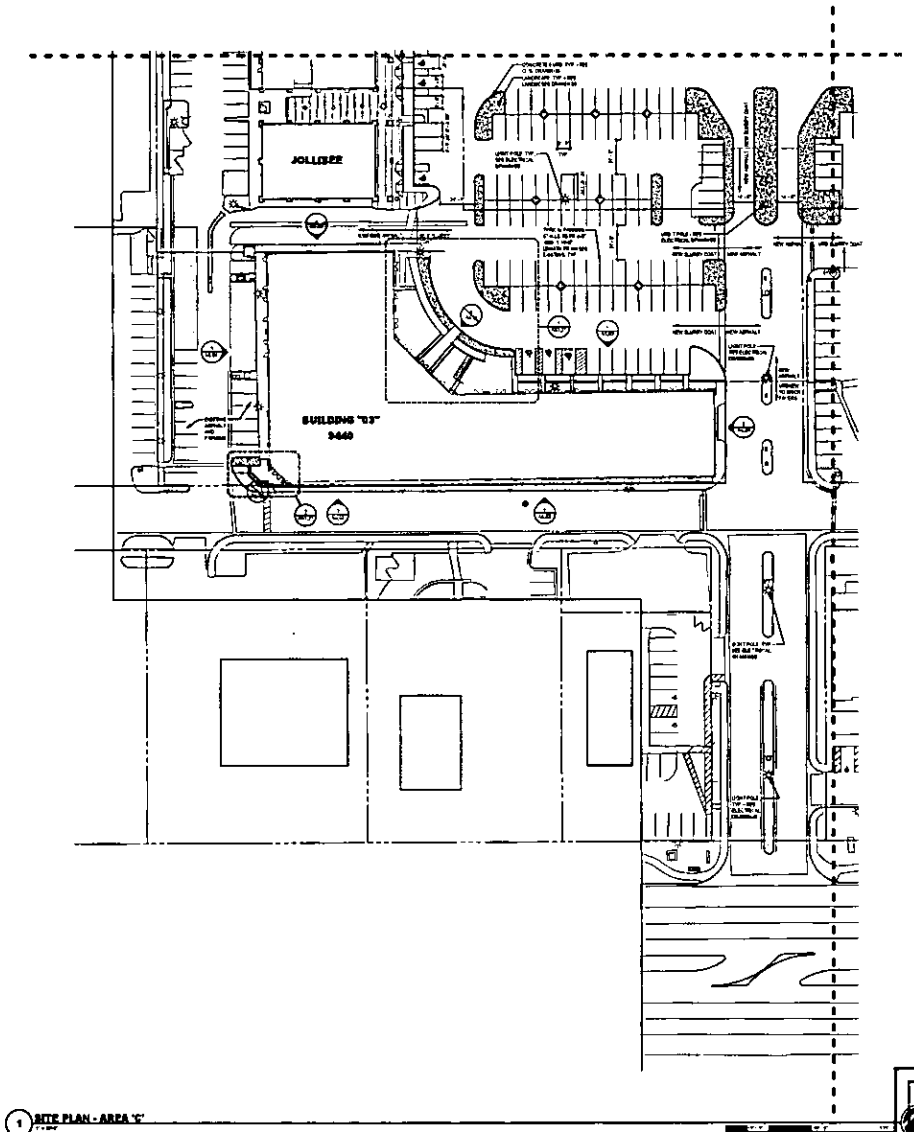

1 SITE PLAN - AREA 'C'

GENERAL NOTES

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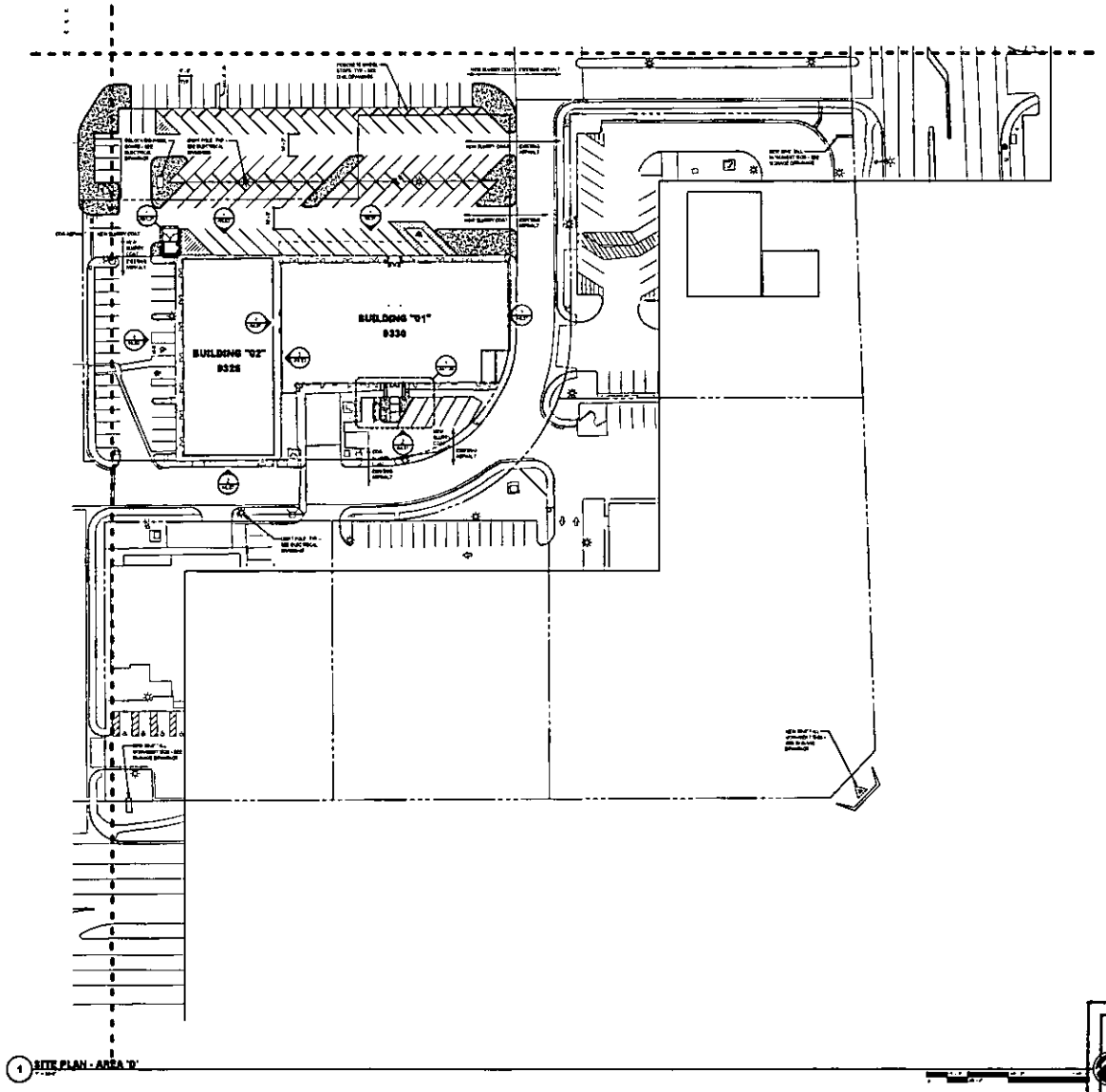

GENERAL NOTES

LEGEND

Pugsley Simpson Coulter ARCHITECTS

Owner: SENTINEL DEVELOPMENT
Project Name: W. SAHARA AVE. & S. FORT APACHE RD. - Wellington Commercial Center
Project No. PBC-1111
Sheet Title: SITE PLAN - AREA 'D'

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AS1.13

SDR-45538
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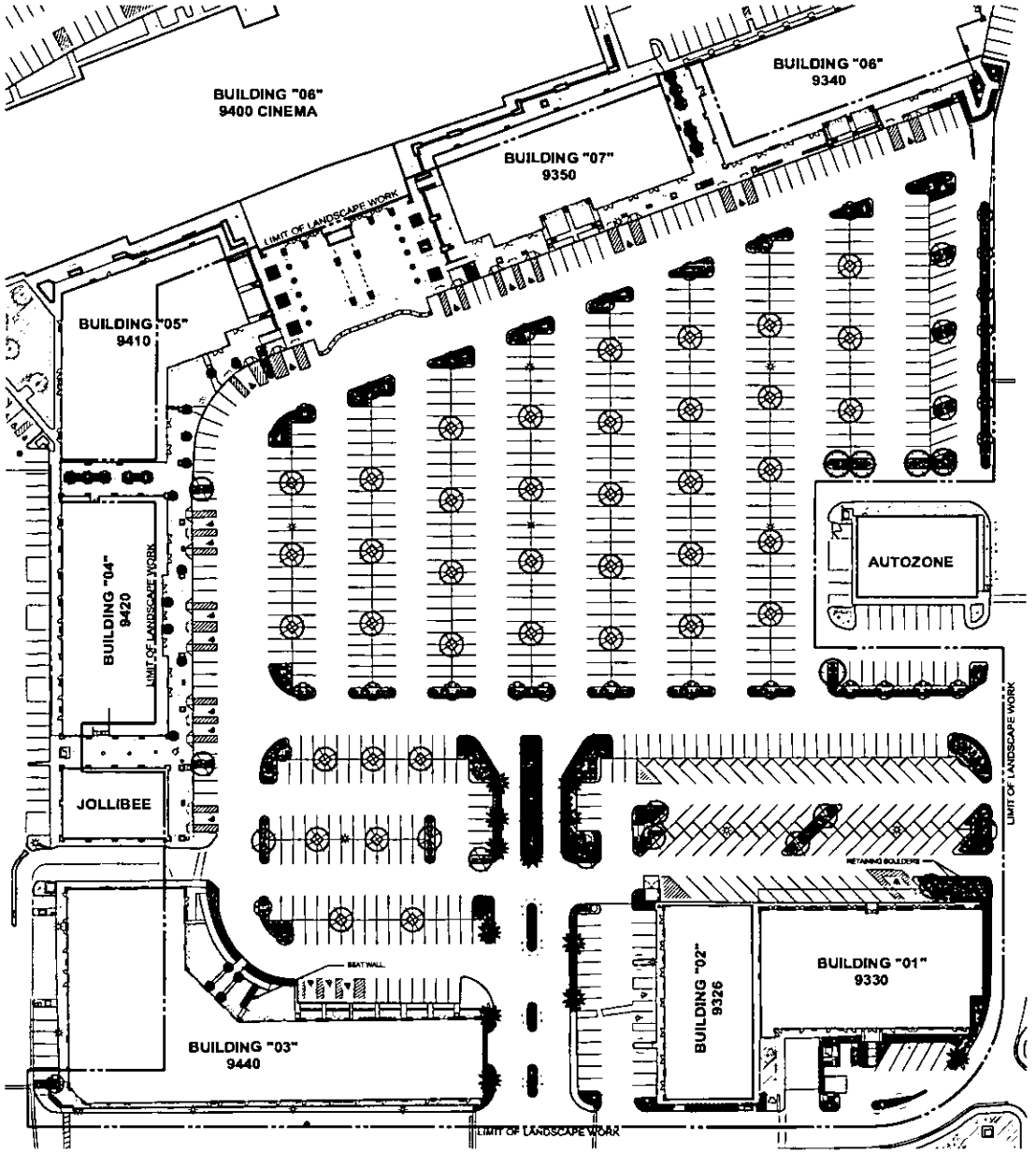

LANDSCAPE LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	CALIPER / MINIMUM SIZE
	PARKINSONIA 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE MULTI-TRUNK	62	1 1/2" 24" BOX
	ELAEOCARPUS DECIPIENS / JAPANESE BLUEBERRY	15	24" 15 GALLON
	PISTACIA CHINENSIS / CHINESE PISTACHE	9	1 1/2" 24" BOX
	PHOENIX DACTYLIFERA / RELOCATED DATE PALM	39	EXISTING HTS
	RHUS LANCEA / AFRICAN SUMAC STANDARD TRUNK	2	1 1/2" 24" BOX
	SOPHORA SECUNDIFLORA / TEXAS MOUNTAIN LAUREL MULTI-TRUNK	10	1 1/4" 24" BOX
	WASHINGTONIA HYBRID / FAN PALM	29	MATCH EXIST.
	WASHINGTONIA HYBRID / RELOCATED FAN PALM	13	EXISTING HTS
	EXISTING TREE TO REMAIN PROTECT IN PLACE		
	EXISTING PALM TO REMAIN PROTECT IN PLACE		

SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	CALIPER / MINIMUM SIZE
	AGAVE [illegible] / [illegible]	43	5 GALLON
	AGAVE BERGERIANA 'DURANGO DELIGHT' / DURANGO DELIGHT AGAVE	15	5 GALLON
	AGAVE HEMISPHAERICA / ROUND AGAVE	38	7 GALLON
	AGAVE WEBERI / WEBER'S CENTURY PLANT	138	5 GALLON
	BUXUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD	104	5 GALLON
	CHRYSACTINIA MEXICANA / DAMIANITA	335	5 GALLON
	DASYLIRION QUADRANGULATUM / DESERT SPOON	31	15 GALLON
	HESPERALOE PARVIFLORA 'RED' / RED YUCCA	235	5 GALLON
	LANTANA SP. 'NEW GOLD' / GOLDEN LANTANA	168	5 GALLON
	LEUCOPHYLLUM C. 'SILVER CLOUD' TM / SILVER CLOUD TEXAS RANGER	62	5 GALLON
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' / RIO BRAVO TEXAS RANGER	71	5 GALLON
	LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET	6	5 GALLON
	PENSTEMON EATONII / FIRECRACKER PENSTEMON	22	1 GALLON
	ROSMARINUS OFFICINALIS 'PROSTRATUS' / TRAILING ROSEMARY	994	5 GALLON
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER	510	2 GALLON
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	66	5 GALLON
	XYLORRHIZA CORIDIFOLIA 'COMPACTA' / COMPACT BLUEBIT XYLORRHIZA	12	5 GALLON
	YUCCA RECURVIFOLIA / WEEPING YUCCA	10	15 GALLON

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION
	DECOMPOSED GRANITE IN ALL PLANTER AREAS, COLOR AND SIZE TO MATCH EXISTING, 2" MINIMUM DEPTH.
	DECORATIVE HARDSCAPE, PATTERN 1, HERRINGBONE PAVERS, PATTERN AND COLOR TO MATCH EXISTING. SEE ARCHITECTURAL PLANS.
	DECORATIVE HARDSCAPE, PATTERN 2, COLORS TO COMPLIMENT HERRINGBONE PAVERS, SEE ARCHITECTURAL PLANS.
	EXISTING HARDSCAPE TO REMAIN, PROTECT IN PLACE.
	EXISTING LANDSCAPE TO REMAIN, PROTECT IN PLACE.
	CONCRETE PLANTER POT, 4'x4'x3' SQUARE.
	CONCRETE PLANTER POT, 3'x3'x4' SQUARE.
	CONCRETE PLANTER POT, 7'x2'x4' SQUARE.
	CONCRETE PLANTER POT, 3'x3'x3' ROUND.
	CONCRETE PLANTER, 48"x22"x30".

LANDSCAPE ANALYSIS:

EXISTING LANDSCAPE AREA WITHIN LIMIT OF WORK, INCLUDING PLANTERS	23,[illegible] SF
PROPOSED LANDSCAPE AREA WITHIN LIMIT OF WORK INCLUDING PLANTERS	27,[illegible] SF
EXISTING INTERIOR PARKING LOT LANDSCAPE AREA	[illegible] SF
PROPOSED INTERIOR PARKING LOT LANDSCAPE AREA	10,662 SF

SCALE: 1"=30'

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JUN 25 2012
City of Las Vegas
Department of Planning

Pugsley. Simpson. Coulter.
ARCHITECTS
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Revisions:
No. Date Description

Consultant:
Southwick Landscape Architecture
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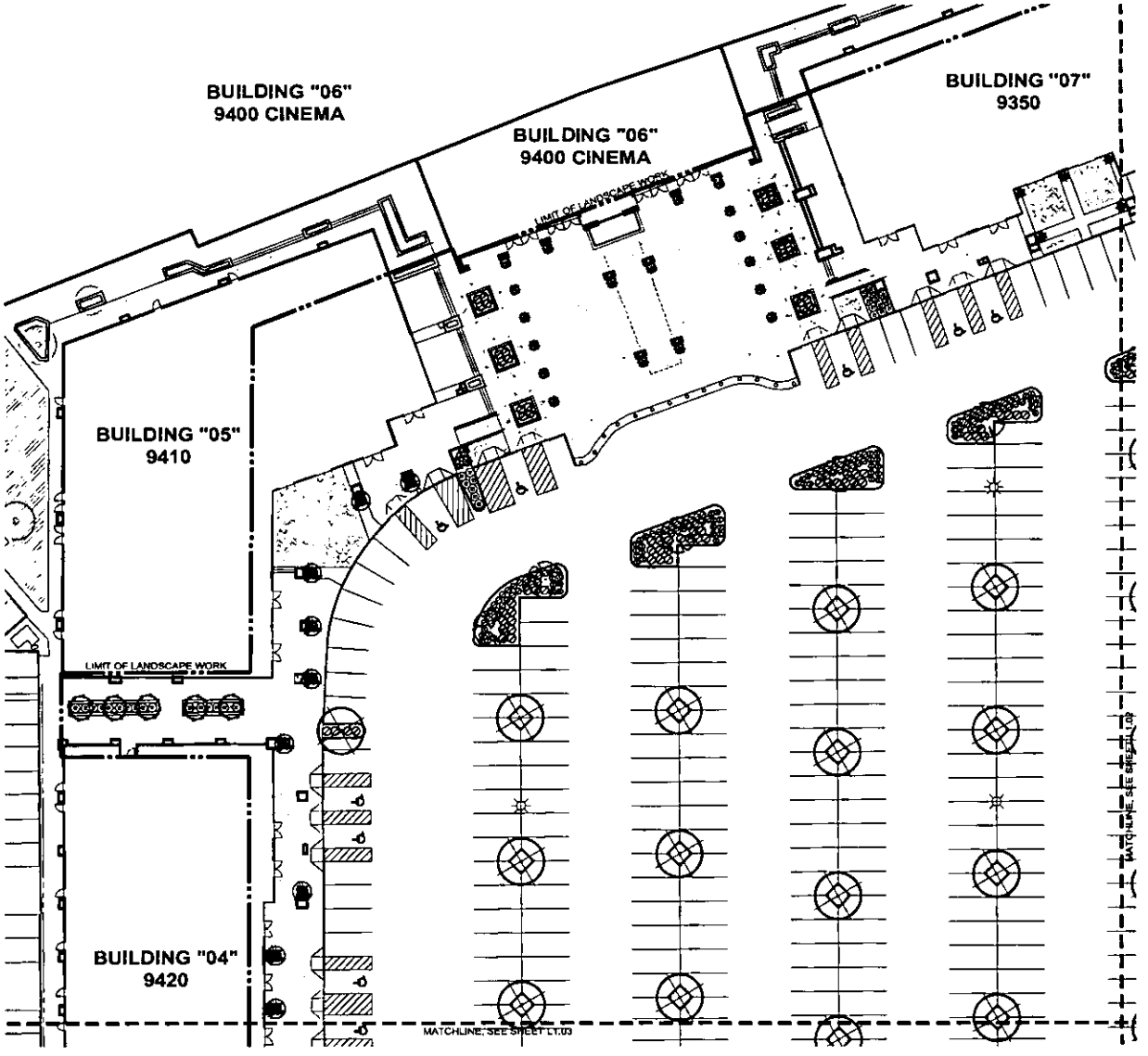
10 Commerce Center Drive
Henderson, NV 89014
www.southwicklla.com

Stamp:

Owner: SENTINEL DEVELOPMENT
Project Name: VILLAGE SQUARE
Enter address here
Project No. SLA 12-001
Sheet Title: OVERALL LANDSCAPE PLAN

Date 06.20.12
Checked By SWS
Submittal 65% SUBMITTAL
Sheet No. L1.00



LANDSCAPE LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	CALIPER MINIMUM SIZE
	FARIGNSONIA 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE MULTI-TRUNK	1 1/2" / 24" BOX
	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY	3/4" / 15 GALLON
	PISTACIA CHINENSIS CHINESE PISTACHE	1 1/2" / 24" BOX
	PHOENIX DACTYLIFERA RELOCATED DATE PALM	EXISTING HTS
	RHUS LANCEA AFRICAN SUMAC STANDARD TRUNK	1 1/2" / 24" BOX
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL MULTI-TRUNK	1 1/4" / 36" BOX
	WASHINGTONIA HYBRID FAN PALM	MATCH EXIST.
	WASHINGTONIA HYBRID RELOCATED FAN PALM	EXISTING HTS
	EXISTING TREE TO REMAIN PROTECT IN PLACE	
	EXISTING PALM TO REMAIN PROTECT IN PLACE	

SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	CALIPER MINIMUM SIZE
	AGAVE MURPHEYI MURPHY'S AGAVE	5 GALLON
	AGAVE SCHIDIGERA 'DURANGO DELIGHT' DURANGO DELIGHT AGAVE	5 GALLON
	AGAVE VILMORINIANA OCTOPUS AGAVE	5 GALLON
	AGAVE WEBERI WEBER'S CENTURY PLANT	5 GALLON
	BUXUS MICROPHYLLA JAPONICA JAPANESE BOXWOOD	5 GALLON
	CHRYSACTINIA MEXICANA DAMIANITA	5 GALLON
	DASYLIRION QUADRANGULATUM TOOTHLESS SOTOL	15 GALLON
	HESPERALOE # ARVIFLORA 'RED' RED YUCCA	5 GALLON
	LANTANA SP. 'NEW GOLD' GOLDEN LANTANA	5 GALLON
	LEUCOPHYLLUM C. 'SILVER CLOUD' TM SILVER CLOUD TEXAS RANGER	5 GALLON
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO TEXAS RANGER	5 GALLON
	LIGUSTRUM JAPONICUM 'TEXANUM' WAX LEAF PRIVET	5 GALLON
	PENSTEMON EATONII FIRECRACKER PENSTEMON	4 GALLON
	ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	5 GALLON
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER	5 GALLON
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GALLON
	XYLOSMA CONGESTUM 'COMPACTA' COMPACT SHINY XYLOSMA	5 GALLON
	YUCCA RECURVIFOLIA WEEPING YUCCA	15 GALLON

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION
	DECOMPOSED GRANITE IN ALL PLANTER AREAS. COLOR AND SIZE TO MATCH EXISTING. 2" MINIMUM DEPTH.
	DECORATIVE HARDSCAPE, PATTERN 1, HERRINGBONE PAVERS. PATTERN AND COLOR TO MATCH EXISTING. SEE ARCHITECTURAL PLANS.
	DECORATIVE HARDSCAPE, PATTERN 2, COLORS TO COMPLIMENT HERRINGBONE PAVERS. SEE ARCHITECTURAL PLANS.
	EXISTING HARDSCAPE TO REMAIN. PROTECT IN PLACE.
	EXISTING LANDSCAPE TO REMAIN. PROTECT IN PLACE.
	CONCRETE PLANTER POT, 4'X4'X3' SQUARE.
	CONCRETE PLANTER POT, 3'X3'X4' SQUARE.
	CONCRETE PLANTER POT, 2'X2'X4' SQUARE.
	CONCRETE PLANTER POT, 3'X3'X3' ROUND.
	CONCRETE PLANTER, 4'X4'X3'X3'

SCALE: 1" = 20'

NOT FOR CONSTRUCTION

RECEIVED
JUN 25 2012
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Department of Planning

SDR-45538
REVISED

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ARCHITECTS
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Revisions:

No.	Date	Description

Consultant:

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Stamp:

Owner: SENTINEL DEVELOPMENT

Project Name: VILLAGE SQUARE
Enter address here

Project No. SLA 12-001

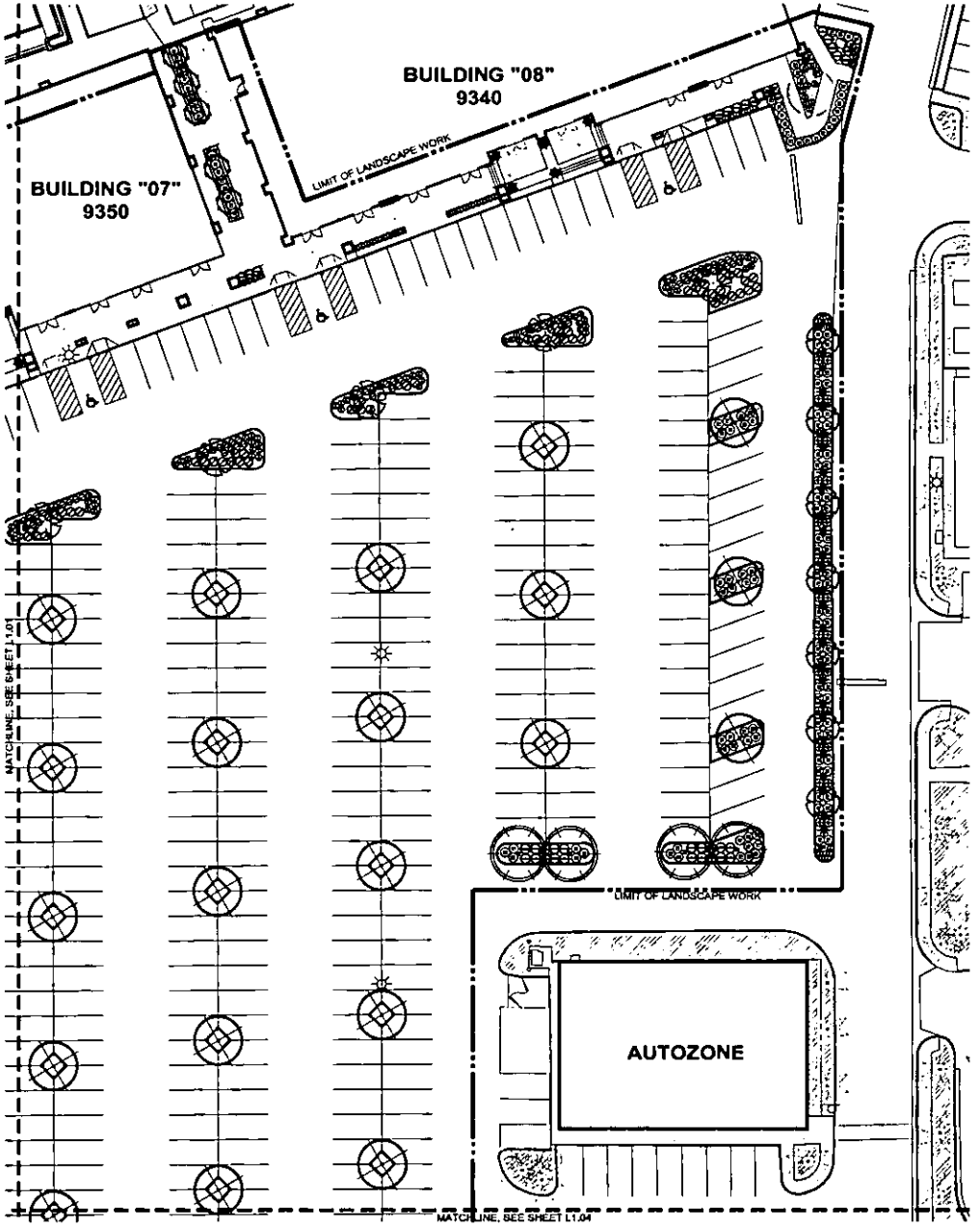
Sheet Title: LANDSCAPE PLAN

Date: 05.29.12

Checked By: BWS

Submittal: 65% SUBMITTAL

Sheet No. L1.01



LANDSCAPE LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	CALIPER MINIMUM SIZE
	PARKINSONIA 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE MULTI-TRUNK	1.1/2" 24" BOX
	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY	3/4" 15 GALLON
	PISTACIA CHINENSIS CHINESE PISTACHE	1.1/2" 24" BOX
	PHOENIX DACTYLIFERA RELOCATED DATE PALM	EXISTING HTS
	RHUS LANCEA AFRICAN SUMAC STANDARD TRUNK	1.1/2" 24" BOX
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL MULTI-TRUNK	1.1/4" 36" BOX
	WASHINGTONIA HYBRID FAN PALM	MATCH EXIST.
	WASHINGTONIA HYBRID RELOCATED FAN PALM	EXISTING HTS
	EXISTING TREE TO REMAIN PROTECT IN PLACE	
	EXISTING PALM TO REMAIN PROTECT IN PLACE	

SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	CALIPER MINIMUM SIZE
	AGAVE MURPHEYI MURPHY'S AGAVE	5 GALLON
	AGAVE SCHIDIGERA 'DURANGO DELIGHT' DURANGO DELIGHT AGAVE	5 GALLON
	AGAVE VILMORINIANA OCTOPUS AGAVE	5 GALLON
	AGAVE WEBERS WEBER'S CENTURY PLANT	5 GALLON
	BUXUS MICROPHYLLA JAPONICA JAPANESE BOXWOOD	5 GALLON
	CHRYSACTINIA MEXICANA DAMIANITA	5 GALLON
	DASYLIRION QUADRANGULATUM TOOTHLESS SOTOL	15 GALLON
	HESPERALOE PARVIFLORA 'RED' RED YUCCA	5 GALLON
	LANTANA SP. 'NEW GOLD' GOLDEN LANTANA	5 GALLON
	LEUCOPHYLLUM C. 'SILVER CLOUD' TM SILVER CLOUD TEXAS RANGER	5 GALLON
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO TEXAS RANGER	5 GALLON
	LIGUSTRUM JAPONICUM 'TEXANUM' WAX LEAF PRIVET	5 GALLON
	PENSTEMON EATONI FIRECRACKER PENSTEMON	1 GALLON
	ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	5 GALLON
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER	5 GALLON
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GALLON
	XYLOSMA CONGESTUM 'COMPACTA' COMPACT SHINY XYLOSMA	5 GALLON
	YUCCA RECURVIFOLIA WEEPING YUCCA	15 GALLON

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION
	DECOMPOSED GRANITE IN ALL PLANTER AREAS. COLOR AND SIZE TO MATCH EXISTING, 3" MINIMUM DEPTH.
	DECORATIVE HARDSCAPE, PATTERN 1, HERRINGBONE PAVERS. PATTERN AND COLOR TO MATCH EXISTING. SEE ARCHITECTURAL PLANS.
	DECORATIVE HARDSCAPE, PATTERN 2. COLORS TO COMPLIMENT HERRINGBONE PAVERS. SEE ARCHITECTURAL PLANS.
	EXISTING HARDSCAPE TO REMAIN. PROTECT IN PLACE.
	EXISTING LANDSCAPE TO REMAIN. PROTECT IN PLACE.
	CONCRETE PLANTER POT, 4'X4'X3' SQUARE.
	CONCRETE PLANTER POT, 3'X3'X4' SQUARE.
	CONCRETE PLANTER POT, 2'X2'X4' SQUARE.
	CONCRETE PLANTER POT, 3'X3'X3' ROUND.
	CONCRETE PLANTER POT, 18"X22"X30".

SCALE: 1" = 20'

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SDR-45538
REVISED

Pugsley. Simpson. Coulter.
ARCHITECTS
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Revisions:

No.	Date	Description

Consultant:

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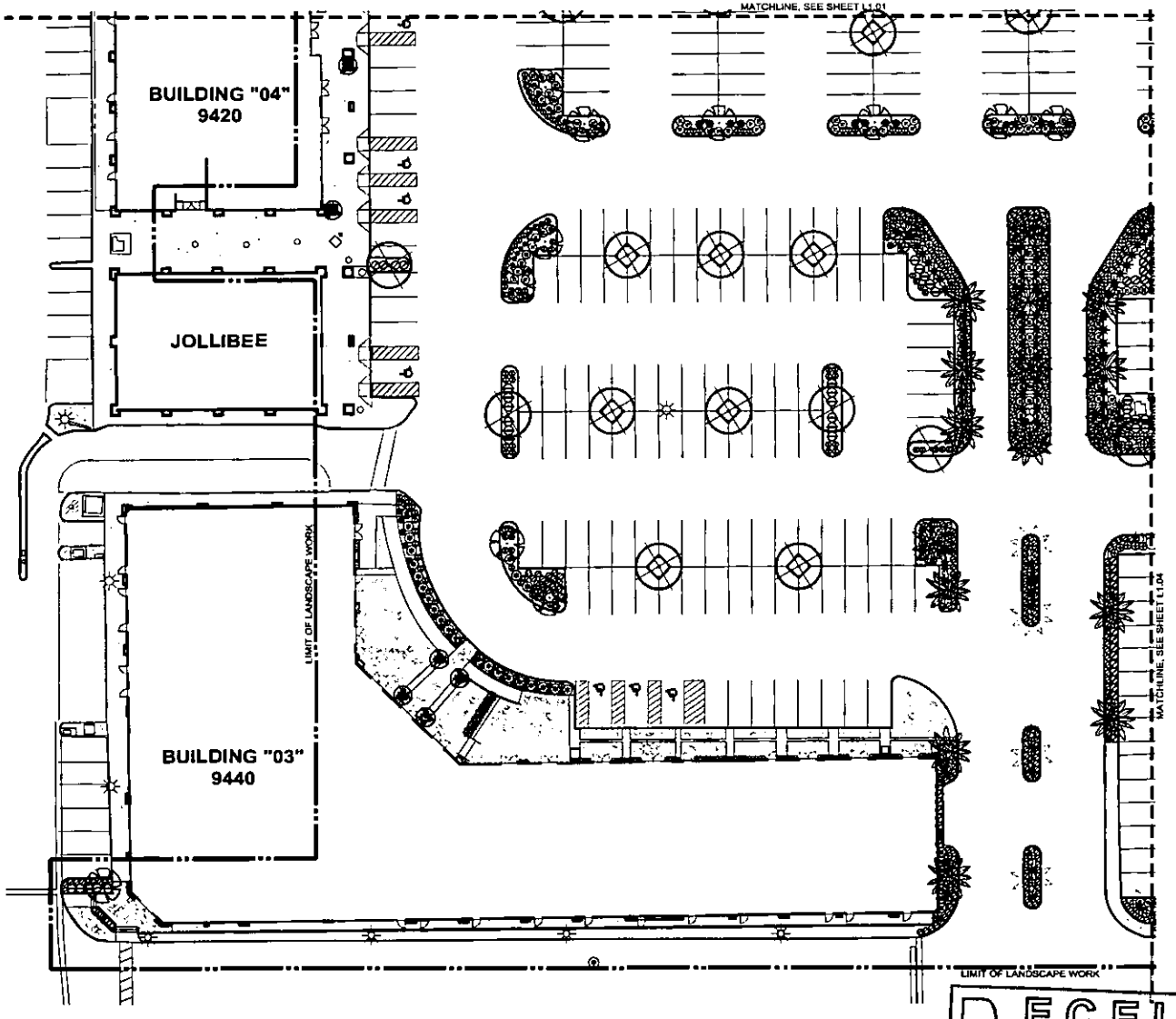
Owner: SENTINEL DEVELOPMENT
Project Name: VILLAGE SQUARE
Enter address here
Project No. SLA 12-001
Sheet Title: LANDSCAPE PLAN

Date 06.20.12
Checked By SWS
Submittal 65% SUBMITTAL
Sheet No. L1.02



LANDSCAPE LEGEND

TREES

BY MBOL	BOTANICAL NAME COMMON NAME	CALIPER & MINIMUM SIZE
	PARKINSONIA 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE MULTI-TRUNK	1 1/2" 24" BOX
	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY	36" 15 GALLON
	PISTACIA CHINENSIS CHINESE PISTACHE	1 1/2" 24" BOX
	PHOENIX DACTYLIFERA RELOCATED DATE PALM	EXISTING HTS
	RHUS LANCEA AFRICAN SUMAC STANDARD TRUNK	1 1/2" 24" BOX
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL MULTI-TRUNK	1 1/4" 36" BOX
	WASHINGTONIA HYBRID FAN PALM	MATCH EXIST.
	WASHINGTONIA HYBRID RELOCATED FAN PALM	EXISTING HTS
	EXISTING TREE TO REMAIN PROTECT IN PLACE	
	EXISTING PALM TO REMAIN PROTECT IN PLACE	

SHRUBS

BY MBOL	BOTANICAL NAME COMMON NAME	CALIPER & MINIMUM SIZE
	AGAVE MURPHEYI MURPHY'S AGAVE	5 GALLON
	AGAVE SCHOTTII 'DURANGO DELIGHT' DURANGO DELIGHT AGAVE	5 GALLON
	AGAVE VICTORIAE-REGINAE QUEEN VICTORIA AGAVE	5 GALLON
	AGAVE WEBERI WEBER'S CENTURY PLANT	5 GALLON
	BERBERIS (MAHONIA) AQUIFOLIUM OREGON GRAPE HOLLY	5 GALLON
	CHRYSACTINIA MEXICANA DAMIANITA	5 GALLON
	DASYLIRION QUADRANGULATUM TOOTHLESS BOTOL	15 GALLON
	HESPERALOE PARVIFLORA 'RED' RED YUCCA	5 GALLON
	LANTANA SP. 'NEW GOLD' GOLDEN LANTANA	5 GALLON
	LEUCOPHYLLUM F. 'RUTH'S COMPACT' TM SILVER CLOUD TEXAS RANGER	5 GALLON
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO TEXAS RANGER	5 GALLON
	LOMATIUM MACROCARPUM 'TEXANUM' TEXAS LEAF PARSLEY	5 GALLON
	PENSTEMON PARRYI PARRY'S PENSTEMON	1 GALLON
	ROSMARINUS OFFICINALIS 'PROSTRATUS' CREEPING ROSEMARY	5 GALLON
	TECOMA STANS 'ORANGEBELL' ORANGE BELLS	5 GALLON
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GALLON
	XYLOSMA CONGESTUM COMPACTA COMPACT SHINY XYLOSMA	5 GALLON
	YUCCA ROSTRATA BEAKED YUCCA	15 GALLON

LANDSCAPE ELEMENTS

BY MBOL	DESCRIPTION
	DECOMPOSED GRANITE IN ALL PLANTER AREAS. COLOR AND SIZE TO MATCH EXISTING. 2" MINIMUM DEPTH.
	DECORATIVE HARDSCAPE, PATTERN 1, HERRINGBONE PAVERS. PATTERN AND COLOR TO MATCH EXISTING. SEE ARCHITECTURAL PLANS.
	DECORATIVE HARDSCAPE, PATTERN 2. COLORS TO COMPLIMENT HERRINGBONE PAVERS. SEE ARCHITECTURAL PLANS.
	EXISTING HARDSCAPE TO REMAIN. PROTECT IN PLACE.
	EXISTING LANDSCAPE TO REMAIN. PROTECT IN PLACE.
	CONCRETE PLANTER POT, 4'X4'X3' SQUARE.
	CONCRETE PLANTER POT, 3'X3'X4' SQUARE.
	CONCRETE PLANTER POT, 2'X2'X4' SQUARE.
	CONCRETE PLANTER POT, 3'X3'X3' ROUND.
	CONCRETE PLANTER, 48"X22"X36".

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JUN 2 2017
City of Las Vegas
Department of Planning

SCALE: 1" = 20'

NOT FOR CONSTRUCTION

SDR-45538
REVISED

Pugsley. Simpson. Coulter.
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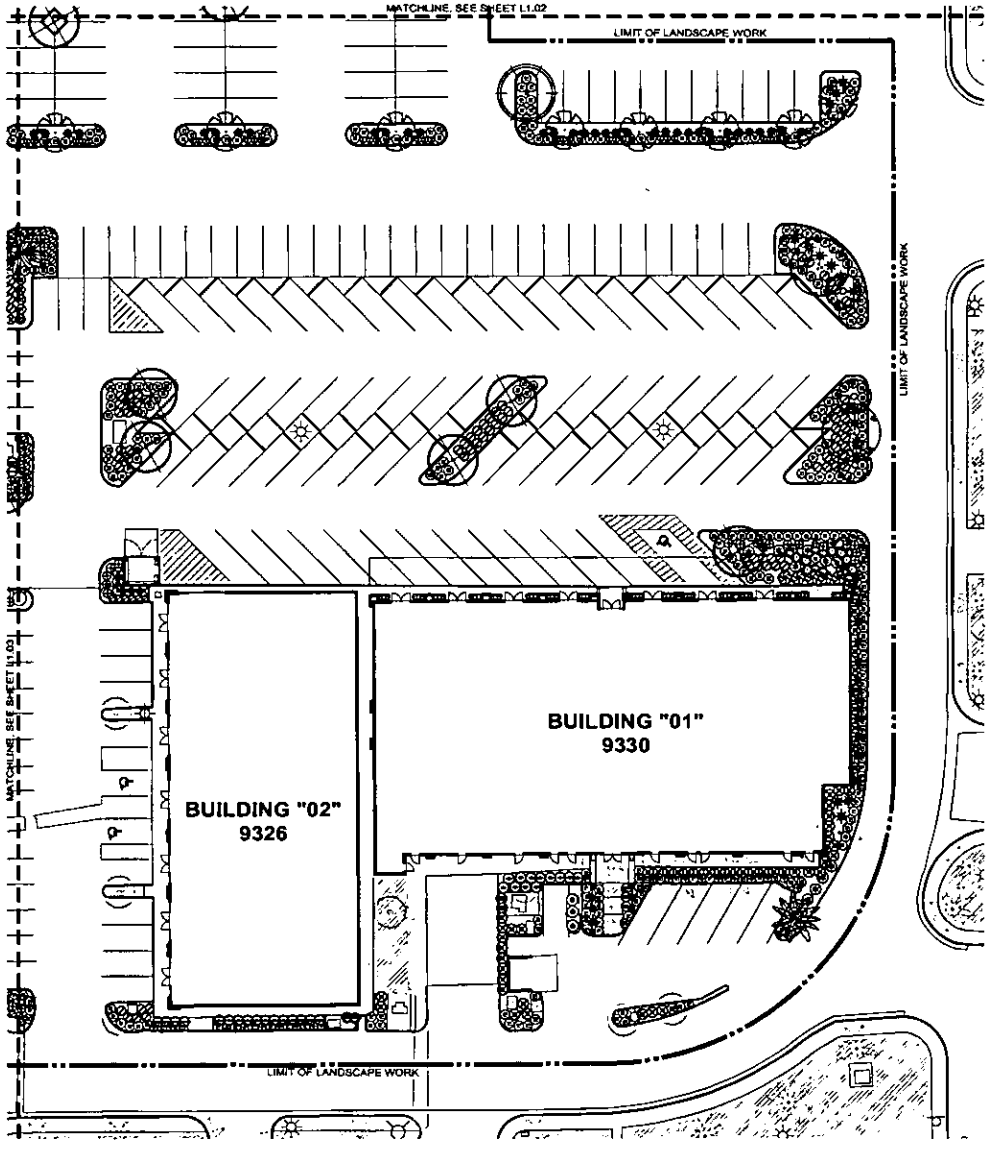
Revisions:
No. Date Description

Consultant:
southwick

Stamp:

Owner:
Project Name: SENTINEL DEVELOPMENT
VILLAGE SQUARE
Project No. SLA 12-00
Sheet Title: LANDSCAPE PLAN

Date: 06.20.17
Checked By: SWS
Submittal: 65% SUBMITTAL
Sheet No. L1.03



LANDSCAPE LEGEND

TREES

SYMBOL	BOTANICAL NAME COMMON NAME	CALIPER MINIMUM SIZE
	PARKINSONIA DESERT MUSEUM' DESERT MUSEUM PALO VERDE MULTI-TRUNK	1 1/2" 24" BOX
	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY	3/4" 15 GALLON
	PISTACIA CHINENSIS CHINESE PISTACHE	1 1/2" 24" BOX
	PHOENIX DACTYLIFERA RELOCATED DATE PALM	EXISTING HTS
	RHUS LANCEA AFRICAN SUMAC STANDARD TRUNK	1 1/2" 24" BOX
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL MULTI-TRUNK	1 1/4" 36" BOX
	WASHINGTONIA HYBRID FAN PALM	MATCH EXIST.
	WASHINGTONIA HYBRID RELOCATED FAN PALM	EXISTING HTS
	EXISTING TREE TO REMAIN PROTECT IN PLACE	
	EXISTING PALM TO REMAIN PROTECT IN PLACE	

SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	CALIPER MINIMUM SIZE
	AGAVE MURPHEYI MURPHEYS AGAVE	5 GALLON
	AGAVE SCHOTTII 'DURANGO DELIGHT' DURANGO DELIGHT AGAVE	5 GALLON
	AGAVE VICTORIAE-REGINAE QUEEN VICTORIA AGAVE	5 GALLON
	AGAVE WEBERI WEBER'S CENTURY PLANT	5 GALLON
	BERBERIS BEALEI BEALE'S BARBERRY	5 GALLON
	CHRYSACTINIA MEXICANA DAMIANITA	5 GALLON
	DASYLIRION QUADRANGULATUM FOUNTAIN SOTOL	15 GALLON
	HESPERALOE PARVIFLORA 'RED' RED YUCCA	5 GALLON
	LANTANA M. 'NEW GOLD' GOLDEN LANTANA	5 GALLON
	LEUCOPHYLLUM S. 'SILVER CLOUD' TM SILVER CLOUD TEXAS RANGER	5 GALLON
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO TEXAS RANGER	5 GALLON
	MUHLENBERGIA LAPONICUM 'TEXANUM' DEER GRASS	5 GALLON
	PENSTEMON PINIFOLIUS FINELEAF PENSTEMON	1 GALLON
	ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	5 GALLON
	TECOMARIA CAPENSIS 'PROSTRATUM' PROSTRATE CAPE HONEYSUCKLE	5 GALLON
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GALLON
	XYLOSMA CONGESTUM 'COMPACTA' COMPACT SHINY XYLOSMA	5 GALLON
	YUCCA ROSTRATA BEAKED YUCCA	15 GALLON

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION
	DECOMPOSED GRANITE IN ALL PLANTER AREAS. COLOR AND SIZE TO MATCH EXISTING. 2" MINIMUM DEPTH.
	DECORATIVE HARDSCAPE, PATTERN 1, HERRINGBONE PAVERS. PATTERN AND COLOR TO MATCH EXISTING. SEE ARCHITECTURAL PLANS.
	DECORATIVE HARDSCAPE, PATTERN 2, COLOR TO COMPLIMENT HERRINGBONE PAVERS. SEE ARCHITECTURAL PLANS.
	EXISTING HARDSCAPE TO REMAIN. PROTECT IN PLACE.
	EXISTING LANDSCAPE TO REMAIN. PROTECT IN PLACE.
	CONCRETE PLANTER POT, 45"X5" SQUARE.
	CONCRETE PLANTER POT, 33"X34" SQUARE.
	CONCRETE PLANTER POT, 33"X34" SQUARE.
	CONCRETE PLANTER POT, 33"X3" ROUND.
	CONCRETE PLANTER, 48"X22"X30".

0 20 40 80

SCALE: 1" = 20'

NOT FOR CONSTRUCTION

SDR-45538

REVISED

Pugsley. Simpson. Coulter.
ARCHITECTS
3480 E. Tropicana Ave., Ste 222
Las Vegas, NV 89121
702.435.1150
www.pscarchitects.com

Revisions:

No.	Date	Description

Consultant:

southwick
ASSOCIATES

Stamp:

Owner:

Project Name: SENTINEL DEVELOPMENT

Project No. SLA 12-001

VILLAGE SQUARE

Enter address here

Sheet Title: LANDSCAPE PLAN

Date: 06.20.12

Checked By: SWS

Submittal: 60% SUBMITTAL

Sheet No. L1.04

September 13, 2012

southwick
LANDSCAPE ARCHITECTS
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PUGSLEY SIMPSON COULTER
2480 E Tompkins Ave
Suite 22
Las Vegas, NV 89121

Attn: Rob Filary

RE: **Village Square**
Plant Revisions (Delta 3)

Dear Mr. Filary:

I am writing in regard to the reduction of plants for the Village Square site revisions.
I would not recommend trying to add the 49 shrubs that were reduced as a result of the ingress lane off of Sahara being widened. The planters are already densely planted. The addition of shrubs would not add aesthetic value, as the planters are already designed as is and are designed to be fairly dense. The addition of more plants would disrupt the aesthetics of the planting areas and it would create several maintenance issues, as well as potentially negatively affecting the health of the plants.

Sincerely,
SOUTHWICK LANDSCAPE ARCHITECTS

Cassaundra Dawes

Cassaundra Dawes, ASLA

46503 CIVIL
46057-C-12

southwick
LANDSCAPE ARCHITECTS
imagine o design o live

September 12, 2012

PUGSLEY SIMPSON COULTER
2480 E Tompkins Ave
Suite 22
Las Vegas, NV 89121

Attn: Rob Filary

RE: **Village Square**
Plant Revisions (Delta 3)

Dear Mr. Filary:

Following is a summary of the changes regarding the plant changes at Building 7 and the ingress lane off of Sahara where the lane was widened.

Center Planter Island at Ingress Lane

Plants Removed:

1	Palm Tree
8	Agave
13	Lantana
13	Rosemary
18	Teucrium

Side/Eastern Planter Island at Ingress Lane:

Plants Removed:

3	Agave (Weberi)
8	Lantana
8	Rosemary

Building 7 Added Planters:

Plants Added:

2	Chinese Pistache Trees
6	Chrysactinia
8	Leucohpyllum Silver Cloud
8	Rosemary

Total plant changes for these two areas are summarized below:

1	less palm tree
2	additional broadleaf trees
49	net reduction of 5 gallon shrubs

The impact of the ingress lane landscape remains the same as before the revisions with dense plantings that the visitors will notice. The new landscape at Building 7 will provide greater impact due to the limited planter area at the buildings.

The revised landscape areas meet the Title 19 requirements. They also meet the Site Development Review Conditions while taking into account the Fire Department comments.

Sincerely,
SOUTHWICK LANDSCAPE ARCHITECTS

Cassaundra Dawes

Cassaundra Dawes, ASLA

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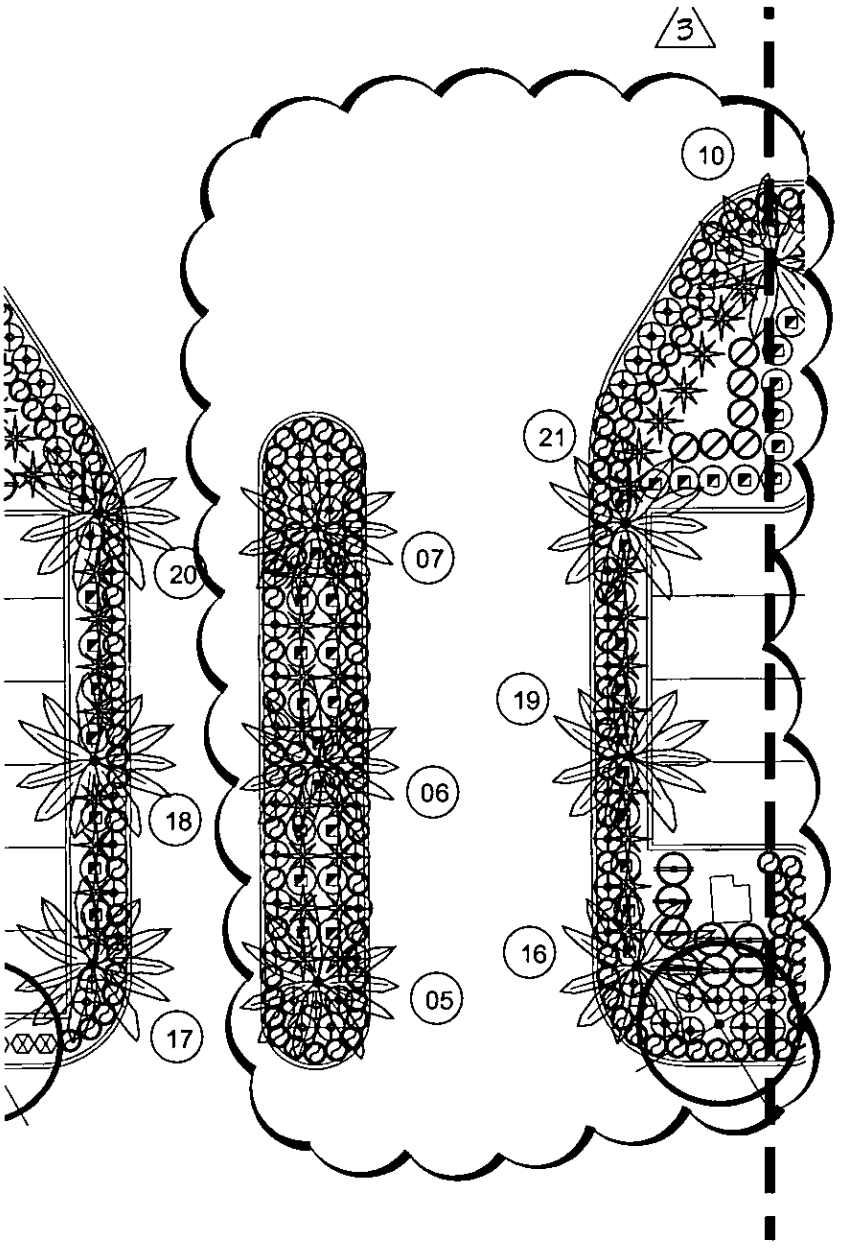
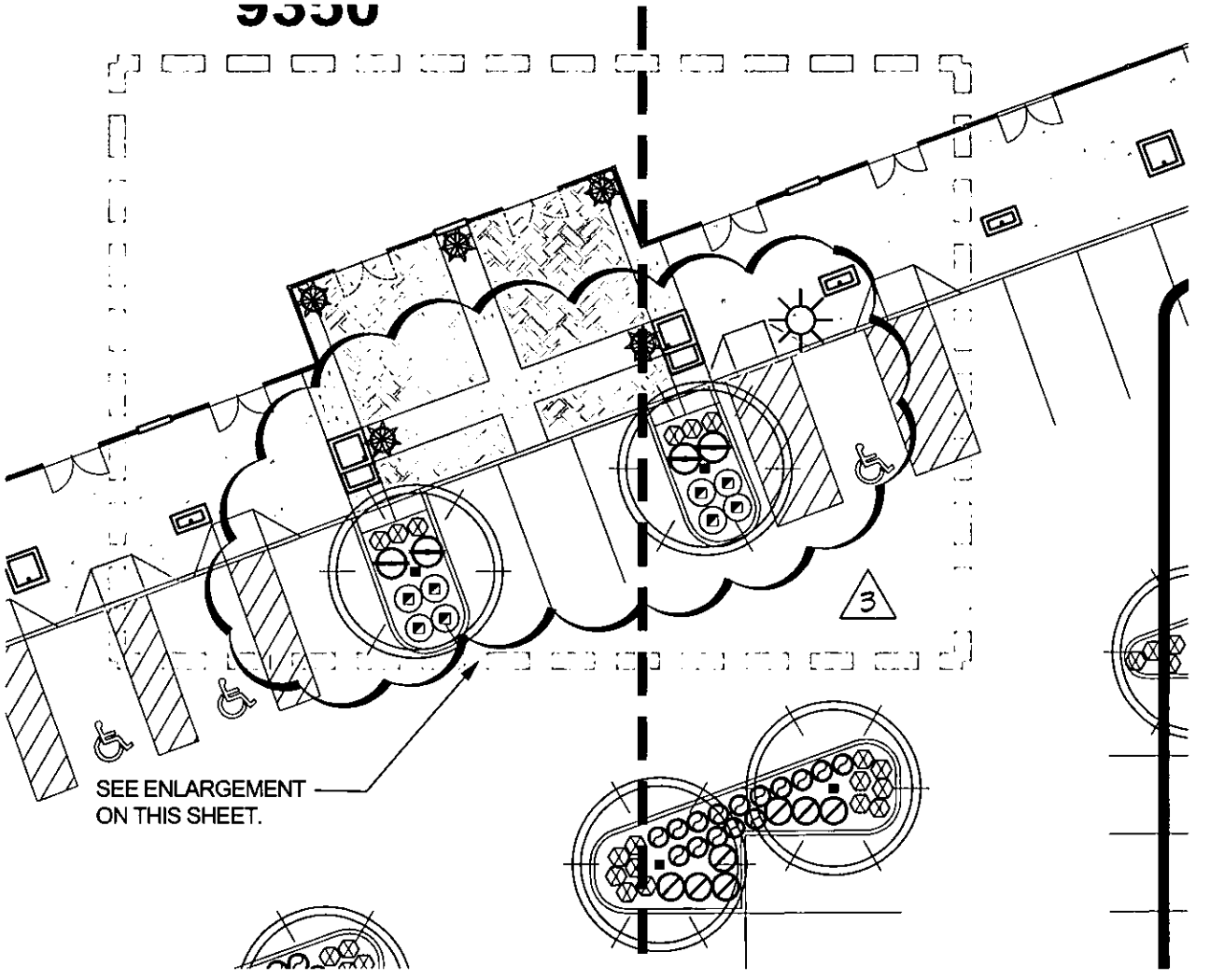
SEP 13 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



Village Square

Portion of sheet L2.03,
Landscape Plan



Village Square

Portion of sheets L2.01 and L2.02

Landscape Plan

SDR-45538 46503 CIVIL 46057-C-12

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September 13, 2012

PUGSLEY SIMPSON COULTER
2480 E Tompkins Ave
Suite 22
Las Vegas, NV 89121

Attn: Rob Filary

RE: **Village Square**
Plant Revisions (Delta 3)

Dear Mr. Filary:

I am writing in regard to the reduction of plants for the Village Square site revisions.
I would not recommend trying to add the 49 shrubs that were reduced as a result of the ingress lane off of Sahara being widened. The planters are already densely planted. The addition of shrubs would not add aesthetic value, as the planters are already designed as is and are designed to be fairly dense. The addition of more plants would disrupt the aesthetics of the planting areas and it would create several maintenance issues, as well as potentially negatively affecting the health of the plants.

Sincerely,
SOUTHWICK LANDSCAPE ARCHITECTS

Cassaundra Dawes

Cassaundra Dawes, ASLA

RECEIVED
SEP 13 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

46503 CIVIL
46057-C-12

September 4, 2012

Pugsley. Simpson. Coulter.

Linda Hartman-Maynard
Planner II
City of Las Vegas Building and Safety Department
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: Land Development Civil Plan Ref. #46503
9400 W. Sahara Avenue- Village Square Commercial Center (Wellington Commercial Center)
APN: 163-06-816-019

Dear Ms. Hartman-Maynard:

Thank you for taking the time to meet with us this morning. The following are our responses to your Review comments as attached:

1. Comment:
   For any proposed landscaping encroaching into city property please submit a technical landscape plan that indicates how the landscape buffer areas within the public right-of-way will be constructed. Any proposed new trees and shrubs along the street front shall conform to the C-1 Zone landscape standard requirements of the Unified Development Code (UDC 19.08). For each proposed shade tree four 5 gallon shrubs shall be installed.
   Response:
   As we discussed during our meeting this morning, the project does not include new landscape encroaching into city property.

2. Comment:
   For long term maintenance of the any vegetation within public property please submit an irrigation plan that indicates the use of a drip system. Please clearly indicate on the landscape plan the type, size, and quantity of the proposed vegetation.
   Response:
   As we discussed during our meeting this morning, the project does not include new landscape within the public property.

3. Comment:
   All required on-site landscaping shall conform to Condition of Approval No.5 of SDR-45538 and provide two 24-inch inch box shade trees (one tree per landscape "finger") and a minimum of four five-gallon shrubs per tree within planters at the ends of all parking rows modified by this request in conformance to Title 19.08.110.
   Response:
   All new site landscaping does conform to the SDR-45538 to show the two 24-inch box shade trees and a minimum of four five-gallon shrubs per tree. This was modified during the resubmittal of drawings on August 9, 2012, revision Delta No. 1.

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SEP 03 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

ARCHITECTS

2480 E. Tompkins Ave · Ste 222 · Las Vegas, NV 89121 · 702.435.1150 · pscarchitects.com

4. Comment:
   Please label all above ground utility shall comply with Title 19.08 Utility Screening Requirements. All above ground utilities greater than 27 cubic feet shall be setback a minimum of 3 feet from the back of sidewalk and shall include vegetation that upon maturity will adequately screen such equipment from public views.
   Response:
   The existing electrical panel has been relocated to the southeast within a landscape island where no sidewalks occur. The equipment has been immediately screened with Leucophyllum C 'Silver Cloud' (Silver Cloud Texas Ranger) with Lantana SP 'New Gold' (Golden Lantana) and Teucrium, Chamaedrys 'Prostratum' (Prostrate Germander) in the forerground. See Sheet L2.03 for the plantings around the electrical panel. No other equipment has been added to this project that would require screening.

5. Comment:
   Please add a landscape plan that clearly indicates the proposed planting plan for any utility screening.
   Response:
   As we discussed during our meeting this morning, the project does not include new utilities. The existing/relocated equipment has been screened, refer to Comment #4 response above.

6. Comment:
   Please label the trash enclosure as "Trash Enclosure per Architectural Plans".
   Response:
   This has already been indicated as Note #8 on civil Sheet G-2.

7. Comment:
   Please include wheel stops for all parking spaces consistent with Title 19.10, at all stalls facing sidewalks less than 7 feet wide and/or landscape planters.
   Response:
   Wheel stops have been added north of Building 01 where the sidewalk is less than 7 feet. All other locations have sidewalks that are wider than 7'-0".

8. Comment:
   A Second Bond Review is required prior to mylar review.
   Response:
   As discussed during our meeting this morning, today's meeting is to be considered our "second bond review." Therefore, an additional meeting is not required.

9. As part of our meeting this morning, we discussed the fire department's requirement to widen the ingress/entry lane from Sahara Avenue to 24 feet. This conflicts with the landscape requirements since the islands need to be reduced to accommodate the fire department's request. Therefore, we have added two additional landscape islands to the south of Building 07 in order to offset the amount lost at the ingress/entry drive. Please refer to sheet L2.03 showing the plantings at the new ingress/entry lane and sheets L2.01 & 2.02 for the additional plantings added south of Building 07. These plans are being submitted for your approval prior to our Mylar Express Meeting scheduled for Tuesday, September 11th.

I thank you for your comments, and if you have any further questions or concerns, please feel free to contact me at 702-435-1150.

Sincerely,

Rob Filary, AIA
Project Architect
Pugsley.Simpson.Coulter. Architects
2480 E. Tompkins Avenue, Suite 222
Las Vegas, Nevada 89121

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46057-C-12

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September 12, 2012

PUGSLEY SIMPSON COULTER
2480 E Tompkins Ave
Suite 22
Las Vegas, NV 89121

Attn: Rob Filary

RE: **Village Square**
Plant Revisions (Delta 3)

Dear Mr. Filary:

Following is a summary of the changes regarding the plant changes at Building 7 and the ingress lane off of Sahara where the lane was widened.

Center Planter Island at Ingress Lane

Plants Removed:

1	Palm Tree
8	Agave
13	Lantana
13	Rosemary
18	Teucrium

Side/Eastern Planter Island at Ingress Lane:

Plants Removed:

3	Agave (Weberi)
8	Lantana
8	Rosemary

Building 7 Added Planters:

Plants Added:

2	Chinese Pistache Trees
6	Chrysactinia
8	Leucohpyllum Silver Cloud
8	Rosemary

Total plant changes for these two areas are summarized below:

1	less palm tree
2	additional broadleaf trees
49	net reduction of 5 gallon shrubs

The impact of the ingress lane landscape remains the same as before the revisions with dense plantings that the visitors will notice. The new landscape at Building 7 will provide greater impact due to the limited planter area at the buildings.

The revised landscape areas meet the Title 19 requirements. They also meet the Site Development Review Conditions while taking into account the Fire Department comments.

Sincerely,
SOUTHWICK LANDSCAPE ARCHITECTS

Cassaundra Dawes

Cassaundra Dawes, ASLA

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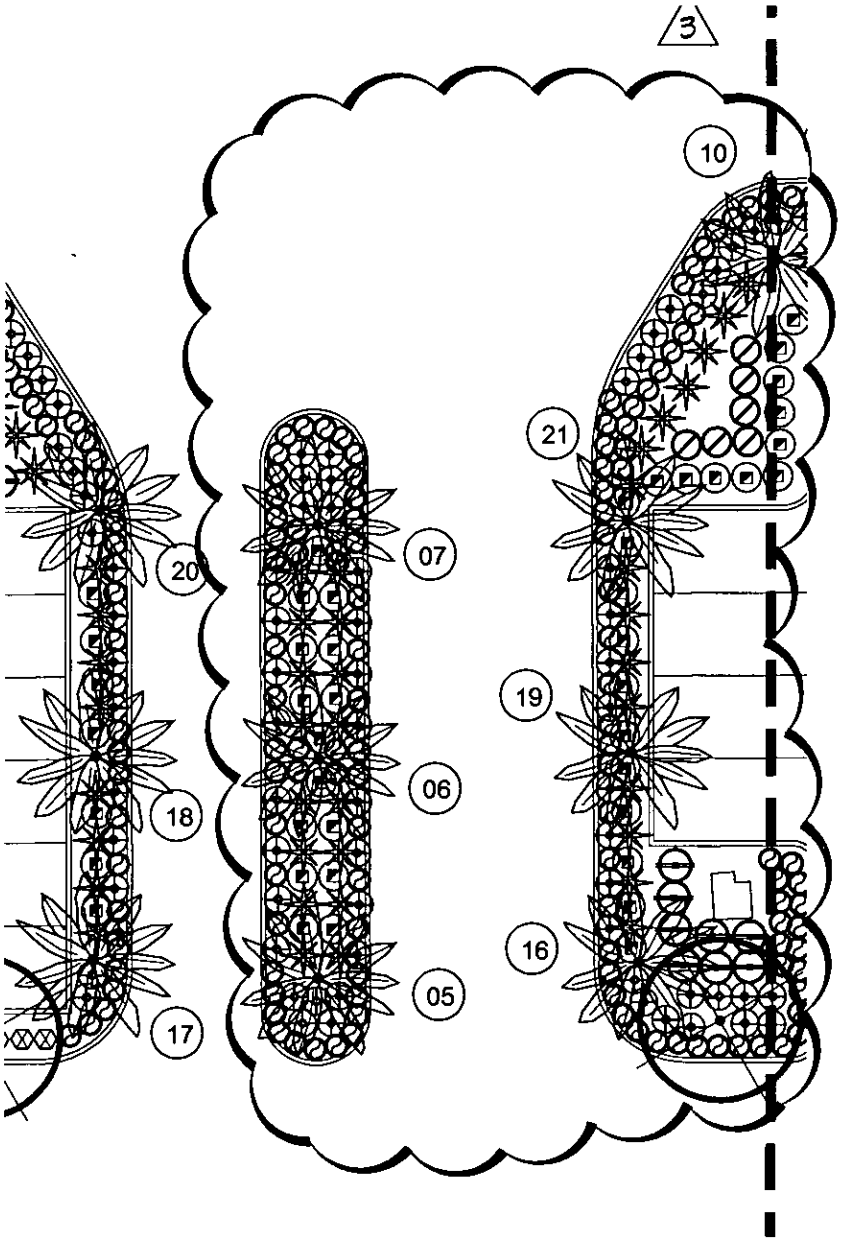
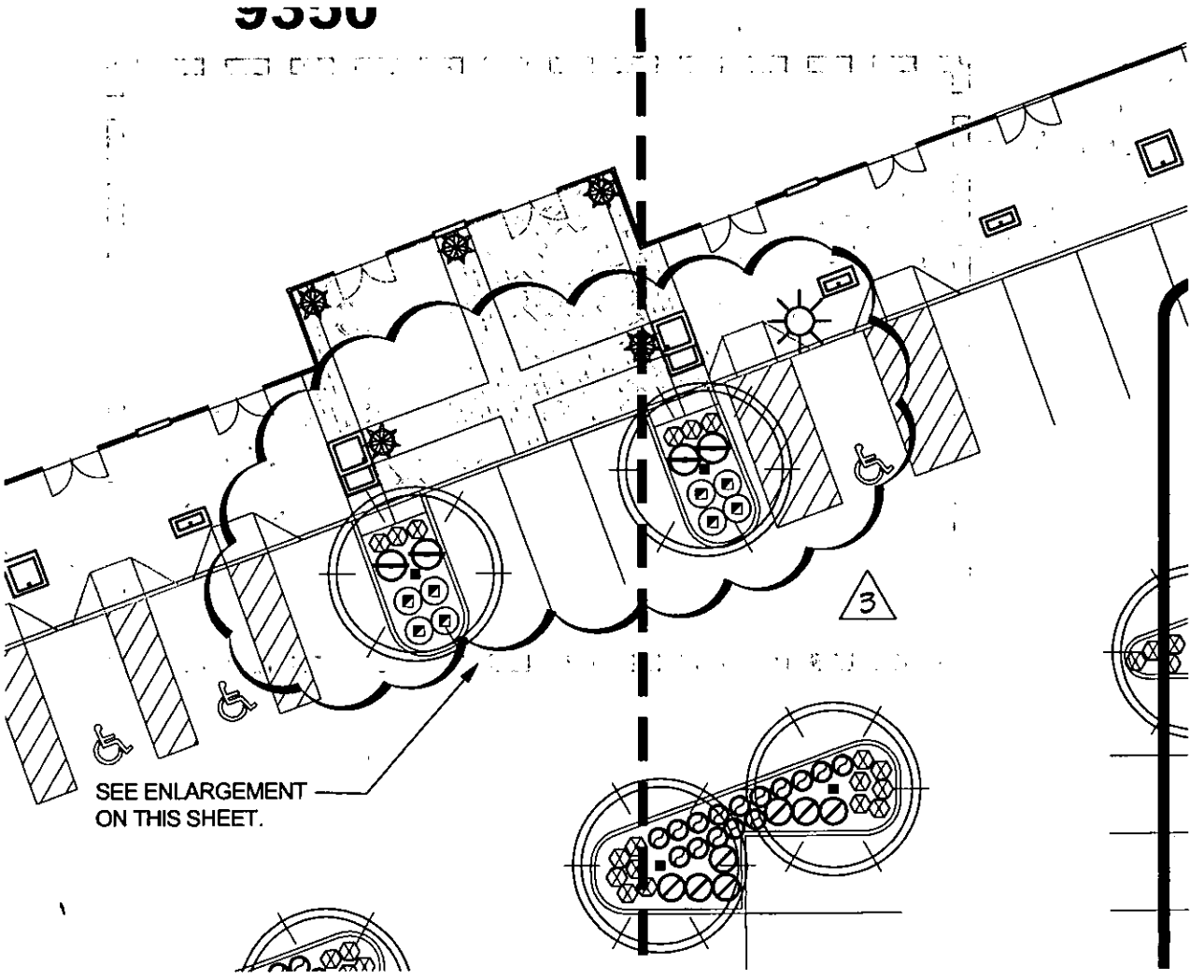
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

12 commerce center drive • henderson, nv 89014 • www.southwickla.com • fax 702.597.3177 • phone 702.597.3108



Village Square

Portion of sheet L2.03,
Landscape Plan



Village Square

Portion of sheets L2.01 and L2.02

Landscape Plan

MEMORANDUM

To:	**Land Development**
From:	**Linda Hartman-Maynard**
Phone:	**(702) 229-6899 Fax: (702) 382-1240**
CC:	**Land Development Civil Plan Ref. # 46503**
Date:	**8/27/2012 1st Review**
Re:	**9400 W Sahara Ave – Village Square Commercial Center**
	(Wellington Commercial Center
	APN: 163-06-816-019

STATUS:
Cond. Appr.

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. For any proposed landscaping encroaching into city property please submit a technical landscape plan that indicates how the landscape buffer areas within the public right-of-way will be constructed. Any proposed new trees and shrubs along the street front shall conform to the C-1 Zone landscape standard requirements of the Unified Development Code (UDC 19.08). For each proposed shade tree four 5 gallon shrubs shall be installed.

2. For long term maintenance of the any vegation within public property please submit an irrigation plan that indicates the use of a drip system. Please clearly indicate on the landscape plan the type, size, and quantity of the proposed vegetaion.

3. All required on-site landscaping shall conform to Condition of Approval No.5 of SDR-45538 and provide two 24-inch box shade trees (one tree per landscape "finger") and a minimum of four five-gallon shrubs per tree within planters at the ends of all parking rows modified by this request in conformance to Title 19.08.110.

4. Please label all above ground utility shall comply with Title 19.08 Utility Screening Requirements. All above ground utilities greater than 27 cubic feet shall be setback a minimum of 3 feet from the back of sidewalk and shall include vegetation that upon maturity will adequately screen such equipment from public views.

5. Please add a landscape plan that clearly indicates the proposed planting plan for any utility screening.

6. Please label the trash enclosure as: "Trash Enclosure per Architectural Plans".

7. Please include wheel stops for all parking spaces consistent with Title 19.10, at all stalls facing sidewalks less than 7 feet wide and/or landscape planters.

8. A Second Bond Review is required prior to mylar review.

163-06-816-036

46503-Civil
SDR-45558

Linda Hartman-Maynard

From: Robert Filary [rfilary@pscarchitects.com]
Sent: Tuesday, September 04, 2012 4:56 PM
To: Linda Hartman-Maynard
Cc: David Guerra; Lilian Beltran; Ray Fredericksen; Cameron Bassett; Bill Shoning; Kathy Shoning
Subject: Village Square/Wellington Center Corrections
Attachments: Village Square Planting Plans 9_04_12.pdf; Village Square_ Civil Improvement_Planning Comments.pdf

Hi Linda-

Thank you for meeting with us to discuss the Village Square/Wellington Center project. I have responded to your comments and have provided the three landscape drawings that were affected by the Fire Department's requirement to widen the ingress/entry lane from Sahara Avenue (refer to 'Village Square Planting Plans 90412.pdf'). As we discussed, since we had to lose landscape in that area in order to accommodate the Fire Department's request, we will need to have this approved prior to our Express Mylar review meeting on Tuesday, September 11th. However, we added two landscape islands south of Building 07 in order to offset the amount of landscape lost at the entry drive. Please let me know if you need any further information for approval.

Thanks and have a good evening.

Rob Filary, AIA

Pugsley. Simpson. Coulter.
ARCHITECTS

2480 E. Tompkins Ave
Ste 222
Las Vegas, NV 89121
702.435.1150

http://www.pscarchitects.com

9/12 ~~Called~~ - Spoke w/ Rob. Changes not shown on Mylar

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

Project/Planning Review Det

Report Date 09/13/2012 08:06 AM **Submitted By** Page

Act # 511790 **A/P #** 46057 **Act Type** CURRENT PL (CASE & PUBLIC PLANNING)

Property Information

Address 9400 W SAHARA AVE
LAS VEGAS 89117-

Location

Application Information

Type PLAN CHECK PLAN CHECK APPLICATION
Size/Area 0.00
Declared Valuation 0.00
Type of Work B-COMM
Desc of Project Exterior improvements for complex

Priority
Size Description
Project/Phase Name WELLINGTON-VILLAGE SQUARE IMPR
Dept of Commerce
2 rolls,docs w/appl

Initial Review

Issued Date/Time 08/13/2012 07:26
Scheduled Date/Time
Department PDCUR
Issued By
Scheduled By
Assigned To 984662
☒ System Generated
☐ Waived

Review Results

Reviewed By 984662
Start Date/Time 08/14/2012 07:39
☒ Failed
Completed Date/Time 08/14/2012 07:39
Suspense Date 08/20/2012
Actual Time 2.50

1) Please add all Conditions of Approval for SDR-45538 to the Cover Sheets of all plan sets. 2) A Civil Improvement Plan is required prior to issuance of the Building Permit. 3) Please ensure the Civil Improvement Plan review includes a Landscape and irrigation Plans for all vegetation proposed in the public right-of-way as indicated on Sheet L2.05 at the corner of Fort Apache and Sahara. Letter forwarded 8.14.12

Problems

No Problems

Log

No Log information

Condition of Approvals

No Conditions

History

Review # 513096 **Act Type** CURRENT PL **#** 3 **Department** PDCUR **Status** Failed ☐ Waived
Scheduled **Started** 08/20/2012 12:52 **Completed** 08/20/2012 12:58 08/27/2012 00:00
Comments

Review # 507024 **Act Type** TRAFFIC **#** 1 **Department** PWTRAN **Status** Approved ☐ Waived
Scheduled **Started** 07/11/2012 09:52 **Completed** 09/05/2012 16:41 07/17/2012 00:00
Comments

Review # 507025 **Act Type** ARCHITECT **#** 1 **Department** BSCP **Status** Failed ☐ Waived
Scheduled **Started** 08/07/2012 12:00 **Completed** 08/07/2012 12:00 08/08/2012 00:00
Comments
See correction letter in eB.

Review # 507026 **Act Type** ELECTRIC **#** 1 **Department** BSCP **Status** Failed ☐ Waived
Scheduled **Started** 07/19/2012 15:30 **Completed** 07/19/2012 16:58 07/17/2012 00:00
Comments
need IECC lighting budget-called engineer 7-19

History

Review # 507027 **Act Type** FIRE ENG **#** 1 **Department** FIRFP **Status** Failed ☐ Waived
Scheduled **Started** 07/30/2012 15:58 **Completed** 07/30/2012 16:20 07/17/2012 00:00
Comments
approved civils for the relocate hydrants, adjusted fire apparatus routes

Review # 507028 **Act Type** LAND DEV **#** 1 **Department** PWLAND **Status** Failed ☐ Waived
Scheduled **Started** 08/20/2012 07:00 **Completed** 08/21/2012 15:06 07/17/2012 00:00
Comments
46503 (Civil)must be approve prior to approval of this application. 08/21/2012 bb

Review # 507029 **Act Type** PLUMBING **#** 1 **Department** BSCP **Status** Approved ☐ Waived
Scheduled **Started** 07/30/2012 13:28 **Completed** 07/30/2012 14:04 07/17/2012 00:00
Comments

Review # 507030 **Act Type** STRUCTURAL **#** 1 **Department** BSCP **Status** Approved ☐ Waived
Scheduled **Started** 07/31/2012 17:09 **Completed** 08/01/2012 13:13 07/17/2012 00:00
Comments

Review # 507031 **Act Type** CURRENT PL **#** 1 **Department** PDCUR **Status** Failed ☐ Waived
Scheduled **Started** 07/12/2012 16:50 **Completed** 07/12/2012 16:50 07/17/2012 00:00
Comments
C-1, 16306816005, 019, 027, 031, 034, 036, 037, 038, commercial center landscape and building renovations subject of SDR-45538. A determination by the Planning Department regarding Administrative Site Development Plan Review (SDR-45538) is required prior to issuance of the Building Permit. A Civil Improvement Plan will be required with a landscape plan clearly indicating all proposed new vegetation and irrigation within the public right-of-way.

Review # 507032 **Act Type** SI DOCS **#** 1 **Department** BSCP **Status** Failed ☐ Waived
Scheduled **Started** 08/01/2012 08:13 **Completed** 08/01/2012 13:13 07/17/2012 00:00
Comments
8/1-need steelfab cert

Review # 511768 **Act Type** SI DOCS **#** 2 **Department** BSCP **Status** Approved ☐ Waived
Scheduled **Started** 08/15/2012 10:10 **Completed** 08/15/2012 13:05 08/16/2012 00:00
Comments

Review # 511769 **Act Type** ARCHITECT **#** 2 **Department** BSCP **Status** Approved ☐ Waived
Scheduled **Started** 09/04/2012 14:41 **Completed** 09/04/2012 14:41 09/06/2012 00:00
Comments

Review # 511770 **Act Type** ELEC RSTMP **#** 1 **Department** BSCP **Status** Approved ☐ Waived
Scheduled **Started** 08/24/2012 10:23 **Completed** 08/27/2012 15:35 08/16/2012 00:00
Comments

Review # 516566 **Act Type** CURRENT PL **#** 4 **Department** PDCUR **Status** Denied ☐ Waived
Scheduled **Started** 09/12/2012 12:34 **Completed** 09/12/2012 12:34 09/18/2012 00:00
Comments
Civil Improvement Plan review mylars have not been finaled (L Civil 46503). All previous building permit review comments remain outstanding.

Review # 516567 **Act Type** LAND DEV **#** 2 **Department** PWLAND **Status** Denied ☐ Waived
Scheduled **Started** 09/11/2012 09:00 **Completed** 09/11/2012 15:17 09/18/2012 08:55
Comments
46503 (Civils) needs to be reviewed and approved prior to approval of this application. 09/11/2012 bb

History

Review # 509088 **Act Type** ELECTRIC **#** 2 **Department** BSCP **Status** Approved ☐ Waived
Scheduled **Started** 08/07/2012 13:51 **Completed** 08/07/2012 15:21 08/01/2012 00:00
Comments

Review # 511790 **Act Type** CURRENT PL **#** 2 **Department** PDCUR **Status** Failed ☐ Waived
Scheduled **Started** 08/14/2012 07:39 **Completed** 08/14/2012 07:39 08/20/2012 00:00
Comments
1) Please add all Conditions of Approval for SDR-45538 to the Cover Sheets of all plan sets. 2) A Civil Improvement Plan is required prior to issuance of the Building Permit. 3) Please ensure the Civil Improvement Plan review includes a Landscape and Irrigation Plans for all vegetation proposed in the public right-of-way as indicated on Sheet L2.05 at the corner of Fort Apache and Sahara. Letter forwarded 8.14.12

Review # 511791 **Act Type** FIRE ENG **#** 2 **Department** FRFP **Status** Incomplete ☐ Waived
Scheduled **Started** **Completed** **Due**
Comments

Valuation Review

Calculated Valuation Actual Valuation

There are no valuation records

Activity Review Details

Detail CODE ANALYSIS I (PRJ) **Modified By** SHARRIS **Modified Date/Time** 07/10/2012 12:41
Comments
No Comments

CODE ANALYSIS

Grid Occu Type Code Yr	Occu Description	Const Type	SQ FT
M	MERCANTILE / STORE - TIVB		237518

Detail PLAN CHECK TRACKING (PRJ) **Modified By** APFEE_TRG_FEESCHED **Modified Date/Time** 07/10/2012 14:02
Comments
No Comments

PLAN CHECK TRK (PRJ)

Total Cost 2492.80 **Total Available** 8933.20 **Assess Fees**

Grid Review Type	Review ID	Review #	Status Date	Review Time	Result	Review Cost
ARCHITEC	511769	511769	09/04/2012	2.18	APPROVED	348.80
ARCHITEC	507025	507025	08/07/2012	6.00	DENIED	960.00
STRUCTUR	507030	507030	08/01/2012	2.00	APPROVED	320.00
SI DOCS	507032	507032	08/01/2012	0.40	DENIED	64.00
ELEC RST	511770	511770	08/27/2012	1.00	APPROVED	160.00
PLUMBING	507029	507029	07/30/2012	0.50	APPROVED	80.00
ELECTRIC	509088	509088	08/07/2012	1.50	APPROVED	240.00
SI DOCS	511768	511768	08/15/2012	1.00	APPROVED	160.00
ELECTRIC	507026	507026	07/19/2012	1.00	DENIED	160.00

Detail TRAFFIC IMPACT FEES (PLAN CK) **Modified By** RSCHRODER **Modified Date/Time** 07/11/2012 09:52
Comments
No Comments

Traffic Impact

This Tab is used to determine if Traffic Impact Fees or Reviews will generate on linked buiiidng applications
The below indicates when and how this tab is used based on worktype of the Plan Check application:

WorkType B-MDL:

You do not need to fiil out this tab, as the linked Finai Map determines if fees wiil be charged or not.

WorkType B-APT or B-COND:

'N' indciates impact fees wiii be charged on appartment and condo permits.

Y' indciates impact fees will NOT be charged on appartment and condo permits.

WorkType B-COMM:

'N' indciates a review will generate on any iinked commercial applicatlons.

'Y' indclates a review wiii NOT generate on any linked commercial applications.

* Entering an amount in the 'Pedestrian Bridge Contribution' field will generate a contribution fee on this application

Exempt from Impact Fees (Y/N) N **impact Area** 01 *** Pedestrian Bridge Contribution** 0.00

Comments

Detail LINKED PROJECTS **Modified By** BBUMGARNER **Modified Date/Time** 08/21/2012 13:08

Comments

No Comments

LINKED PROJECT

Grid Template Type	Project Number	APKEY	COMMENTS	Proj Type
PRJ	45538	409728	SITE DEVELOPMENT PLAN REVIEW	SDR
PRJ	46503	420855	CIVIL IMPROVEMENT PLANS	L-CIVIL

SUBMITTAL CHECKLIST

Plans Received

Y	Architectural	DESIGN PROF	Y	Plumbing DESIGN PROF	☒ Rolled
N	Mechanical		Y	Electrical DESIGN PROF	☐ Folded
Y	Structural		Y	Civil	

Fire Sprinklers Required? ☒ Special Inspection Required

Y Link Planning Application?

LVVWD

2.26 EASEMENTS

2.26.01 General Requirements

A. Easements, where identified and allowed by the Agency, are required whenever the water main, service lateral, meter, backflow assembly, or any associated appurtenances are not located in a public ROW. All easement locations shall be identified on the water plan, as well as any area(s) dedicated as public utility easements to be occupied by water facilities, to facilitate field verification.

B. Trees, shrubs, or decorative rocks, and any block wall or other fence material, shall be designed and constructed around the easement(s) to allow the Agency direct access to the vault(s), backflow assemblies, and piping appurtenances from the adjacent ROW.

C. The area within the easement shall be graded to provide drainage away from the vault and/or backflow assembly(ies) to prevent vault flooding and provide access for maintenance.

D. The area within the easement shall not contain any grades or materials such as large rocks (greater than two (2) inches) that would hinder or restrict maintenance of the facilities.

E. For the installation of meters and backflow assemblies, the final grade within the easement shall be at an elevation equal to back of sidewalk / ROW to allow safe ingress/egress to facilities. Where conditions prevent the above, upon Agency approval, retaining walls may be provided. However, a minimum distance of three (3) feet will be provided from the edge of the pad(s) or vault to any fence or wall.

F. All easement documents must be received by the Agency with owner signature prior to plan approval, and must comply with Clark County Recorder's Office most current requirements for easement document format.

G. The Agency may identify other specific requirements or limitations for easements.

46503 CIVIL
46057-C-12

September 4, 2012

Pugsley. Simpson. Coulter.

Linda Hartman-Maynard
Planner II
City of Las Vegas Building and Safety Department
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: Land Development Civil Plan Ref. #46503
9400 W. Sahara Avenue- Village Square Commercial Center (Wellington Commercial Center)
APN: 163-06-816-019

Dear Ms. Hartman-Maynard:

Thank you for taking the time to meet with us this morning. The following are our responses to your Review comments as attached:

1. Comment:
   For any proposed landscaping encroaching into city property please submit a technical landscape plan that indicates how the landscape buffer areas within the public right-of-way will be constructed. Any proposed new trees and shrubs along the street front shall conform to the C-1 Zone landscape standard requirements of the Unified Development Code (UDC 19.08). For each proposed shade tree four 5 gallon shrubs shall be installed.
   Response:
   As we discussed during our meeting this morning, the project does not include new landscape encroaching into city property.

2. Comment:
   For long term maintenance of the any vegetation within public property please submit an irrigation plan that indicates the use of a drip system. Please clearly indicate on the landscape plan the type, size, and quantity of the proposed vegetation.
   Response:
   As we discussed during our meeting this morning, the project does not include new landscape within the public property.

3. Comment:
   All required on-site landscaping shall conform to Condition of Approval No.5 of SDR-45538 and provide two 24-inch inch box shade trees (one tree per landscape "finger") and a minimum of four five-gallon shrubs per tree within planters at the ends of all parking rows modified by this request in conformance to Title 19.08.110.
   Response:
   All new site landscaping does conform to the SDR-45538 to show the two 24-inch box shade trees and a minimum of four five-gallon shrubs per tree. This was modified during the resubmittal of drawings on August 9, 2012, revision Delta No. 1.

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SEP 13 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

ARCHITECTS

2480 E. Tompkins Ave · Ste 222 · Las Vegas, NV 89121 · 702.435.1150 · pscarchitects.com

4. Comment:
   Please label all above ground utility shall comply with Title 19.08 Utility Screening Requirements. All above ground utilities greater than 27 cubic feet shall be setback a minimum of 3 feet from the back of sidewalk and shall include vegetation that upon maturity will adequately screen such equipment from public views.
   Response:
   The existing electrical panel has been relocated to the southeast within a landscape island where no sidewalks occur. The equipment has been immediately screened with Leucophyllum C 'Silver Cloud' (Silver Cloud Texas Ranger) with Lantana SP 'New Gold' (Golden Lantana) and Teucrium, Chamaedrys 'Prostratum' (Prostrate Germander) in the forerground. See Sheet L2.03 for the plantings around the electrical panel. No other equipment has been added to this project that would require screening.

5. Comment:
   Please add a landscape plan that clearly indicates the proposed planting plan for any utility screening.
   Response:
   As we discussed during our meeting this morning, the project does not include new utilities. The existing/relocated equipment has been screened, refer to Comment #4 response above.

6. Comment:
   Please label the trash enclosure as "Trash Enclosure per Architectural Plans".
   Response:
   This has already been indicated as Note #8 on civil Sheet G-2.

7. Comment:
   Please include wheel stops for all parking spaces consistent with Title 19.10, at all stalls facing sidewalks less than 7 feet wide and/or landscape planters.
   Response:
   Wheel stops have been added north of Building 01 where the sidewalk is less than 7 feet. All other locations have sidewalks that are wider than 7'-0".

8. Comment:
   A Second Bond Review is required prior to mylar review.
   Response:
   As discussed during our meeting this morning, today's meeting is to be considered our "second bond review." Therefore, an additional meeting is not required.

9. As part of our meeting this morning, we discussed the fire department's requirement to widen the ingress/entry lane from Sahara Avenue to 24 feet. This conflicts with the landscape requirements since the islands need to be reduced to accommodate the fire department's request. Therefore, we have added two additional landscape islands to the south of Building 07 in order to offset the amount lost at the ingress/entry drive. Please refer to sheet L2.03 showing the plantings at the new ingress/entry lane and sheets L2.01 & 2.02 for the additional plantings added south of Building 07. These plans are being submitted for your approval prior to our Mylar Express Meeting scheduled for Tuesday, September 11th.

I thank you for your comments, and if you have any further questions or concerns, please feel free to contact me at 702-435-1150.

Sincerely,

Rob Filary, AIA
Project Architect
Pugsley.Simpson.Coulter. Architects
2480 E. Tompkins Avenue, Suite 222
Las Vegas, Nevada 89121

Email Maynard

MEMORANDUM

To:	**Land Development**
From:	**Linda Hartman-Maynard**
Phone:	**(702) 229-6899 Fax: (702) 382-1240**
CC:	**Land Development Civil Plan Ref. # 46503**
Date:	**8/27/2012 1st Review**
Re:	**9400 W Sahara Ave – Village Square Commercial Center**
	(Wellington Commercial Center
	APN: 163-06-816-019

STATUS:
Cond. Appr.

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. For any proposed landscaping encroaching into city property please submit a technical landscape plan that indicates how the landscape buffer areas within the public right-of-way will be constructed. Any proposed new trees and shrubs along the street front shall conform to the C-1 Zone landscape standard requirements of the Unified Development Code (UDC 19.08). For each proposed shade tree four 5 gallon shrubs shall be installed.
2. For long term maintenance of the any vegation within public property please submit an irrigation plan that indicates the use of a drip system. Please clearly indicate on the landscape plan the type, size, and quantity of the proposed vegetaion.
3. All required on-site landscaping shall conform to Condition of Approval No.5 of SDR-45538 and provide two 24-inch box shade trees (one tree per landscape "finger") and a minimum of four five-gallon shrubs per tree within planters at the ends of all parking rows modified by this request in conformance to Title 19.08.110.
4. Please label all above ground utility shall comply with Title 19.08 Utility Screening Requirements. All above ground utilities greater than 27 cubic feet shall be setback a minimum of 3 feet from the back of sidewalk and shall include vegetation that upon maturity will adequately screen such equipment from public views.
5. Please add a landscape plan that clearly indicates the proposed planting plan for any utility screening.
6. Please label the trash enclosure as: "Trash Enclosure per Architectural Plans".
7. Please include wheel stops for all parking spaces consistent with Title 19.10, at all stalls facing sidewalks less than 7 feet wide and/or landscape planters.
8. A Second Bond Review is required prior to mylar review.

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

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

VOICE 702.229.6301
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TTY 702.386.9108
www.lasvegasnevada.gov

July 17, 2012

Mr. Scott Chernoff
9440 West Sahara Holdings, LLC
2361 Rosecrans Avenue, Suite #375
El Segundo, California 90245

RE: SDR-45538 - MINOR SITE DEVELOPMENT PLAN REVIEW ADMINISTRATIVE CYCLE - JULY 2012

Dear Mr. Chernoff:

Your request for a Minor Site Development Plan Review FOR SITE MODIFICATIONS AND BUILDING EXTERIOR, PARKING LOT AND LANDSCAPING IMPROVEMENTS TO AN EXISTING SHOPPING CENTER on 19.62 acres at 9326, 9330, 9340, 9350, 9400, 9410, 9420 and 9440 West Sahara Avenue (APNs 163-06-816-019, 027, 031, 034, 036 and 037), C-1 (Limited Commercial) Zone, Ward 2 (Beers), 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 06/25/12, except as amended by conditions herein.

3. 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.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following change from the conceptual landscape plan:

Provide two 24-inch box shade trees (one tree per landscape "finger") and a minimum of four five-gallon shrubs per tree within planters at the ends of all parking rows modified by this request in conformance to Title 19.08.110.

6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

7. All landscaping and private improvements 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.

8. A Drainage Study update or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.

9. Site development to comply with all previously approved conditions of approval for Z-0139-88 and all other applicable site-related actions.

This action by the Department of Planning staff on July 17, 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. Colby Durvin
Sentinel Development
27741 Crown Valley Parkway, Suite #200
Mission Viejo, California 92691

Mr. Rob Filary
Pugsley Simpson Coulter Architects
2480 East Tompkins Avenue, Suite #222
Las Vegas, Nevada 89121

City of Las Vegas

AGENDA MEMO - PLANNING

ADMINISTRATIVE REVIEW DATE: JULY 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SENTINEL DEVELOPMENT - OWNER: 9440 WEST SAHARA HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-45538	Staff APPROVES, subject to conditions:	

** CONDITIONS **

SDR-45538 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 06/25/12, except as amended by conditions herein.

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4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following change from the conceptual landscape plan:

Provide two 24-inch box shade trees (one tree per landscape "finger") and a minimum of four five-gallon shrubs per tree within planters at the ends of all parking rows modified by this request in conformance to Title 19.08.110.

6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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7. All landscaping and private improvements 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.

8. A Drainage Study update or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.

9. Site development to comply with all previously approved conditions of approval for Z-0139-88 and all other applicable site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to change the design of the interior parking area within an existing Shopping Center, replace existing parking lot landscaping, add pedestrian amenities such as seating areas and canopies and make minor changes to the exterior of two of the existing buildings. The shopping center is located at the northwest corner of Sahara Avenue and Fort Apache Road. Parking will be reduced on the site to accommodate the changes, but overall will remain in compliance with Title 19 requirements for this use. No waivers or exceptions are needed, and the improvements will enhance the aesthetics and walkability of the shopping center area; therefore, staff is approving this request with conditions.

ISSUES

- The landscape plan must be revised to show at least two 24-inch box shade trees (one tree per landscape "finger") within planters at the ends of parking rows in conformance with Title 19 requirements. A condition of approval will require the changes to be made at the time building plans are submitted for review.
- Changes to the elevations of some of the buildings will not result in an increase in gross floor area.
- Parking on the overall shopping center site will be reduced but will remain at a level that exceeds the number of required spaces, based on the Shopping Center use referenced in Title 19.12.
- New signs are proposed to replace the existing freestanding signs at the entrances to the shopping center; however, they are the same size or smaller than the existing ones and comply with Title 19 sign requirements.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/15/89	The City Council approved a Rezoning (Z-0139-88) to C-1 for the subject site as part of a larger request for approval of the Peccole Master Development Plan. The Planning Commission and staff recommended approval.
05/29/94	A Final Map (FM-0149-96) of a one-lot commercial subdivision (Wellington Commercial Center) generally located at the northwest corner of Sahara Avenue and Fort Apache Road was recorded in the Office of the County Recorder.

01/14/98	An amended Final Map of a commercial subdivision (Wellington Commercial Center) generally located at the northwest corner of Sahara Avenue and Fort Apache Road was recorded in the Office of the County Recorder.

Most Recent Change of Ownership	
01/23/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/19/97	A building permit (#97012484) was issued for a building at 9400 West Sahara Avenue. A final inspection was approved on 02/12/99 under Permit #98022931.
09/04/97	A building permit (#97018392) was issued for a shell building at 9350 West Sahara Avenue. A final inspection and certificate of completion were approved 06/15/98.
09/04/97	A building permit (#97018390) was issued for a shell building at 9410 West Sahara Avenue. A final inspection and certificate of completion were approved 06/15/98.
08/11/98	A building permit (#98016374) was issued for a shell building at 9340 West Sahara Avenue. A final inspection and certificate of completion were approved 03/04/99.
08/11/98	A building permit (#98016373) was issued for a shell building at 9420 West Sahara Avenue. A final inspection and certificate of completion were approved 03/04/99.
05/17/01	A building permit (#01008786) was issued for a shell building at 9326 West Sahara Avenue. A final inspection and certificate of completion were approved 09/10/01.
04/04/03	A building permit (#03006728) was issued for a shell building at 9330 West Sahara Avenue. A final inspection and certificate of completion were approved 08/23/04.
11/05/04	A building permit (#004021071) was issued for a shell building at 9440 West Sahara Avenue. A final inspection and certificate of completion were approved 08/07/06.

Pre-Application Meeting	
05/17/12	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review application. No variance for parking will be necessary, as the use is now classified as a shopping center and the abundance of overall parking will satisfy requirements even after the proposed improvements are made. No Master Sign Plan will be required for the site. The applicant explained that three freestanding pylon signs will be replaced with more modern-looking signs that are the same size or smaller than the existing ones and are in conformance with Title 19 sign requirements. A copy of the Peccole Ranch approval letter for the site improvements should accompany the submittal.

Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Field Check	
05/31/12	A field check was conducted at the subject site. The site contains an existing shopping center in good condition. Several existing diamond planters within the parking area were observed with cracked curbing.

Details of Application Request	
Site Area	
Net Acres	19.62

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi-Family Residential (Apartments)	M (Medium Density Residential)	R-PD21(Residential Planned Development – 21 Units per Acre)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Multi-Family Residential (Apartments)	M (Medium Density Residential)	R-3 (Medium Density Residential)
	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	*Yes*	*No*	*Compliance*
Master Plan Area			
Peccole Ranch	X		Y
Special Purpose and Overlay Districts	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	108 Trees	93 Trees	N
Wall Height	6 to 8 Feet Adjacent to Residential		Existing Wall--Not Indicated	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	150	Y
Fort Apache Road	Primary Arterial	Master Plan of Streets and Highways	100	Y

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

Use	***Gross Floor Area or Number of Units***	***Parking Required***			
		Parking Ratio	*Parking*		
			TOTAL	***Regular***	***Handi-capped***
Shopping Center	426,767 SF	1 space per 250 SF GFA	1,708	1,680	28

SS

	Parking Provided		*Compliance*
Existing spaces	2,112		
Proposed reduction	116		
TOTAL SPACES PROVIDED	**1,996**		Y
Regular and Handicap Spaces	1,909	87	Y
Parking Surplus	288		N/A

ANALYSIS

The existing shopping center is located within the Peccole Ranch Master Plan area. The Peccole Ranch Design Review Committee approved the building, signage, parking lot and landscape design changes through letters dated 06/11/12, subject to its own private conditions and City approval of a Site Development Plan Review.

The one-half mile area surrounding the intersection of Sahara Avenue and Fort Apache Road constitutes the Sahara West Walkable Community Plan, which was adopted to recommend improvements that will allow residents to easily walk to community amenities such as parks, schools, bus stops and shopping centers, and to conduct daily activities. The subject shopping center is at the hub of the Sahara West Walkable plan area and provides a variety of retail stores and services to meet needs of area pedestrians. The plaza seating areas and enhanced lighting and landscaping within the subject proposal area will provide a more pedestrian-friendly environment aligned with the Plan's recommendations. The entrances to the site are not proposed to be changed, as the revisions are limited to the site's interior. Conformance to the Unified Development Code will ensure conformance to the Sahara West Walkable Community Plan.

The following changes are proposed as part of the site redesign:

- Parking spaces in the northern half of the existing parking lot are proposed to be shifted from a north-south orientation to an east-west orientation to reduce cut-across traffic. Angled spaces are proposed in the southeast quadrant near Buildings 01 and 02. The new design will increase pedestrian safety.
- A total of 116 spaces are proposed to be removed in order to accommodate the new parking design and landscaping improvements. With the reduction in parking, a surplus of 288 parking spaces will still remain on the site to accommodate future expansion. Existing handicap spaces will be restriped to comply with Title 19 requirements. Existing loading spaces will not be affected by this proposal.
- Existing light poles will be relocated to allow for more efficient light coverage. New lamps would be installed.

- Parking lot landscape islands and trees are proposed to be replaced primarily by 24-inch box Desert Museum Palo Verde trees, which are suitably drought-tolerant and provide adequate shade when mature. Landscape diamonds will increase in size from 25 square feet to 49 square feet to accommodate a larger tree root system, enabling trees to develop larger shade canopies. These specifications meet Title 19 requirements.
- A new landscaped seatwall area is proposed near the entrance to Building 03, providing a pedestrian amenity and increasing the aesthetic appeal of the building. In addition, the sidewalk next to Buildings 03 and 04 will be rebuilt.
- Additional landscaping is proposed in and adjacent to pedestrian areas. Covered outdoor seating areas are proposed in the pedestrian areas adjacent to Buildings 04, 07 and 08.
- All buildings are proposed to be repainted in earth tones to provide a common theme.
- Buildings 01 and 03 are proposed to contain popout features in a compatible design. The changes are minor and would not alter the basic character of the elevations. The floor area of the buildings would not increase as a result of these design changes.
- All retail storefronts are proposed to contain new awnings that will be compatible in color and architectural style with the proposed changes to the existing buildings.
- Entry pylons signs are proposed to be replaced with signs containing a more modern design and feature animated LED boards. These signs are the same size or smaller than the existing signs and comply with Title 19.08 requirements.

Unlike many shopping center developments, there was not an overall Site Development Plan Review approved for this site. Instead, a condition of approval of Z-0139-88 required approval of plans and elevations for each parcel prior to development. This review will thus amend portions of numerous previous site approvals. Not all areas of the subject shopping center are proposed to be redesigned, and portions of the site will remain as previously approved. No waivers or exceptions to Title 19 are requested. However, some of the trees required in the newly designed landscape islands at the ends of parking rows have not been provided. A condition of approval will require 15 additional trees to be provided in those planters in conformance with Title 19.08.110.

As the site would be in substantial conformance with Title 19 requirements with implementation of conditions of approval, will provide a unified design concept and a safer, more pedestrian-friendly development, staff is approving this Site Development Plan Review request.

FINDINGS (SDR-45538)

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 proposed improvements are minor, within the scope of Title 19 and compatible with the remainder of the shopping center and the adjacent residential properties.

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;**

   With implementation of conditions of approval, the proposed improvements are in conformance with Title 19 and the Sahara West Walkable Community Plan.

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

   The existing site access will not be affected by the proposed improvements. Changes to the orientation of parking spaces will positively affect onsite circulation and pedestrian safety, but will have no impact on neighborhood roadways or traffic.

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

   The proposed building materials are suitable for this area of the city. Landscape materials are drought tolerant and appropriately selected for the locations where they are proposed.

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 improvements to the building elevations will not substantially alter their existing character; colors and architectural styles will reflect a cohesive theme throughout that will be compatible with the surrounding commercial development.

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

   The proposed improvements to the existing development would be subject to permits and inspection, thereby protecting the public health, safety and welfare.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SS

Peccole Ranch Community Assoc
9501 Red Hills Rd.
Las Vegas, NV 89117

PECCOLE RANCH

June 11, 2012

Phone: 702-255-3351
Fax: 702-243-5819
Website: www.PeccoleRanch.net

DRC APPROVAL

9440 West Sahara Holdings, LLC
c/o Commerce TNP
302 E. Carson Ave #350
Las Vegas, NV 89101

RE: 9300 West Sahara
Account#: 16046

Dear Homeowner,

Your request for an architectural change has been approved. Please follow the approved plan or submit an additional request form if you cannot follow the approved plan. Specifically, you have approval to proceed with:

Signage for Village Square Shopping Center per the plans submitted based on the following condition:

Signage is approved contingent to compliance with and approval by the City of Las Vegas and the following:

- **The Board of Directors would like an affirmative statement that the developer believes the signage to be sufficient to meet the needs of the tenants and the developer and will not submit for additional signage within the next two years.**
- **The Board of Directors would like to assure that the stand alone signs along the perimeter meet the standards being established within the heart of the Village Square project in order to facilitate that as a new signage standard, the Developer will work with the DRC, the Board and Management within the next 3 months to identify a consistent standard that can be utilized throughout the commercial property.**
- **The Board of Directors would like an affirmative statement that the Developer will work with the DRC, the Board and Management within the next 2 years to identify a consistent design standard that can be recorded and utilized throughout the commercial property.**
- **The Board of Directors would like an affirmative statement that the lights on the LED signage will be dimmed by 11 p.m. until a mutually agreed upon hour.**
- **The Board of Directors would like the assurance of the developer, that the LED lights will not be used solely for one entity, but that the developer has a reasonable and equitable means of offering screen time to the tenants of Village Square.**
- **The Board advises the developer that while the "Village Square" management team has the responsibility for the maintenance of the perimeter landscape for Village Square, the water for that area is paid by the Master Association. The Master Association requires notification of any work which may interrupt or damage the irrigation lines and lead to the waste of water in that area. Should the Master be notified of water waste the Village Square developer will be notified immediately.**
- **The City of Las Vegas has designated the Village Square location to be a part of the "Walkable Las Vegas" design plan, which emphasizes the ability to walk within shaded areas. The proposal requests the removal of trees near the signage. The Board would like the developer to address the replacement of trees within the project to offset the trees removed for signage purposes. The Board of Directors has a "tree out - tree in" policy in place and requests that for each tree removed one be replaced.**

You must follow all local building codes and PRCA setback requirements when making this change. Our approval is based on the aesthetics of your proposed change, this approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging. As provided in the CC&R's neither the DRC, Peccole

SDR-45538
REVISED

RECEIVED
JUN 13 2012
City of Las Vegas
Department of Planning

Peccole Ranch Community Assoc
9501 Red Hills Rd.
Las Vegas, NV 89117

PECCOLE RANCH

June 11, 2012

Phone: 702-255-3351
Fax: 702-243-5819
Website: www.PeccoleRanch.net

DRC APPROVAL

9440 West Sahara Holdings, LLC
c/o Commerce TNP
302 E. Carson Ave #350
Las Vegas, NV 89101

RE: 9300 West Sahara
Account#: 16046

Dear Homeowner,

Your request for an architectural change has been approved. Please follow the approved plan or submit an additional request form if you cannot follow the approved plan. Specifically, you have approval to proceed with:

Building Design Element Changes per the plans submitted based on the following condition:

No conditions on approval; design approved as submitted.

You must follow all local building codes and PRCA setback requirements when making this change. Our approval is based on the aesthetics of your proposed change, this approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging. As provided in the CC&R's neither the DRC, Peccole Ranch Community Association, the Board of Directors or the Association or any member thereof, nor the Declarant or Developer shall be liable to any member, owner, occupant, or other person or entity for any damage, loss or prejudice suffered or claimed on account of the approval or disapproval of any plans, drawings or specifications or the construction or performance of any work, whether or not defective or whether or not pursuant to the approved plans, drawings or specifications.

We appreciate your cooperation in submitting this request for approval. Please contact the association office for a final inspection when project has been completed.

On Behalf of the Design Review Committee,

Angel Miller

Angel Miller, CM
Assistant General Manager
Peccole Ranch Community Association

SDR-45538
REVISED

RECEIVED
JUN 13 2012
City of Las Vegas
Department of Planning

Peccole Ranch Community Assoc
9501 Red Hills Rd.
Las Vegas, NV 89117

PECCOLE RANCH

June 11, 2012

Phone: 702-255-3351
Fax: 702-243-5819
Website: www.PeccoleRanch.net

DRC APPROVAL

9440 West Sahara Holdings, LLC
c/o Commerce TNP
302 E. Carson Ave #350
Las Vegas, NV 89101

RE: 9300 West Sahara
Account#: 16046

Dear Homeowner,

Your request for an architectural change has been approved. Please follow the approved plan or submit an additional request form if you cannot follow the approved plan. Specifically, you have approval to proceed with:

New Parking Design @ Village Square Shopping Center per the plans submitted based on the following condition:

The proposed Parking Design is approved contingent to compliance with and approval by the City of Las Vegas.

You must follow all local building codes and PRCA setback requirements when making this change. Our approval is based on the aesthetics of your proposed change, this approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging. As provided in the CC&R's neither the DRC, Peccole Ranch Community Association, the Board of Directors or the Association or any member thereof, nor the Declarant or Developer shall be liable to any member, owner, occupant, or other person or entity for any damage, loss or prejudice suffered or claimed on account of the approval or disapproval of any plans, drawings or specifications or the construction or performance of any work, whether or not defective or whether or not pursuant to the approved plans, drawings or specifications.

We appreciate your cooperation in submitting this request for approval. Please contact the association office for a final inspection when project has been completed.

On Behalf of the Design Review Committee,

Angel Miller, CM
Assistant General Manager
Peccole Ranch Community Association

RECEIVED
JUN 13 2012
City of Las Vegas
Department of Planning

SDR-45538
REVISED

Peccole Ranch Community Assoc
9501 Red Hills Rd.
Las Vegas, NV 89117

June 11, 2012

Phone: 702-255-3351
Fax: 702-243-5819
Website: www.PeccoleRanch.net

DRC APPROVAL

9440 West Sahara Holdings, LLC
c/o Commerce TNP
302 E. Carson Ave #350
Las Vegas, NV 89101

RE: 9300 West Sahara
Account#: 16046

Dear Homeowner,

Your request for an architectural change has been approved. Please follow the approved plan or submit an additional request form if you cannot follow the approved plan. Specifically, you have approval to proceed with:

Landscape Revisions & additions @ Village Square Shopping Center per the plans submitted based on the following condition:

The DRC requires plants to be minimum of 5 gallon size The Firecracker Penstemon are located on the North side of Bldg 3 (9440) - The DRC has granted a variance from the minimum 5 gallon size based on the following: According to the USDA, the Enstemeon Eatonii, or Firecracker Penstemon rate of growth is rapid, to insure the best suitable and acclamation to the area where the plant is designated, the developer has agreed to replace any unhealthy plants within 30 days of being notified, provided the association will allow 90 days of growing time after installation.

You must follow all local building codes and PRCA setback requirements when making this change. Our approval is based on the aesthetics of your proposed change, this approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging. As provided in the CC&R's neither the DRC, Peccole Ranch Community Association, the Board of Directors or the Association or any member thereof, nor the Declarant or Developer shall be liable to any member, owner, occupant, or other person or entity for any damage, loss or prejudice suffered or claimed on account of the approval or disapproval of any plans, drawings or specifications or the construction or performance of any work, whether or not defective or whether or not pursuant to the approved plans, drawings or specifications.

We appreciate your cooperation in submitting this request for approval. Please contact the association office for a final inspection when project has been completed.

On Behalf of the Design Review Committee,

Angel Miller

Angel Miller, CM
Assistant General Manager
Peccole Ranch Community Association

RECEIVED
JUN 13 2012
City of Las Vegas
Department of Planning

SDR-45538
REVISED

Peccole Ranch Community Assoc
9501 Red Hills Rd.
Las Vegas, NV 89117

PECCOLE RANCH

June 11, 2012

Phone: 702-255-3351
Fax: 702-243-5819
Website: www.PeccoleRanch.net

DRC APPROVAL

Ranch Community Association, the Board of Directors or the Association or any member thereof, nor the Declarant or Developer shall be liable to any member, owner, occupant, or other person or entity for any damage, loss or prejudice suffered or claimed on account of the approval or disapproval of any plans, drawings or specifications or the construction or performance of any work, whether or not defective or whether or not pursuant to the approved plans, drawings or specifications.

We appreciate your cooperation in submitting this request for approval. Please contact the association office for a final inspection when project has been completed.

On Behalf of the Design Review Committee,

Angel Miller, CM
Assistant General Manager
Peccole Ranch Community Association

SDR-45538
REVISED

RECEIVED
JUN 13 2012
City of Las Vegas
Department of Planning

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING	**SDR-45538**

HAND DELIVERED

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

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2ND FLOOR
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*STREETS & SANITATION **(DPW)**	JERRY WALKER	DSC
*PARKS & OPEN SPACES **(DPW)**	JOHN BLACK	DSC
*SID **(DPW)**	PATRICK MURPHY	DSC - 9th 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, 4th 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-45538 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SENTINEL DEVELOPMENT - OWNER: 9440 WEST SAHARA HOLDINGS, LLC - *For possible action on a request for a Major Amendment of an approved Site Development Plan Review (Z-0139-88) FOR SITE MODIFICATIONS AND BUILDING EXTERIOR, PARKING LOT AND LANDSCAPING IMPROVEMENTS TO AN EXISTING SHOPPING CENTER WITH A WAIVER TO ALLOW A REDUCED NUMBER OF PARKING LOT LANDSCAPE ISLANDS on 19.62 acres at 9326, 9330, 9340, 9350, 9400, 9410, 9420 and 9440 West Sahara Avenue (APNs 163-06-816-019, 027, 031, 034, 036 and 037), C-1 (Limited Commercial) Zone, Ward 2 (Beers).*

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:

A/P # 45538 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	05/24/2012 13:41	982998	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work		# Plans	0
Dept of Commerce		# Plans	0
Priority	☒ Auto Reviews	Bill Group	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SDR-45538 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SENTINEL DEVELOPMENT - OWNER: 9440 WEST SAHARA HOLDINGS, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (Z-0139-88) FOR SITE MODIFICATIONS AND BUILDING EXTERIOR, PARKING LOT AND LANDSCAPING IMPROVEMENTS TO AN EXISTING SHDPPING CENTER WITH A WAIVER TO ALLDW A REDUCED NUMBER OF PARKING LOT LANDSCAPE ISLANDS on 19.62 acres at 9326, 9330, 9340, 9350, 9400, 9410, 9420 and 9440 West Sahara Avenue (APNs 163-06-816-019, 027, 031, 034, 036 and 037), Ward 2 (Beers).

Parent A/P #
Project # 45538 **Project/Phase Name** VILLAGE SQUARE IMPROVEMENTS **Phase #**
Size/Area 19.62 ACRE **Size Description** **Subdivision Code**
Proposed Start **Proposed Stop** **% Completed** 0.00
% Complete Formula

Property/Site Information

Parcel 16306816019

Location

Owner/Tenant

Contact ID AC1992636 **Name** 9440 WEST SAHARA HOLDINGS L L C
Mailing Address 2361 ROSCRANS AVE #375 **Organization** % WESTPORT CAPITAL PARTNERS LL
City EL SEGUNDO **State/Province** CA
ZIP/PC 90245-7909 **Country** ☐ Foreign
Day Phone (310)294-1236 x **Evening Phone**
Fax (310)643-7379 **Mobile #**

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

9330 W SAHARA AVE
LAS VEGAS, 89117-

9330 W SAHARA AVE 110
LAS VEGAS, 89117-

9330 W SAHARA AVE 120
LAS VEGAS, 89117-

9330 W SAHARA AVE 130
LAS VEGAS, 89117-

Address	Parcel Link	A/P Link

9330 W SAHARA AVE 140
LAS VEGAS, 89117-

9330 W SAHARA AVE 150
LAS VEGAS, 89117-

9330 W SAHARA AVE 250
LAS VEGAS, 89117-

9330 W SAHARA AVE 170
LAS VEGAS, 89117-

9330 W SAHARA AVE 180
LAS VEGAS, 89117-

9330 W SAHARA AVE 210
LAS VEGAS, 89117-

9330 W SAHARA AVE 270
LAS VEGAS, 89117-

9330 W SAHARA AVE 230
LAS VEGAS, 89117-

9330 W SAHARA AVE 160
LAS VEGAS, 89117-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16306816019
16306816027
16306816031
16306816034
16306816036
16306816037

Applicants/Contacts

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC1992636 ☐ **Foreign**
Effective **Expire**
Name 9440 WEST SAHARA HOLDINGS L L C
Day Phone (310)294-1236 x **Eve Phone** **Organization** % WESTPORT CAPITAL PARTNERS LL
Pager **PIN #** **Position** % S CHERNOFF
Fax (310)643-7379 **Mobile** **Profession**
E-Mail
Address 2361 ROSCRANS AVE #375
EL SEGUNDO, CA 90245-7909
Seasonal Addr

Valid From **To**
Comments Scott Chernoff

CONTACT ADDITIONAL

WORKCARD: **Work Card #** 0
Expiratation 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** OTHER **Other** REP **Contact ID** AC1695065 ☐ **Foreign**
Effective **Expire**
Name PUGSLEY SIMPSON COULTER ARCHITECT
Day Phone (702)435-1150 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)435-7699 **Mobile** **Profession**
E-Mail
Address 2480 E TOMPKINS AVE
SUITE 222
LAS VEGAS, NV 89101
Seasonal Addr

Valid From **To**
Comments Rob Filary

CONTACT ADDITIONAL

WORKCARD: **Work Card #** 0
Expiratation Date

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

There are no items in this list

Primary Y **Capacity** APPL **Contact ID** AC2027097 ☐ **Foreign**
Effective **Expire**
Name SENTINEL DEVELOPMENT
Day Phone (949)582-1948 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (949)582-1339 **Mobile** **Profession**
E-Mail
Address 27771 CROWN VALLEY PARKWAY
#200
MISSION VIEJO, CA 92691
Seasonal Addr

Valid From **To**
Comments Colby Durnin

CONTACT ADDITIONAL

WORKCARD: **Work Card #** 0
Expiratation Date

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

There are no items in this list

Contractors

No Contractors

SITE PLAN REVIEW

N **DINA Required?** N **Project of Regional Significance?**

N **Parent Project link required?**

Y **Will this go to the City Council?**

Entitlement Exercised?

Sustainable Component?

Hearing Type

Public, Non-Public, Admin? PUBLIC

Is there a condition of approval for a Required Review?

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
07/10/2012	PC	SCHEDULED		0	0	0
JMARSHALL	05/24/2012					

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
MISC	MISCELLANEOUS	982110	05/29/2012 08:57		0.00
Verified with J. Marshall that original app/SOFI with different signature arriving 05/29/12.					
PAYMNT	CO NAME WHO PICKED UP CONTACT#	984728	05/24/2012 13:46		0.00
GARRETT SULLIVAN; PUGSLEY SIMPSON COULTER; CK#8633; 702.435.1150					
Z-SUBC	REASON ALL ITEMS NOT SUBMITTED	982998	05/24/2012 13:39	05/24/2012 13:39	0.00
Application and SOFI not originals. Could not verify Scott Chernoff as signee. Doug Rankin ok'd submittal.					

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review ~~& Variance~~

Project Address (Location) 9326, 9330, 9340, 9350, 9400, 9410, 9420, 9440 W Sahara Avenue

Project Name Village Square Shopping Center Improvements **Proposed Use** No Change

Assessor's Parcel #(s) 163-06-816-019, 027, 031, 036, 037, 03[illegible] **Ward #** 2

General Plan: existing SC proposed SC **Zoning:** existing C-1 proposed C-1

Commercial Square Footage No Change **Floor Area Ratio** No Change

Gross Acres 19.62 Acres **Lots/Units** No Cha[illegible] **Density** No Change

Additional Information Exterior paint upgrade of existing building facades and re-configuration of existing parking lot including landscape upgrade.

PROPERTY OWNER 9440 West Sahara Holdings, LLC **Contact** Greg Geiger

Address 2361 Rosecrans Av. suite 375 **Phone** (310) 294-1232 **Fax:**

City El Segundo **State** CA **Zip** 90245

E-mail Address GGeiger@WestportCP.com

APPLICANT Sentinel Development **Contact** Colby Durnin

Address 27741 Crown Valley Pkwy suite 200 **Phone** (949) 582-1948 **Fax:**

City Mission Viejo **State** CA **Zip** 92691

E-mail Address cdurnin@sentineldev.com

REPRESENTATIVE Pugsley.Simspon.Coulter. Architects **Contact** Rob Filary

Address 2480 E. Tompkins Avenue Suite 222 **Phone:** (702) 435-1150 **Fax:** (702) 435-7699

City Las Vegas **State** Nevada **Zip** 89121

E-mail Address Rfilary@pscarchitects.com

Property Owner Signature* W. Greg Geiger

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

Print Name W. Greg Geiger Authorized Signatory, 9440 West Sahara Holdings, LLC

Subscribed and sworn before me

This 29th day of May, 2012.

Helen E. Valade

Notary Public in and for said County and State

HELEN E. VALADE
Notary Public State of Nevada
No. 99-55726-1
My appt. exp. June 14, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

f:\depot\Application Packet\Application Form.pdf

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-45538** APN: 163-06-816-019, 027, 031, 036, 037, 034

Name of Property Owner: 9440 West Sahara Holdings, LLC

Name of Applicant: Sentinel Development

Name of Representative: Rob Filary, AIA of Pugsley.Simpson.Coulter. Architects

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: Wm Greg Geiger

Print Name: W. Greg Geiger
Authorized Signatory
9440 West Sahara Holdings, LLC

Subscribed and sworn before me

This 29th day of May, 2012

Helen E. Valade

Notary Public in and for said County and State

HELEN E. VALADE
Notary Public State of Nevada
No. 99-55726-1
My appt. exp. June 14, 2015

May 23, 2012

Pugsley. Simpson. Coulter.

Department of Planning
Attn: Steve Swanton, Senior Planner
333 North Rancho Drive
Las Vegas, Nevada 89101

RE: Justification Letter for Site Development Plan Review of:
Village Square Shopping Center located at the northwest corner of West Sahara Avenue and South Fort Apache, APN: 163-06-816-019 , 163-06-816-027, 163-06-816-031 163-06-816-036 , 163-06-816-037, 163-06-816-034; 9326, 9330, 9340, 9400, 9410, 9420, and 9440 W. Sahara Avenue.

Dear Mr. Swanton:

The owner, 9440 West Sahara Holdings LLC is seeking to modernize their property at the existing Village Square Shopping Center (also known as the Wellington Commercial Center) by providing aesthetic improvements to their existing Retail/Office complex and adjacent parking lot. The intent of the improvements are to attract a variety of businesses to the area as well as provide a safer environment and amenity for the community. The project improvements include:

- **Parking Lot & Site Improvement Description**
  1. The existing parking striping, lighting, and landscape islands/diamonds are to be removed to provide for a safer parking layout per the attached Site Plan on Sheet AS1.01. The existing north portion of the parking lot striping runs east-west and promotes an unsafe condition for vehicular traffic to cut across parking spaces, see sheet AS01.01 for existing conditions. The new layout has been rotated with a north-south orientation to create a safer traffic and pedestrian flow.
  2. Existing parking lot light poles will be relocated and new lighting/lamping will be added to further provide a safer environment, see Sheet ES1.01.
  3. New landscape diamonds and islands/fingers will be provided to exceed the amount of existing planting areas within the parking lot, see Sheet L1.00.
  4. Speed humps or rumble strips will be provided at the main drive aisles throughout the owner's property. Specific locations are yet to be determined.
  5. Portions of the existing sidewalk will be widened for better pedestrian flow along Building "03" (9440 W. Sahara Avenue) and Building "04" (9420 W. Sahara Avenue), see Sheet AS1.01.
  6. A new Plaza area will be added at Building "03" (9440 W. Sahara Avenue) for outdoor seating areas and a wider entry sequence for the Retail and Office use, see Sheet AS1.01
  7. New landscape planters will be used along the pedestrian pathways to supplement the existing planter areas to remain, see Sheet L1.00.

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SDR-45538

ARCHITECTS

2480 E. Tompkins Ave · Ste 222 · Las Vegas, NV 89121 · 702.435.1150 · pscarchitects.com

- **Existing Building Façade Improvement Description**
  1. The existing building stucco facades will be repainted with a neutral, desert appropriate color palette per the attached elevations three-dimensional renderings.

  2. The main entrances to the existing Office Lobby will be modified by applying a "pop out" element to articulate/identify the office areas at Building "01" (9330 W. Sahara Avenue) and Building "03" (9440 W. Sahara Avenue) . These elements will not create additional square feet for the buildings.

  3. New decorative shade canopies will be added at the Retail storefront openings per the attached elevations and three-dimensional renderings.

  4. Additional covered areas will be added at existing plaza areas at Building "04" (9410 W. Sahara Avenue), Building "07" (9350 W. Sahara Avenue), and Building "08" (9340 W. Sahara Avenue). These areas will provide shade for the existing outdoor seating areas for the customers.

Existing Building Footprints:
None of the existing building uses and footprints will be modified or have an increase of square footage. Accordingly, none of the finished floor elevations will be modified. Since the existing building layouts and uses are not being modified, Floor Plans are not applicable for our scope of work. However, we have provided Floor Plans for the buildings where we have applied "pop-outs" at the Office entries (Building "01" 9330 W. Sahara Avenue and Building "03" 9440 W. Sahara Avenue). Similarly, we have included exterior Floor Plans where we will be adding a canopy/covering over existing plazas (Building "04" 9410 W. Sahara Avenue; Building "07" 9350 W. Sahara Avenue; and Building "08" 9340 W. Sahara Avenue). .

Hours of Operation:
The hours of operation for this facility are as follows: Office space use will be predominately from 8am to 5pm; Retail shops will be open from 9am to 9pm; and the Regal Cinema will open be from noon to midnight.

Parking Variance (not required):
After providing a Parking Analysis of the entire Wellington Commercial Center at one space per 250 SF as requested at the Pre-Application Conference, we show that the shopping center site has a surplus of parking (see Sheet G1.04). The entire complex requires 1,765 parking spaces, and 2,116 spaces are provided. For the improved property owned by Westport Capital Partners LLC, 967 parking spaces are required and 1,160 spaces have been provided. Therefore, a parking reduction Variance is not required for the revised parking lot reconfiguration as originally anticipated. Accordingly, only the Site Development Plan Review is being requested for this project.

Landscape Waiver:
With the proposed parking lot reconfiguration, we will need to remove the existing landscape fingers and diamond planters. We have provided new landscape fingers and diamond planters in the revised layout. Per the Landscape Analysis on Sheet L1.00, the landscape area has been increased from 16,913sf to 18,817sf for the parking lot area within the Owner's property. Overall, the landscape area has been increased from 23,954sf of existing to 27,195sf of new.

Covered Parking Areas:
The covered parking located southwest of Building "03" (9440 W. Sahara Avenue) is no longer part of the scope.

Site Signage:
Three new monumental signs will be provided at the existing locations at the main entrances off of W. Sahara and S. Fort Apache and at the corner of W. Sahara and S. Fort Apache. Yesco will be providing the design and installation of the site signage under a separate permit. Yesco has already received Zoning

SDR-45538

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MAY 24 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Approval. However, per the Pre-Application Conference, we have included a copy of their Signage Package.

Peccole Ranch Approval Letter:
The owner has a verbal approval from Peccole for the Village Square improvements, but they have requested to receive a copy of this SDR application and drawings to review and discuss on June 7, 2012. Once that meeting occurs, the owner can provide a letter of approval if still needed by the City of Las Vegas.

In summary, based on the Parking Analysis using one space per 250 SF as requested during the Pre-Application Conference, we have ample parking on site; therefore, a Parking Variance is no longer needed. Similarly, since there are no modifications to the existing building footprints, this would not require a Variance as listed on the checklist. The owner has given major thought and effort to providing aesthetically pleasing upgrades to the existing building facades, plazas and parking lot design. The design will improve the existing property and enhances the Summerlin/Peccole Ranch neighborhood to create a more user-friendly amenity for the community.

We thank you for the guidance you provided during the Pre-Application Conference. If you have any questions, please do not hesitate to contact me.

Sincerely,

Rob Filary, AIA
Project Manger/Architect
Pugsley.Simpson.Coulter. Architects
702-435-1150
rfilary@pscarchitects.com

RECEIVED
MAY 24 2012
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SDR-45538

Business License Renewal

2012 APR

P50-00725-5-109397 2965 26
PUGSLEY SIMPSON COULTER ARCHIT
2480 E TOMPKINS AV 222
LAS VEGAS NV 89121

To pay online or for customer service go to www.lasvegasnevada.gov

License Number: **P50-00725-5-109397** Date Billed: **4/04/12**

Fees must be paid within 15 days of due date to avoid 15% penalty. Date Due: **5/01/12**

The license fees now due are for the period beginning **5/01/12**, and ending **10/31/12**.

Semi-annual license fee:	**$**	**100.00**	PAY THIS AMOUNT

NOTE: LICENSES 60 DAYS DELINQUENT WILL BE EXPIRED AND FEES WILL BE REFERRED TO COLLECTIONS.

INCLUDE THE LICENSE NUMBER ON YOUR CHECK.

FM-0134-10-11 MC
Form 198

Inst #: 201111150003855
Fees: $26.00 N/C Fee: $25.00
RPTT: $89250.00 Ex: #
11/15/2011 03:11:34 PM
Receipt #: 978770
Requestor:
STEWART TITLE LAS VEGAS WAR
Recorded By: STN Pgs: 12
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN: 163-06-816-034; 163-06-816-037
163-06-816-036; 163-06-816-031;
163-06-816-019; 163-06-816-030 163-06-816-027
WHEN RECORDED RETURN TO:

DLA Piper LLP (US)
550 South Hope Street, Suite 2300
Los Angeles, California 90071
Attention: Tim Farahnik, Esq

MAIL TAX STATEMENTS TO:

9440 West Sahara Holdings, LLC
c/o Westport Capital Partners LLC
2361 Roscrans Avenue, Suite 375
El Segundo, California 90245
Attention: Scott Chernoff

(Space above line for Recorder's use)

GRANT BARGAIN AND SALE DEED

U.S. Bank National Association, as Trustee, as successor-in-interest to Bank of America, National Association, as Trustee, as successor by merger to LaSalle Bank National Association, as Trustee and Custodian for the Registered Certificateholders of Morgan Stanley Capital I Inc., Commercial Mortgage Pass-Through Certificates, Series 2007-TOP25 ("**Grantor**"), does hereby Grant, Bargain, Sell, and Convey to 9440 West Sahara Holdings, LLC, a Delaware limited liability company ("**Grantee**"), without representation, warranty or covenants of any kind whatsoever, express or implied, contractual or statutory, all of Grantor's rights, title and interest in and to the real property in the County of Clark, State of Nevada (the "Land") described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining, including water rights of all kinds.

SUBJECT TO:

1. Unpaid general taxes for the current fiscal tax year;

2. All matters of record and all matters of which the Grantee has notice,

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

DLA Piper LLP (US)
550 South Hope Street, Suite 2300
Los Angeles, California 90071
Attention: Tim Farahnik, Esq

MAIL TAX STATEMENTS TO:

9440 West Sahara Holdings, LLC
c/o Westport Capital Partners LLC
2361 Roscrans Avenue, Suite 375
El Segundo, California 90245
Attention: Scott Chernoff

APN NO.:

(Space above line for Recorder's use)

GRANT BARGAIN AND SALE DEED

U.S. Bank National Association, as Trustee, as successor-in-interest to Bank of America, National Association, as Trustee, as successor by merger to LaSalle Bank National Association, as Trustee and Custodian for the Registered Certificateholders of Morgan Stanley Capital I Inc., Commercial Mortgage Pass-Through Certificates, Series 2007-TOP25 **("Grantor")**, does hereby Grant, Bargain, Sell, and Convey to 9440 West Sahara Holdings, LLC, a Delaware limited liability company **("Grantee")**, without representation, warranty or covenants of any kind whatsoever, express or implied, contractual or statutory, all of Grantor's rights, title and interest in and to the real property in the County of Clark, State of Nevada (the "Land") described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining, including water rights of all kinds.

SUBJECT TO:

1. Unpaid general taxes for the current fiscal tax year;

2. All matters of record and all matters of which the Grantee has notice,

whether actual or constructive; and

3. Without representation, warranty or covenants of any kind whatsoever, whether express or implied, contractual or statutory.

GRANTOR:

U.S. Bank National Association, as Trustee, as successor-in-interest to Bank of America, National Association, as Trustee, as successor by merger to LaSalle Bank National Association, as Trustee and Custodian for the Registered Certificateholders of Morgan Stanley Capital I Inc., Commercial Mortgage Pass-Through Certificates, Series 2007-TOP25

By: C-III Asset Management LLC (f/k/a ARCap Servicing, Inc.), a Delaware limited liability company, in its capacity as special servicer pursuant to that certain Pooling and Servicing Agreement dated as of January 1, 2007

By: _____

Name: DAN LITTAUER

Title: SERVICING OFFICER

STATE OF TEXAS)
) ss.
COUNTY OF DALLAS)

On November 10, 2011, before me, the undersigned notary public, personally appeared DAN LITTAUER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____
Notary

ROBIN BEHRNS
Notary Public, State of Texas
My Commission Expires
February 14, 2014

Exhibit "A" to Grant Deed

PARCEL I:

LOT 1—1 OF THAT "AMENDED PLAT OF WELLINGTON COMMERCIAL CENTER" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 82 OF PLATS, AT PAGE 86, LOCATED IN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6 AND A PORTION OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY. NEVADA.

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 5, 6, 7 AND 8, SAID TOWNSHIP AND RANGE, BEING THE CENTERLINE INTERSECTION OF WEST SAHARA AVENUE AND FORT APACHE ROAD; THENCE SOUTH 89°47'47" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 6, COINCIDENT WITH THE CENTERLINE OF SAID WEST SAHARA AVENUE, 637.97 FEET; THENCE NORTH 00°12'13" WEST, DEPARTING SAID SOUTH LINE AND SAID CENTERLINE, 90.00 FEET TO THE POINT OF BEGINNING ON THE NORTHERLY BOUNDARY LINE OF COMMON ELEMENT 18-1-1A AS SHOWN ON THAT OFFICIAL PLAT ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 53 OF PLATS, AT PAGE 83, SAME BEING THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1-1, ALSO BEING THE SOUTHWEST CORNER OF LOT "F", AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN FILE 97 OF SURVEYS, AT PAGE 52;

THENCE CONTINUING NORTH 00°12'13" WEST, DEPARTING SAID NORTHERLY BOUNDARY, SAID SOUTHERLY BOUNDARY, AND ALONG THE WEST BOUNDARY OF SAID LOT "F", 205.00 FEET; THENCE NORTH 89°47'47" EAST, 205.56 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 140.00 FEET; THENCE NORTHEASTERLY, 219.91 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 00°12'13" WEST, 158.02 FEET; THENCE NORTH 89°47'47" EAST, 208.50 FEET TO A WESTERLY BOUNDARY OF SAID COMMON ELEMENT LOT 18-1-1A; THENCE NORTH 02°01'37" WEST, ALONG SAID WESTERLY BOUNDARY, 64.61 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF

2065.00 FEET; THENCE NORTHERLY, 9.50 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°15'49" TO AN INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID INTERSECTION BEARS SOUTH 88°14'12" WEST; THENCE SOUTH 89°47'47" WEST, DEPARTING SAID WESTERLY BOUNDARY, 206.16 FEET; THENCE NORTH 00°12'13" WEST, 370.00 FEET; THENCE NORTH 89°47'47" EAST, 96.94 FEET; THENCE SOUTH 76°50'29" EAST, 131.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2065.00 FEET ON THE SAID WESTERLY BOUNDARY OF SAID COMMON ELEMENT LOT 18-1-1A, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 82°18'57" WEST; THENCE NORTHEASTERLY, 42.98 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°11'33" TO AN INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID INTERSECTION BEARS NORTH 81°07'23" WEST; THENCE NORTH 76°50'29" WEST, DEPARTING SAID WESTERLY BOUNDARY, 202.91 FEET; THENCE SOUTH 13°09'31" WEST, 9.00 FEET; THENCE NORTH 76°50'29" WEST, 32.00 FEET; THENCE NORTH 13°09'31" EAST, 163.18 FEET; THENCE NORTH 76°50'29" WEST, 102.04 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHWESTERLY, 947.59 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°17'35"; THENCE SOUTH 48°51'56" WEST, 58.39 FEET; THENCE SOUTH 41°08'04" EAST, 272.32 FEET; THENCE SOUTH 00°12'13" EAST, 312.66 FEET; THENCE NORTH 89°47'47" EAST, 201.70 FEET; THENCE NORTH 24°47'47" EAST, 31.47 FEET; THENCE NORTH 89°47'47" EAST, 183.32 FEET; THENCE SOUTH 00°12'13" EAST, 191.52 FEET; THENCE SOUTH 59°47'47" WEST, 639.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 245.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 75°16'54" EAST; THENCE NORTHWESTERLY, 67.91 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°52'56" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 155.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 59°23'57" WEST; THENCE NORTHWESTERLY, 82.23 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°23'50"; THENCE NORTH 00°12'13" WEST, 40.00 FEET; THENCE SOUTH 89°47'47" WEST, 84.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 31°35'05" EAST; THENCE SOUTHEASTERLY, 30.48 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°12'42"; THENCE SOUTH 00°12'13" EAST, 14.50 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 225.50 FEET; THENCE SOUTHEASTERLY 119.63 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°23'50" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 174.50 FEET, A RADIAL LINE TO SAID

BEGINNING BEARS NORTH 59°23'57" EAST; THENCE SOUTHERLY, 166.10 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°32'19", TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 225.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 66°03'44" EAST; THENCE SOUTHWESTERLY, 95.01 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°08'29"; THENCE SOUTH 00°12'13" EAST, 25.00 FEET TO THE SAID NORTHERLY BOUNDARY OF COMMON ELEMENT LOT 18-1-1A; THENCE NORTH 89°47'47" EAST, ALONG SAID NORTHERLY BOUNDARY, 105.48 FEET; THENCE NORTH 00°12'13" WEST, DEPARTING SAID NORTHERLY BOUNDARY, 205.00 FEET; THENCE NORTH 89°47'47" EAST, 605.77 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHEASTERLY, 23.56 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 00°12'13" EAST, 190.00 FEET TO THE SAID NORTHERLY BOUNDARY OF COMMON ELEMENT LOT 18-1-1A; THENCE NORTH 89°47'47" EAST, ALONG SAID NORTHERLY BOUNDARY. 80.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM LOTS 01 AND 02, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 97 OF SURVEYS, AT PAGE 52 AND LOT "N", AS SHOWN ON RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 90 OF SURVEYS, AT PAGE 49.

FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEING A PORTION OF LOT 1-1 OF THAT CERTAIN PLAT OF "AMENDED PLAT OF WELLINGTON COMMERCIAL CENTER", ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 82 OF PLATS, AT PAGE 86, LOCATED IN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTION 5, 6, 7 AND 8, SAID TOWNSHIP AND RANGE, SAME BEING THE CENTERLINE INTERSECTION OF WEST SAHARA AVENUE AND FORT APACHE ROAD;

THENCE SOUTH 89°47'47" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 6, COINCIDENT WITH THE CENTERLINE OF SAID WEST SAHARA AVENUE, 891.41 FEET;

THENCE NORTH 00°12'13" WEST, DEPARTING SAID SOUTH LINE AND SAID CENTERLINE, 529.12 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 24°47'47" WEST, 28.83 FEET; THENCE SOUTH 89°47'47" WEST, 201.70 FEET; THENCE NORTH 00°12'13" WEST, 17.99 FEET TO THE WESTERLY BOUNDARY OF LOT 1-1 OF THAT "AMENDED PLAT OF WELLINGTON COMMERCIAL CENTER", A COMMERCIAL SUBDIVISION, BOOK 82 OF PLATS, AT PAGE 86; THENCE NORTH 00°12'13" WEST, ALONG SAID WESTERLY BOUNDARY OF LOT 1-1, A DISTANCE OF 294.67 FEET; THENCE NORTH 41°08'04" WEST, CONTINUING ALONG SAID WESTERLY BOUNDARY 1.61 FEET; THENCE NORTH 89°47'47" EAST, DEPARTING SAID WESTERLY BOUNDARY 66.05 FEET; THENCE SOUTH 00°12'13" EAST, 202.15 FEET; THENCE NORTH 89°47'47" EAST, 148.88 FEET; THENCE SOUTH 00°12'13" EAST, 85.60 FEET TO THE POINT OF BEGINNING.

APN 163-06-816-034
APN 163-06-816-037 (formerly a portion of APN 163-06-816-035)
APN 163-06-816-036

PARCEL II:

PARCEL "02"; ROS 97/52

BEING A PORTION OF LOT 1-1 OF THAT RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 95 OF SURVEYS, AT PAGE 82, LOCATED IN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 5, 6, 7, AND 8, SAID TOWNSHIP BEING THE CENTERLINE INTERSECTION OF WEST SAHARA AVENUE AND FORT APACHE ROAD; THENCE SOUTH 89°47'47" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 6, COINCIDENT WITH THE CENTERLINE OF SAID WEST SAHARA AVENUE, 637.97 FEET; THENCE NORTH 00°12'13" WEST, DEPARTING SAID SOUTH LINE AND SAID CENTERLINE, 90.00 FEET TO THE NORTHERLY BOUNDARY LINE OF COMMON ELEMENT 18-1-1A AS SHOWN ON THAT PLAT ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 53 OF PLATS, AT PAGE 83, SAME BEING THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1; THENCE CONTINUING NORTH 00°12'13" WEST, DEPARTING THE NORTHERLY BOUNDARY OF SAID COMMON ELEMENT 18-1-1A AND THE SOUTHERLY

BOUNDARY OF SAID LOT 1-1, 205.00 FEET; THENCE NORTH 12°07'26" WEST, 45.99 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°12'13" WEST, 174.00 FEET; THENCE NORTH 89°47'47" EAST, 140.00 FEET; THENCE SOUTH 00°12'13" EAST, 174.00 FEET; THENCE SOUTH 89°47'47" WEST, 140.00 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 24, 2002 IN BOOK 20021024 AS INSTRUMENT NO. 01547 OF OFFICIAL RECORDS.

APN 163-06-816-031

PARCEL III:

PARCEL "01"; ROS: 128/26

BEING A PORTION OF LOT 1-1 OF THAT RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 95 OF SURVEYS, AT PAGE 82, LOCATED IN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 5, 6, 7, AND 8, SAID TOWNSHIP AND RANGE, SAME BEING THE CENTERLINE INTERSECTION OF WEST SAHARA AVENUE AND FORT APACHE ROAD; THENCE NORTH 02°01'37" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 6, COINCIDENT WITH THE CENTERLINE OF SAID FORT APACHE ROAD, 593.32 FEET; THENCE SOUTH 89°47'47" WEST, DEPARTING SAID EAST LINE AND SAID CENTERLINE, 65.03 FEET TO THE WESTERLY BOUNDARY LINE OF COMMON ELEMENT 18-1-1A AS SHOWN ON THAT PLAT ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 53 OF PLATS, AT PAGE 83, SAME BEING THE EASTERLY BOUNDARY LINE OF SAID LOT 1-1, ALSO BEING THE NORTHERLY BOUNDARY OF LOT 1 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 89 OF SURVEYS, AT PAGE 51; THENCE CONTINUING SOUTH 89°47'47" WEST, DEPARTING THE WESTERLY BOUNDARY OF SAID COMMON ELEMENT 18-1-1A AND THE EASTERLY BOUNDARY OF LAID LOT 1-1, AND ALONG SAID NORTHERLY BOUNDARY, 208.50 FEET; THENCE SOUTH 43°14'50" WEST,

DEPARTING SAID NORTHERLY BOUNDARY, 65.43 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°12'13" EAST, 110.52 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET; THENCE SOUTHWESTERLY, 149.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 89°47'47" WEST, 75.06 FEET; THENCE NORTH 00°12'13" WEST, 174.00 FEET; THENCE NORTH 89°47'47" EAST, 22.77 FEET; THENCE NORTH 00°12'13" WEST, 17.52 FEET; THENCE NORTH 89°47'47" EAST, 35.79 FEET; THENCE NORTH 00°12'13" WEST, 14.00 FEET; THENCE NORTH 89°47'47" EAST, 111.50 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 12, 2002 IN BOOK 20020612 AS INSTRUMENT NO. 02265 OF OFFICIAL RECORDS.

APN 163-06-816-019

PARCEL IV:

PARCEL "E"; ROS: 97/52

BEING A PORTION OF LOT 1-1 OF THAT RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 95 OF SURVEYS, AT PAGE 82, LOCATED IN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT D AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 90 OF SURVEYS, AT PAGE 20; THENCE SOUTH 89°47'47" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID LOT D, 105.00 FEET; THENCE NORTH 00°12'13" WEST, DEPARTING SAID NORTHERLY BOUNDARY 45.00 FEET; THENCE NORTH 89°47'47" EAST, 90.00 FEET TO THE POINT OF BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHEASTERLY, 23.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 00°12'13" EAST, 30.00 FEET TO THE POINT OF BEGINNING.

APN 163-06-816-030

PARCEL V:

PARCEL "P"; ROS: 97/52

BEING A PORTION OF LOT 1-1 OF THAT RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 95 OF SURVEYS, AT PAGE 82, LOCATED IN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 5, 6, 7, AND 8, SAID TOWNSHIP, BEING THE CENTERLINE INTERSECTION OF WEST SAHARA AVENUE AND FORT APACHE ROAD; THENCE SOUTH 89°47'47" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 6, COINCIDENT WITH THE CENTERLINE OF SAID WEST SAHARA AVENUE, 717.97 FEET; THENCE NORTH 00°12'13' WEST, DEPARTING SAID SOUTH LINE AND SAID CENTERLINE, 90.00 FEET TO THE NORTHERLY BOUNDARY LINE OF COMMON ELEMENT 18-1-1A, AS SHOWN ON THAT PLAT ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 53 OF PLATS, AT PAGE 83, SAME BEING THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1-1, ALSO BEING THE SOUTHEASTERLY CORNER OF LOT D AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 90 OF SURVEYS, AT PAGE 20; THENCE CONTINUING NORTH 00°12'13' WEST, DEPARTING SAID NORTHERLY BOUNDARY, SAID SOUTHERLY BOUNDARY, AND ALONG THE EASTERLY BOUNDARY OF SAID LOT D, 160.00 FEET; THENCE NORTH 06°45'53 EAST, DEPARTING SAID EASTERLY BOUNDARY, 90.67 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE FOLLOWING SIX (6) COURSES: (1) SOUTH 89°47'47" WEST, 398.32 FEET; (2) NORTH 00°12'13" WEST, 163.00 FEET; (3) NORTH 89°47'47" EAST, 201.70 FEET; (4) NORTH 24°47'47" EAST, 31.47 FEET; (5) NORTH 89°47'47" EAST, 183.32 FEET; (6) SOUTH 00°12'13" EAST, 191.52 FEET TO THE POINT OF BEGINNING.

APN: 163-06-816-027

PARCEL VI:

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

PARCEL VII:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, PARKING AND INCIDENTAL PURPOSES CREATED BY THAT CERTAIN GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS RECORDED JUNE 9, 1997 IN BOOK 970609 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA, AS
DOCUMENT NO. 01924.

PARCEL VIII:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, AND PARKING AS CREATED BY THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATIONS, AND EASEMENTS FOR PECCOLE RANCH, RECORDED MAY 10, 1990 IN BOOK 900510 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AS DOCUMENT NO. 430, AND PARTIALLY RE-RECORDED AUGUST 27, 1990 IN BOOK 900827 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AS DOCUMENT NO. 428.

38935-0290/LEGAL22091245.2

City Of Las Vegas
Department Of Planning
Submittal Checklist (Cont.)

Pre-Application Conference Item Required		APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR *EACH* APPLICATION TYPE, unless indicated otherwise)		Fees			
YES	NO			Appl. Type	Application	Notification	Recordation
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	**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")				
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots					
☒	☐	***Detailed*** justification letter (the same letter addressing all applications, included with each application)		SDR	$ 500.00	$ 500.00	$ 30.00
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)		VAR	$ 300.00	$ 500.00	$ 30.00
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)			$	$	$
☒	☐	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 Z-0139-88					**Subtotal:**
☐	☒	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				$	—
						Grand Total All Fees:	

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):**
		All property lines and present dimensions labeled	**Colored, Rolled Plans:**
		All building setbacks labeled	**Reduced Copy (8-1/2"x11" B/W; 1 per application):**
		All adjacent existing land uses and street names labeled	**NOTES:** VAR and SDR
		All points of ingress and egress shown	(1) copy of signage plan
		ADA accessibility requirements shown/labeled	
		Parking standard(s) utilized:	
		Parking space count and typical dimensions labeled ____ # regular + [30% or less of total] # compact + ____ # handicap = ____ Total	
		All free-standing sign locations shown and heights and sizes noted	
☒	☐	**LANDSCAPE PLAN**	**TOTAL REQUIRED FOR ALL APPLICATIONS**
		North arrow, scale, and vicinity map	**Folded Plans (1 per application):**
		All property lines and present dimensions labeled	**Colored, Rolled Plans:**
		All required perimeter landscape planters shown	**Reduced Copy (8-1/2"x11" B/W; 1 per application):**
		All required parking lot fingers/islands shown	**NOTES:** SDR only
		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):**
		North, south, east, and west elevations of ***all*** buildings	**Colored, Rolled Plans:**
		All building materials and colors noted	**Reduced Copy (8-1/2"x11" B/W; 1 per application):**
		All wall sign locations shown and sizes noted	**NOTES:** SDR only
		Photo Reproduction of the Color & Materials Board (*SDR applications only* - May be included in elevations or as a separate color document at 8-1/2" by 11" in size)	
☒	☐	**FLOOR PLANS**	**TOTAL REQUIRED FOR ALL APPLICATIONS**
		Scale and building dimensions labeled	**Folded Plans (1 per application):**
		North arrow and scale	**Rolled Plans:**
		All building entrances/exits shown	**Reduced Copy (8-1/2"x11" B/W; 1 per application):**
		Use of ***all*** rooms noted/labeled	**NOTES:** VAR and SDR
		Maximum Occupancy (per I.B.C.)	
		Seating Capacity (where applicable)	

CONTINUED NEXT PAGE

Pre- plication nference Required	**City Of Las Vegas** **Department Of Planning** **Submittal Checklist (Cont.)**

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

N(s):	63-06-816-019, 027, 031, 034, 036 & 037	**Application Type:**	Variance Site Development Plan Review
ation:	9326, 9330, 9340, 9350, 9400, 9410, 9420 and 9440 W. Sahara Ave.	**Application Purpose:**	Parking variance For exterior building upgrades, pedestrian plazas, removal of parking lot LS, other landscape additions
rd:	2 - Beers		
nner's nature:	S Swanton 5/17/12	**Pre-App. Meeting Date:**	05/17/12
		Submittal Deadline:	***05/24/12 - no later than 2:00 pm***
nner:	Steve Swanton, Senior Planner - 229-4714	**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:
rder 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 nded meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if 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 ays before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

ease take a few minutes to answer seven short questions about your experience with the y of Las Vegas Department of Planning.

EASE TAKE OUR SURVEY AT:
ww.lasvegasnevada.gov/pdsurvey

QR Code Link

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/sustainginglasvegas for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. A Site Development Plan Review will be required for landscape and plaza improvements, building façade upgrades, parking lot lighting and covered parking areas on the interior portions of the Village Square Shopping Center. The review would be a Major Amendment of the plan that approved the arrangement of the buildings and parking areas. (Z-0139-88)
2. A Waiver is necessary to allow the removal of existing landscape fingers/diamond planters in the parking area.
3. A Variance to reduce the amount of required parking will be required. Include a detailed parking analysis using one space per 250 SF for all uses within the entire shopping center.
4. The site and landscape plans should indicate what development/landscape is new and what is proposed.
5. If no footprints are proposed to be enlarged, please state in the justification letter. Include elevations for the changing buildings as appropriate.

PW: Meet w/ Flood Control re: finished floor elevations / update flood study.

Traffic: Signs to be kept out of SVZ's
No traffic study.

Fire: OK, if speed bumps are proposed, need separate permit (not bumps)

Signage: existing signs / measurements — proposed freestanding signs for permit
Copy of Peccole Ranch approval letter with submittal package.
address location on signs - prefer higher on sign

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

CYCLE 7

Project Name: Village Square Improvements

APN(s):	163-06-816-019, 027, 031, 034, 036 & 037			**Pre-app Date:**	05/17/12
Location:	9326, 9330, 9340, 9350, 9400, 9410, 9420 and 9440 W. Sahara Ave.			**Meeting Location:**	DSC Conference Room 3C - 327
Ward #:	2 - Beers	**Acres:**	19.62	**Time:**	2:00 p.m.

Ownership Info:	9440 WEST SAHARA HOLDINGS L L C %WESTPORT CAPITAL PARTNERS LLC		Last Change of Ownership Date:	01/23/12
	Phone: (702)-	Fax: (702)-	Email:	
Applicant Info:	same as above			
	Phone: (702)-	Fax: (702)-	Email:	
Representative Info:	Pugsley, Simpson, Coulter Architects			
	Phone: (702)-	Fax: (702)-	Email:	

Use:	**Existing:**	Shopping Center
	Proposed:	No change proposed
General Plan:	**Existing:**	SC (Service Commercial)
	Proposed:	No change proposed
Zoning:	**Existing:**	C-1 (Limited Commercial)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	Peccole Ranch; Sahara West Walkable Community Plan	
	Special Land Use Designation (per plan, if applicable): N/A	

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

Between CLV Planning Representative: Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax / sswanton@lasvegasnevada.gov), **and:**

Name	Company/Department	Phone	Fax	Email
1. Rob Filary	Pugsley, Simpson Coulter Architects	435-1150	435-7699	rfilary@pscarchitects.com
2. Colby Durnin	Sentinel Dev't (owner's rep)			
3. Rich Henshaw	Yesco			
6.				
7.				
9.	CLV - Planning / Business License	229-6321	383-0769	
10. Roger Bailey	CLV - PW - Dev Co	229-6578	474-7599	
11. Rick Schroder	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14. Ken Miller	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 completed 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**