

PROPERTY OWNER

CITY OF LAS VEGAS

CONTACT

KGA ARCHITECTURE
9075 WEST DIABLO DRIVE, THIRD FLOOR
LAS VEGAS, NEVADA 89148
702.367.6900

SITE ANALYSIS

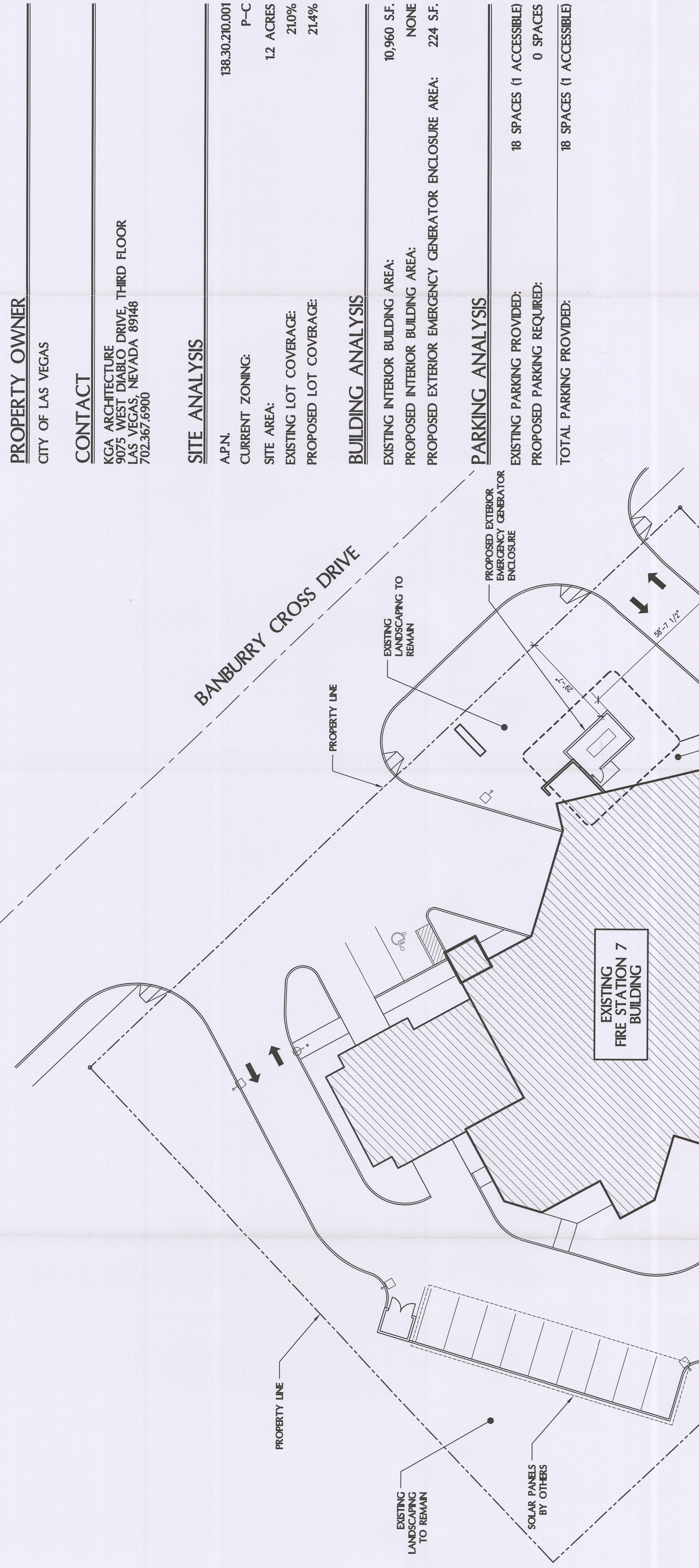
A.P.N. 138.30.210.001
CURRENT ZONING: P-C
SITE AREA: 12 ACRES
EXISTING LOT COVERAGE: 21.0%
PROPOSED LOT COVERAGE: 21.4%

BUILDING ANALYSIS

EXISTING INTERIOR BUILDING AREA: 10,960 S.F.
PROPOSED INTERIOR BUILDING AREA: NONE
PROPOSED EXTERIOR EMERGENCY GENERATOR ENCLOSURE AREA: 224 S.F.

PARKING ANALYSIS

EXISTING PARKING PROVIDED: 18 SPACES (1 ACCESSIBLE)
PROPOSED PARKING REQUIRED: 0 SPACES
TOTAL PARKING PROVIDED: 18 SPACES (1 ACCESSIBLE)



VICINITY MAP - LAS VEGAS



REVISIONS

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LAS VEGAS FIRE STATION
EMERGENCY GENERATOR ADDITION
FIRE STATION #7 - 10101 BANBURY CROSS DR., LAS VEGAS, NV

KGA ARCHITECTURE
9075 West Diablo Drive, Third Floor
Las Vegas, Nevada 89148
Austin, Texas 78744
512.441.8200
www.KGAarchitecture.com
AUSTIN

CONSULTANTS:
STRUCTURAL: **BARKER DROTTER ASSOCIATES, LLC.**
10000 West Sahara Avenue, Suite 100
Las Vegas, NV 89135
702.367.6900
FACSIMILE: 702.367.6900

MECHANICAL/ELECTRICAL/PLUMBING ENGINEERS: **REACTIVAP**
585 FANTASY LANE, SUITE 200
LAS VEGAS, NEVADA 89169
TELEPHONE: 702.367.2002
FACSIMILE: 702.367.2002

PROJECT:
LAS VEGAS FIRE STATION EMERGENCY GENERATOR
SHEET CONTENTS:
ARCHITECTURAL SITE PLAN

DATE: APRIL 13, 2011
PROJECT NO.: 18899.04
SHEET: AS1.41

REVISIONS:

LAS VEGAS FIRE STATION
EMERGENCY GENERATOR ADDITION

FIRE STATION #7 - 10101 BANBERRY CROSS DR; LAS VEGAS, NV

KGa ARCHITECTURE

9075 West Diablo Drive, Third Floor
Las Vegas, Nevada 89148
702.367.6900

1701 Directors Boulevard, Suite 770
Austin, Texas 78744
512.441.8200

www.KGaArchitecture.com

LAS VEGAS AUSTIN

CONSULTANTS:

SOUTHWICK LANDSCAPE ARCHITECTS
10000 W. Sahara Ave., Suite 200
Las Vegas, NV 89135
702.367.5388

BAKER/PROTTAR ASSOCIATES
STRUCTURAL ENGINEERS
10000 W. Sahara Ave., Suite 200
Las Vegas, NV 89135
702.367.5388

ARCHANAL / INTERVAL
TERRACE 603 3P-800
TULSA, OK 74104
918.486.1884

PROJECT:
LAS VEGAS FIRE
STATION EMERGENCY
GENERATOR

SHEET CONTENTS:
LANDSCAPE PLAN - FIRE
STATION 7

DATE
MAY 9, 2011

DESIGNED BY
MAY 9, 2011

CHECKED BY
MAY 9, 2011

PROJECT NO.
11534102

CIVIL NO.
650-111

L1.00

PLANTING LEGEND

TREES			
SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	CALIPER MINIMUM SIZE
	FRAXINUS CRASSIFOLIA VITROFOLIA FURBLEAF FLYING	3	1 1/4" 24" BOX

SHRUBS			
SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	MINIMUM SIZE
	BACCHARIS HYBRIDA STANLEY THOMPSON STANLEY THOMPSON BACCHARIS	8	5 GALLON
	CONVOLVULUS MAINTINENSIS GROUND MORNING GLORY	4	5 GALLON
	HESTEROLAE FAVINOLUA VERA RED YUCCA	6	5 GALLON
	LEUCOPHYLLUM RUTESCENS GREEN CLOUD GREEN CLOUD MANNA	8	5 GALLON
	PHYOTINA FAGER RED YUCCA	7	5 GALLON

LANDSCAPE ELEMENTS

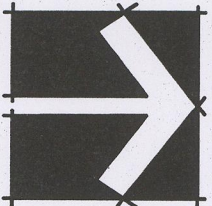
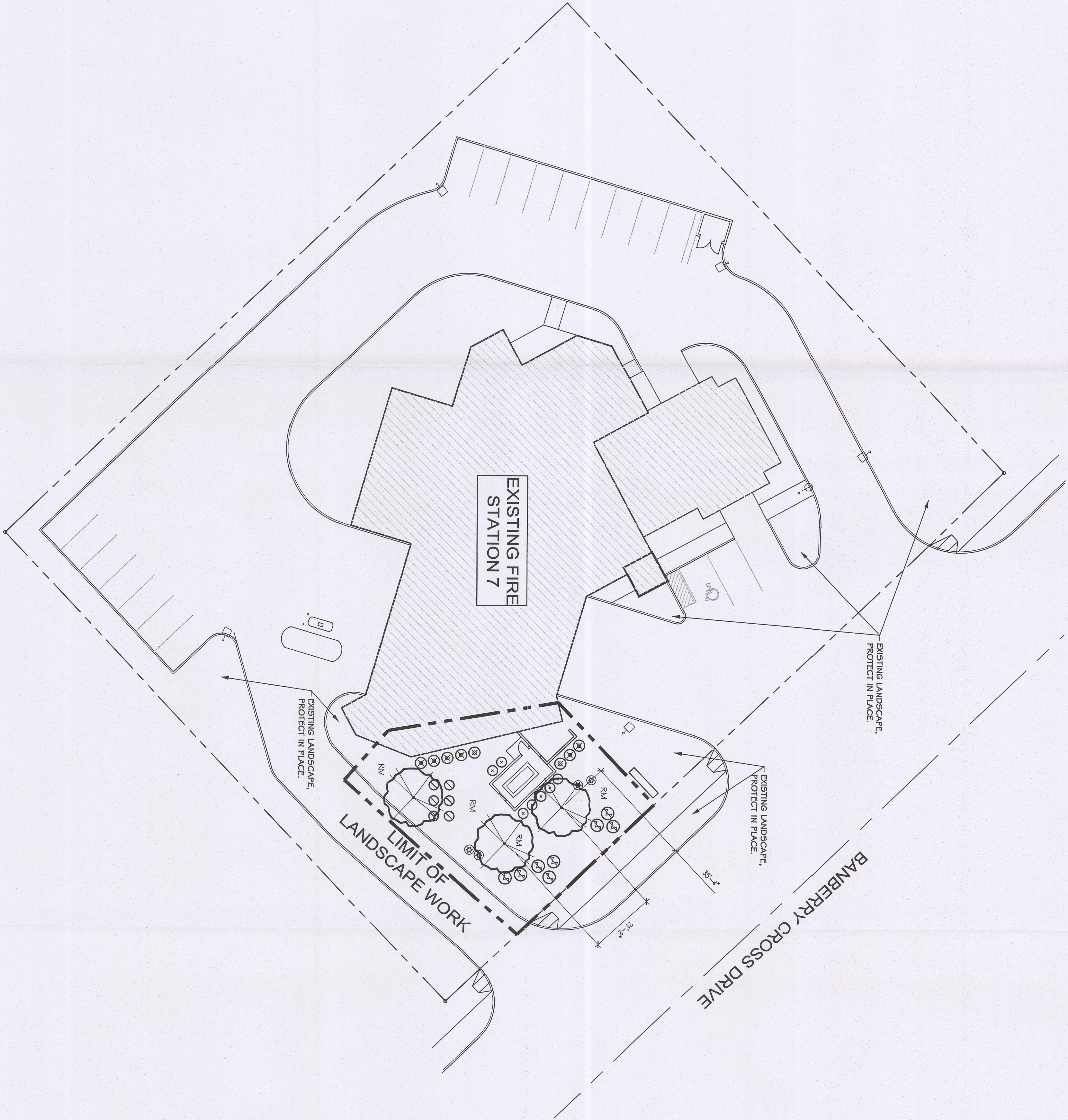
SYMBOL	DESCRIPTION	QTY.	DETAIL
RM	ROCK MULCH MATCH EXISTING SIZE AND COLOR. 2" MINIMUM DEPTH. SEE NOTE #1.	3,010 S.F.	-

PLANTING NOTES:

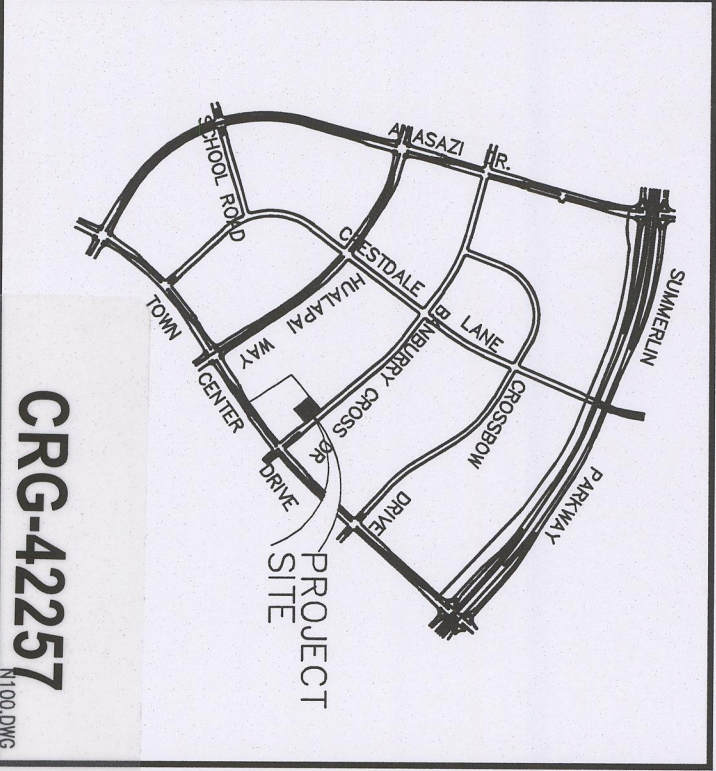
- 1) ROCK MULCH (RM) IN ALL PLANTING AREAS. INSTALL A 2" LAYER OF ROCK MULCH CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS, UNLESS NOTED OTHERWISE. SEE PLANTING LEGEND FOR ADDITIONAL ROCK SIZES AND LOCATIONS. BEFORE PLACING ROCK MULCH, COMPACT SUB-GRADE TO 95% AND APPLY PRE-EMERGENT HERBICIDE TO THE MULCH. DO NOT ALLOW ROCK MULCH TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER TOP OF THE ROCK MULCH. KEEP TOP OF ROCK MULCH 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW ROCK MULCH TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
- 2) ANY TREE WITHIN 5 FEET OF A SIDEWALK, STREET, PUBLIC UTILITY PAVEMENT, ADJACENT TO A STREET OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO REDIRECT ROOT GROWTH.
- 3) CONTRACTOR TO PROTECT AND PRESERVE EXISTING LANDSCAPE OUTSIDE LIMIT OF WORK. CONTRACTOR TO REPLACE ANY DAMAGED PLANT MATERIAL WITH SAME SIZE AND SPECIES.

SITE ANALYSIS:

TOTAL SITE AREA: 3,395 SF / 0.08 ACRES
TOTAL LANDSCAPE AREA: 3,010 SF / 0.07 ACRES
PERCENT OF LANDSCAPE: 89%



SCALE: 1" = 20'





EXISTING BUILDING PHOTO

Scale: N.T.S.

11889.04-FS#7.JPG

1

NOTES

E#	DESCRIPTION
E1	8"x8"x16" CMU SPLIT FACE - COLOR TO MATCH EXISTING BUILDING - FIELD VERIFY
E2	8"x8"x16" CMU SMOOTH FACE BANDS- COLOR AND PLACEMENT TO MATCH EXISTING BUILDING. FIELD VERIFY
E3	HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH CMU COLOR
E4	TOP OF SLAB
E5	SLOPE GRADE LINE TO DRAIN AWAY FROM ENCLOSURE
E6	TOP OF CONCRETE WALK
E7	WALL LOUVER - ALL FACES TO BE PAINTED TO MATCH CMU COLOR
E8	6" THICK CONCRETE HOUSEKEEPING PAD, REFER TO STRUCTURAL DRAWINGS
E9	NEW SIDEWALK
E10	EDGE OF WALKWAY
E11	EXISTING BUILDING TO REMAIN
E12	EXISTING CURB TO REMAIN
E13	GENERATOR WITH FUEL TANK - REFER TO ELECTRICAL DRAWINGS - MOUNT PER MANUFACTURER'S RECOMMENDATIONS - GENERATOR SIZE MAY VARY DEPENDING ON MANUFACTURER - CONTRACTOR TO VERIFY CLEARANCES, HEIGHTS AND DIMENSIONS PRIOR TO CONSTRUCTION OF CONCRETE PAD AND C.M.U. ENCLOSURE
E14	2" CMU CAP - COLOR AND PROFILE TO MATCH EXISTING ADJACENT CAP
E15	REFER TO SITE PLAN FOR SLAB ELEVATION
E16	GRADE LINE BEYOND

LAS VEGAS FIRE STATION EMERGENCY GENERATOR ADDITION FIRE STATION #7 - 10101 BANBURY CROSS DR; LAS VEGAS, NV

KGA ARCHITECTURE

9075 West Diablo Drive, Third Floor
Las Vegas, Nevada 89148
702.367.6900

1701 Director Boulevard, Suite 770
Austin, Texas 78744
512.441.8200

LAS VEGAS

AUSTIN

CONSULTANTS:

STRUCTURAL:
BARKER DROTAR ASSOCIATES, L.L.C.
4425 SOUTH POLARIS AVENUE
LAS VEGAS, NEVADA 89168
TELEPHONE 702-792-8000
FACSIMILE 702-792-8001

MECHANICAL - PLUMBING - ELECTRICAL:
JEA CONSULTING ENGINEERS
255 PATRICK LANE, SUITE 100
LAS VEGAS, NEVADA 89108
TELEPHONE 702-363-1200
FACSIMILE 702-363-9962

PROJECT:

LAS VEGAS FIRE
STATION EMERGENCY
GENERATOR

SHEET CONTENTS:

COLORS AND MATERIALS

DATE:

APRIL 13, 2011

PROJECT NO.:

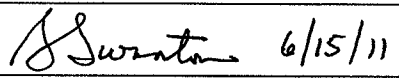
11889.04

SHEET:

A6.41

CRG-42257

N100.DWG

Pre-Application Conference	City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)		
THIS FORM <u>MUST</u> ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.			
APN(s):	138-30-210-001	Application Type:	City Referral Group
Location:	10101 Banbury Cross Drive	Application Purpose:	Minor Amendment to SV-32-93 for a proposed 12-foot enclosure for emergency generator @ an ex. fire station
Ward:	2 - Wolfson	Pre-App. Meeting Date:	06/15/11
Planner's Signature:	 6/15/11	Submittal Deadline:	06/22/11
Planner:	Steve Swanton, Senior Planner - 229-4714	Earliest CRG Meeting Date:	07/13/11
Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following: In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us <u>no later than 15 days prior</u> to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.			

copy



13 July 2011

[illegible]

Pre-Application Conference		City Of Las Vega Department Of Planning Submittal Checklist (Cont.)							
Item Required									
YES	NO	APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)			Fees				
☒	☐	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")	Appl. Type	Application	Notification	Recordation	Sub-Total	
☒	☐	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)			CRG	\$ 300.00	\$ 0.00	\$ 30.00	\$ 330.00
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)				\$	\$	\$	\$
☒	☐	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) from Summerlin for current project and for SV-0032-93	Subtotal:			\$ 330.00			
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) – Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500			\$	—	\$		
☒	☐	Photo Reproduction of the Color & Materials Board (SDR applications only)	Grand Total All Fees:			\$330.00			
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES): MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)									
☒	☐	SITE PLAN		TOTAL REQUIRED FOR ALL APPLICATIONS					
		North arrow, scale, and vicinity map		Folded Plans (5, plus 1 per application):		6			
		All property lines and present dimensions labeled		Colored, Rolled Plans:		0			
		All building setbacks labeled		Reduced Copy (8-1/2"x11" B/W; 1 per application):		1			
		All adjacent existing land uses and street names labeled		NOTES:					
		All points of ingress and egress shown							
		ADA accessibility requirements shown/labeled							
		Parking standard(s) utilized:							
		Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total							
		For residential subdivisions, provide a connectivity calculation							
All free-standing sign locations shown and heights and sizes noted									
☒	☐	LANDSCAPE PLAN		TOTAL REQUIRED FOR ALL APPLICATIONS					
		North arrow, scale, and vicinity map		Folded Plans (1 per application):		1			
		All property lines and present dimensions labeled		Colored, Rolled Plans:		0			
		All required perimeter landscape planters shown		Reduced Copy (8-1/2"x11" B/W; 1 per application):		1			
		All required parking lot fingers/islands shown		NOTES:					
		Quantity, size, species/variety of all trees, shrubs, and ground cover							
☒	☐	BUILDING ELEVATIONS		TOTAL REQUIRED FOR ALL APPLICATIONS					
		Scale and building dimensions labeled		Folded Plans (1 per application):		1			
		North, south, east, and west elevations of all buildings		Colored, Rolled Plans:		0			
		All building materials and colors noted		Reduced Copy (8-1/2"x11" B/W; 1 per application):		1			
		All wall sign locations shown and sizes noted		NOTES: north, south, east and west elevations					
☒	☐	FLOOR PLANS		TOTAL REQUIRED FOR ALL APPLICATIONS					
		Scale and building dimensions labeled		Folded Plans (1 per application):		1			
		North arrow and scale		Rolled Plans:		0			
		All building entrances/exits shown		Reduced Copy (8-1/2"x11" B/W; 1 per application):		1			
		Use of all rooms noted/labeled		NOTES: enclosure plan					
		Maximum Occupancy (per I.B.C.)							
		Seating Capacity (where applicable)							

CONTINUED NEXT PAGE

RECEIVED
JUN 23 2011

City Of Las Vegas Department Of Planning Pre-Application Conference Notes										C Y C L E 8
Project Name: Fire Station 7 - Emergency Generator Enclosure										
APN(s):		138-30-210-001			Pre-app Date:		06/15/11			
Location:		10101 Banbury Cross Drive			Meeting Location:		DSC Conference Room 3E - 333			
Ward #:		2 - Wolfson	Acres:	1.2	Time:		9:00 a.m.			
Ownership Info:		CITY OF LAS VEGAS					Last Change of Ownership Date:		02/18/94	
		Phone: (702)-		Fax: (702)-		Email:				
Applicant Info:		CITY OF LAS VEGAS								
		Phone: (702)-		Fax: (702)-		Email:				
Representative Info:		KGA Architecture								
		Phone: (702)-367-6900		Fax: (702)-		Email:				
Use:		Existing:	Fire Station (Summerlin)							
		Proposed:	No change proposed							
General Plan:		Existing:	N/A							
		Proposed:	N/A							
Zoning:		Existing:	P-C							
		Proposed:	No change proposed							
Special Area, Master Plans, and / or Overlay Districts that Apply:		Summerlin North								
		Special Land Use Designation (per plan, if applicable): VC (Village Center - Public Facilities)								
☒ Meeting ☐ 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. Nathan Goodman	KGA Architecture			367-6900	367-2043	ngoodman@kgaarchitecture.com				
2. Craig Forrest	KGA Architecture			367-6900	367-2043	craig@kgaarchitecture.com				
3.										
4.										
5.										
6.										
7.										
8.	CLV - Planning									
9.	CLV - Planning / Business License			229-6321	383-0769					
10. Roger Bailey	CLV - PW - Dev Co			229-6578	474-7599					
11.	CLV - PW - Traffic			229-6901 / 6880						
12.	CLV - PW - Flood			229-6541	382-8551					
13.	CLV - Building and Safety			229-6251	382-1731					
14. Ken Miller	CLV - Fire and Rescue			229-0366	229-0124					
15.	CLV - Economic Development			229-6551	385-3128					
OR: ☐ see Meeting Attendance Sheet										

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

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

Meeting Notes:

1. SV-0032-93 was approved by the City Referral Group on 01/26/94 for Fire Station #7.
2. Building permit for onsites issued 09/21/94 and work completed/inspected 02/15/96.
3. Certificate of Occupancy approved 02/15/96 for Fire Station #7.
4. Proposed emergency generator enclosure would be located in front of station along Banburry Cross Drive.
5. No required parking spaces would be occupied by the proposed structure.
6. Landscaping is proposed in front of the enclosure for screening. - Purple Leaf Plum for dense screening.
7. A Summerlin Non-Residential ARC approval letter is required at the time of submittal.
8. Separate submittal for solar panels to be carried out by others - not related to this application
9. Height of walls - approx. 9' 6".
10. Suggested larger tree size for screening.
11. No issues from Fire or Dev Co.
12. Located approx. 30' from ROW.
13. Call out north, south, east and west on elevations

copy

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

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

JUN 23 2011



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

July 13, 2011

Mr. Sam Tolman
City of Las Vegas
333 North Rancho Drive, 9th Floor
Las Vegas, Nevada 89106

Re: CRG-42257- CITY REFERRAL GROUP

Dear Mr. Tolman:

Your request for a Minor Amendment of a previously approved Summerlin Site Development Plan Review (SV-0032-93) FOR A PROPOSED MECHANICAL EQUIPMENT ENCLOSURE AND SITE MODIFICATIONS TO AN EXISTING 10,960 SQUARE-FOOT FIRE STATION on 1.20 acres at 10101 Banbury Cross Drive (APN 138-30-210-001), P-C (Planned Community) Zone, Ward 2 (Wolfson), was considered by the City Referral Group on July , 2011.

The City Referral Group **APPROVED** your request subject to the following:

Department of Planning

1. Conformance to the Conditions of Approval for Rezoning (Z-0044-87) and Summerlin Site Development Plan Review (SV-0032-93) shall be required, except as amended herein.
2. Conformance to the requirements and conditions of the Summerlin Non-Residential Design Review Committee (SNRDRC) contained within a letter dated 05/31/11.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/23/11, except as amended herein.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 06/23/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



Mr. Sam Tolman
CRG-42257 - Page Two
July 13, 2011

5. 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 Building and Safety Department.

This action by the City Referral Group on July 13, 2011 is final unless a written appeal is filed with the Director of the Department of Planning within ten (10) days of the date of the City Referral Group's decision.

Sincerely,



Steve Swanton, AICP
Senior Planner
Department of Planning
Case Planning Division

SS:clb

cc: Mr. Craig Forrest
KGA Architecture
9075 West Diablo Drive, Third Floor
Las Vegas, Nevada 89148

CITY REFERRAL GROUP MEETING

MINUTES

13 July 2011

Page 1 of 2

The City Referral Group (CRG) held a meeting on July 13, 2011 to review a Minor Amendment (CRG-42257) of a previously approved Summerlin Site Development Plan Review (SV-0032-93) FOR A PROPOSED MECHANICAL EQUIPMENT ENCLOSURE AND SITE MODIFICATIONS TO AN EXISTING 10,960 SQUARE-FOOT FIRE STATION on 1.20 acres at 10101 Banbury Cross Drive (APN 138-30-210-001), P-C (Planned Community) Zone, Ward 2 (Wolfson). See the attached roster for attendance.

The proposal is in conformance with the Summerlin Development Standards. A condition of approval will require conformance with the requirements of the letter of approval from the Summerlin Non-Residential Design Review Committee (SNRDRC) dated 05/31/11. In the letter, the SNRDRC expressed a preference for Rosemary or Juniper shrubs in lieu of Thompson Baccharis as groundcover within the east (front) landscape buffer area. Mark Danley from KGA Architecture indicated that the technical landscape plan had been revised to reflect Rosemary shrubs in place of the Baccharis.

No sound attenuation would be installed with the proposed generator. The Department of Planning explained that this would not be an issue, as the site is surrounded by commercial uses and the site would remain compatible with these uses.

Mr. Danley also said that building plans have already been submitted to the Building and Safety Department for review. Once the approval letter has been received, he will revise the building set to include the conditions of approval.

There were no other comments from city staff.

The following conditions were agreed to by the applicant:

Department of Planning

1. Conformance to the Conditions of Approval for Rezoning (Z-0044-87) and Summerlin Site Development Plan Review (SV-0032-93) shall be required, except as amended herein.
2. Conformance to the requirements and conditions of the Summerlin Non-Residential Design Review Committee (SNRDRC) contained within a letter dated 05/31/11.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/23/11, except as amended herein.

CITY REFERRAL GROUP MEETING
MINUTES
13 July 2011
Page 2 of 2

4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 06/23/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
5. 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 Building and Safety Department.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Steve Swanton, AICP, Senior Planner
Recording Secretary



13 July 2011

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AGENDA MEMO - PLANNING

CITY REFERRAL GROUP MEETING DATE: JULY 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
CRG-42257	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

CRG-42257 CONDITIONS

Department of Planning

1. Conformance to the Conditions of Approval for Rezoning (Z-0044-87) and Summerlin Site Development Plan Review (SV-0032-93) shall be required, except as amended herein.
2. Conformance to the requirements and conditions of the Summerlin Non-Residential Design Review Committee (SNRDRC) contained within a letter dated 05/31/11.
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Conditions Page Two
July 2011 - City Referral Group

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

**** STAFF REPORT ****

APPLICANT	City of Las Vegas
ADDRESS	10101 Banburry Cross Drive
VILLAGE	Summerlin North—Village 8

PROJECT DESCRIPTION

An existing 10,960 square-foot Fire Station is located on the subject site. The applicant proposes to add a 9.5-foot tall split face CMU enclosure in front of the building to house an emergency generator. The enclosure would extend eastward from an existing screen wall. The area where the enclosure is proposed currently contains three trees. The existing trees and shrubs in this area would be removed but are proposed to be replaced around the perimeter of the enclosure to provide screening. Existing groundcover would be replaced with new matching non-vegetative groundcover and new vegetative groundcover. No other changes to the site are proposed.

The proposed enclosure will be compatible with the existing building and development on adjacent properties. The color and material of the proposed enclosure is compatible with the existing fire station building. Staff recommends approval with conditions.

ISSUES

- The Summerlin Non-Residential Design Review Committee (SNRDRC) has approved the design for the proposed enclosure and modification of the landscape buffer, with a recommendation to use a different groundcover than proposed.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/01/86	The City Council approved a Petition to Annex (A-0020-86) approximately 5,637 acres generally located south of Cheyenne Avenue, west of Buffalo Drive. The Planning Commission and staff recommended approval. The annexation became effective on 06/10/87.
06/03/87	The City Council approved a Rezoning (Z-0044-87) from N-U (Non-Urban) to P-C (Planned Community) on approximately 4,650 acres south of Cheyenne Avenue, between Buffalo Drive and Hualapai Way. The Planning Commission and staff recommended approval.
01/18/89	The City Council approved a revision to the Summerlin Development Standards (Z-0044-87). The Planning Commission and staff recommended approval.

Staff Report Page Two
July 2011 - City Referral Group

06/02/93	The City Council approved a Development Agreement (DA-0001-93) between the City of Las Vegas and Howard Hughes Properties, Limited Partnership for Summerlin Village 8. The agreement was adopted by City Council on 03/02/94 by Ordinance 3782.
01/26/94	The City Referral Group approved a Summerlin Site Development Review (SV-0032-93) for a proposed Fire Station adjacent to the south side of Banbury Cross Drive, approximately 415 feet west of Town Center Drive.

<i>Most Recent Change of Ownership</i>	
02/18/94	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
09/21/94	A building permit (#94348927) was issued for onsite improvements at 10101 Banbury Cross Drive. A final inspection was completed on 02/15/96.
09/21/94	A building permit (#94348928) was issued for a fire station building at 10101 Banbury Cross Drive. A final inspection was completed on 02/15/96.
06/29/11	A building permit (189527) was issued for accessory carports with attached solar panels at 10101 Banbury Cross Drive. A final inspection has not been approved.
07/06/11	Application for a building permit (191202) was made for a generator and enclosure at 10101 Banbury Cross Drive. The permit has not been issued.

<i>Pre-Application Meeting</i>	
06/15/11	A pre-application meeting was held, where submittal requirements for the Site Development Plan Review were discussed. The applicant's representative was informed that a letter from the Summerlin Non-Residential Design Review Committee would be required at the time of submittal.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.2

<i>Surrounding Property</i>	<i>Existing Land Use Per Summerlin Stds</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Fire Station	VC (Village Center – Public Facilities)	P-C (Planned Community)
North	Office, Medical	VC (Village Center – Commercial)	P-C (Planned Community)

South	Hospital	VC (Village Center – Commercial)	P-C (Planned Community)
East	Office, General Business and Professional	EC (EmploymentCenter)	P-C (Planned Community)
West	Hospital	VC (Village Center – Commercial)	P-C (Planned Community)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Summerlin	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
P-C (Planned Community) District	X		Y
Trails		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to the Summerlin Development Standards, setbacks, building heights and general development criteria are determined during the Site Plan Review process. The following criteria are proposed for the subject property:

<i>Standard</i>	<i>Provided</i>
Min. Setbacks (Proposed Enclosure) • Front • Side • Rear	29 Feet 58 Feet 163 Feet
Lot Coverage	21.4 %
Mech. Equipment	Screened
Enclosure Height	9.5 Feet

<i>Landscaping and Open Space Standards</i>		
<i>Standard</i>	<i>Approved</i>	<i>Provided</i>
Buffer Trees: • North • South • East • West	(3) 24” Box Trees (4) 24” Box Trees (4) 24” Box Trees (4) 24” Box Trees	No change No change (3) 24” Box Trees No change
TOTAL PERIMETER TREES	15 Trees	14 Trees

Parking Area Trees	1	No change
LANDSCAPE BUFFER WIDTHS		
Min. Zone Width:		
• North	9 Feet	No change
• South	9 Feet	No change
• East	33 Feet	29 Feet
• West	8 Feet	No change

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Banburry Cross Drive	Secondary Collector	Master Plan of Streets and Highways	70	N

ANALYSIS

The enclosure is set back sufficiently to allow for a minimum 29-foot wide landscape buffer with trees that will adequately screen the enclosure. New 24-inch box trees will be planted to replace those trees displaced by the placement of the enclosure. The color, material and texture of the proposed enclosure are compatible with the existing fire station building.

FINDINGS (CRG-42257)

The proposed enclosure will be compatible with the existing building and development on adjacent properties. The Summerlin Non-Residential Design Review Committee has reviewed and approved the design, with a recommendation to use Rosemary or Juniper shrubs as groundcover in the east perimeter planter in lieu of the proposed Thompson Baccharis shrubs, which are more difficult to maintain. Staff recommends approval with conditions that include conformance with the Summerlin Non-Residential Design Review Committee approval letter dated 05/31/11.

APPROVALS

0

PROTESTS

0



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

June 27, 2011

Mr. Sam Tolman
City of Las Vegas
333 North Rancho Drive, 9th Floor
Las Vegas, Nevada 89106

Re: CRG-42257- CITY REFERRAL GROUP

Dear Mr. Tolman:

Your request for a Minor Amendment of a previously approved Summerlin Site Development Plan Review (SV-0032-93) FOR A PROPOSED MECHANICAL EQUIPMENT ENCLOSURE AND SITE MODIFICATIONS TO AN EXISTING 10,960 SQUARE-FOOT FIRE STATION on 1.20 acres at 10101 Banbury Cross Drive (APN 138-30-210-001), P-C (Planned Community) Zone, Ward 2 (Wolfson), will be considered by the City Referral Group on **Wednesday, July 13, 2011** at 2:00 p.m. at the Development Services Center, 333 North Rancho Drive, 3rd Floor, Cliff's Conference Room.

Please plan to attend. If you have any questions or cannot attend the meeting please call me at 702.229.4717.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Department of Planning
Case Planning Division

SG:clb

cc: Mr. Craig Forrest
KGA Architecture
9075 West Diablo Drive, Third Floor
Las Vegas, Nevada 89148

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

CITY OF LAS VEGAS

CITY REFERRAL GROUP COMMENT FORM

Roger Bailey	Engineering Planning – Public Works
Mary Wulff	Right-of-Way – Public Works
Albert Sung	Flood Control – Public Works
Rick Schroder	Traffic Engineering – Public Works
Joe Pena	Sanitary Sewers – Public Works
Ken Miller	Fire Protection Engineering
David Guerra	Land Development
Rod Clark	Plans Check
Krystell Klinger	Council Liaison
Audrie Dodge	Council Office



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

CRG-42257 - CITY REFERRAL GROUP - NON-PUBLIC HEARING - APPLICANT/OWNER:
CITY OF LAS VEGAS - Request for a Minor Amendment of a previously approved Summerlin Site Development Plan Review (SV-0032-93) FOR A PROPOSED MECHANICAL EQUIPMENT ENCLOSURE AND SITE MODIFICATIONS TO AN EXISTING 10,960 SQUARE-FOOT FIRE STATION on 1.20 acres at 10101 Banbury Cross Drive (APN 138-30-210-001), P-C (Planned Community) Zone, Ward 2 (Wolfson).

CITY REFERRAL GROUP: JULY 13, 2011

CASE PLANNER: STEVE SWANTON



ADMINISTRATIVE

Comments Due: JULY 7, 2010

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 Steve Swanton (sswanton@lasvegasnevadaa.gov), the person 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 #42257CRG SITE DEVELOPMENT PLAN REV

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/23/2011 13:27	982998	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

CRG-42257 - CITY REFERRAL GROUP - NON-PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Minor Amendment of a previously approved Summerlin Site Development Plan Review (SV-0032-93) FOR A PROPOSED MECHANICAL EQUIPMENT ENCLOSURE AND SITE MODIFICATIONS TO AN EXISTING 10,960 SQUARE-FOOT FIRE STATION on 1.20 acres at 10101 Banburry Cross Drive (APN 138-30-210-001), P-C (Planned Community) Zone, Ward 2 (Wolfson).

Parent A/P #

Project #	42257	Project/Phase Name	FIRE STATION 7 EMERGENCY GENER	Phase #	
Size/Area	1.20 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel

13830210001

Location

Owner/Tenant

Contact ID

AC1301148

Name

CITY OF LAS VEGA

Mailing Address

400 E STEWART AVE

City

LAS VEGAS

ZIP/PC

89101-2913

Day Phone

(702)229-2091 x

Fax

Applicant is

City of Las Vegas

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

10101 BANBURRY CROSS DR

LAS VEGAS, 89144-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13830210001

Applicants/Contacts

Primary	N	Capacity	OTHER	Other	REP	Contact ID AC1359954 ☐	Foreign
----------------	---	-----------------	-------	--------------	-----	--	----------------

Effective	Expire
-----------	--------

Name KGA ARCHITECTURE

Day Phone (702)367-6900 x

Pager	PIN #
-------	-------

Fax (702)367-2043

E-Mail

Address 9075 WEST DIABLO DRIVE, 3RD FLOOR

LAS VEGAS, NV 89148

Seasonal Addr

Valid From	To
------------	----

Comments Craig Forrest

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License #	Percent Owned
Orientation Attended	

Waiver

Health Card

Director Letter

Original Transcripts

There are no items in this list

Primary	Y	Capacity	OWNER	Contact ID	AC1301148	☐	Foreign
---------	---	----------	-------	------------	-----------	--------------------------	---------

Effective	Expire
-----------	--------

Name CITY OF LAS VEGAS

Day Phone (702)229-2091 x

Pager **PIN #**

Fax	Mobile	Profession
-----	--------	------------

E-Mail

Address 400 E STEWART AVE

LAS VEGAS, NV 89101-2913

Seasonal Addr

Valid From	To
-------------------	-----------

Comments Samuel Tolman

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

CRG Application

Report Date06/23/2011 03:40 PMSubmitted ByPage 3

CONTACT ADDITIONAL

WORKCARD: Work Card #0

Expiration Date

CONTACT REQUIREMENTS

License #Orientation AttendedPercent OwnedWaiverHealth CardDirector LetterOriginal Transcripts

There are no items in this list

Contractors

No Contractors

CRG SITE DEV PLAN RV

NParent Project link required?

NProject of Regional Significance?

8Summerlin Village

Staff Recommendation

Meeting Information

MEETING INFORMATION

Meeting DateCommentsAdded ByMeeting TypeAdd DateMeeting StatusModified ByModified DateYES VotesNO VotesABSTENTIONS

07/13/2011

CRG

SCHEDULED

0

0

0

JMARSHALL

06/23/2011

Template TypeA/P #A/P TypeStatusStage

No children exist for this project

EmployeeEmployee IDLastFirstMIDComments

982110

SWANTON

STEPHEN

L

Planning x4714

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	06/23/2011 13:38	0.00
	NATHAN GOODMAN, CLV TRANSFER MEMO 40211.810705.WU7020, SAM TOLMAN, X6535			



PLANNING & DEVELOPMENT DEPT. TRANSFER MEMORANDUM

DATE: June 13, 2011

TO: Flinn Fagg City Referral Group

FROM: Samuel Tolman

CC: Louis Baker, Roy Davis KGA, Billie Jo Berlin, File

RE: Review Fee Funds Transfer

Please pay the Planning and Development Fees for this project using the following information:

Project Name: Emergency Generator Power Backup Fire Station 7
Project Name from the Project Initiator Box #1.

Project Address: 10101 Banburry Cros Dr
or Parcel Number(s):

Servicer Org Number: 40211

SERVICER ORG. from the upper portion of Box #10 on the Project Initiator.
This is the org number of your project's funding source, for example, 40521 is the Park S fund org number.
Do not use the OAS section org number 15341, nor your client such as Neighborhood Services' org number,
nor the Requestor org number from the P.I., nor the Servicer org number from the lower half of Box #10. (If
Finance leaves the upper portion of Box #10 empty and provides the only Servicer Org of the P.I. on the "All
Costs Other than Internal Labor" line at the bottom of Box #10, use that number.) Do not use a number that
ends in 0.

Account Number: 810705 Building Remodel/Addition

From the City's chart of accounts: 810205 for new or rehab Parks, 810605 for new Building construction,
810705 for Building remodels or additions.

Work Authorization Number: WU7020

The W/A NO. from the upper portion of Box #10 on the Project Initiator. (If Finance leaves the upper portion
of Box #10 empty and provides the only W/A NO. of the P.I. on the "All Costs Other than Internal Labor" line
at the bottom of Box #10, use that number.)

Planning & Development Fees: \$330.00

From the Planning & Development Application Fee Schedule, Pre-Application Meeting, or as otherwise
provided.

Service Requested: Title 18 Subdivisions -
Title 19 Zoning -
Other - **Summerlin City Referral Group**

Authorizing Individual: Samuel Tolman
OAS Project Manager's name.

Funding Department: Fire

Public Works, Neighborhood Services, Detention & Enforcement, Fire, etc. If multiple departments, list the
department that controls the fund this transfer is drawn from.

Occupying/Programming/Operating Department: Fire

Leisure Services, Detention & Enforcement, Fire, etc. If multiple departments, list primary only.

Thank you.

DEPARTMENT OF
PUBLIC WORKS

CAPITAL
PROJECT
MANAGEMENT
SECTION

400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 229-6535
FAX: (702) 382-3232
TDD: (702) 386-9108

www.lasvegasnevada.gov

CRG-42257
JUN 23 2011

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: July 6, 2011
Re: **CRG-42257** City of Las Vegas 10101 Banbury Cross Dr.
Request for a Minor amendment of a previously approved Summerlin Development Plan Site (SV-0032-93)

COMMENTS:

We have no objection to the request for a Minor Amendment of a previously approved Summerlin Site Development Plan Review (SV-0032-93) for a proposed mechanical equipment enclosure and site modifications to an existing 10,960 square-foot fire station on 1.20 acres at 10101 Banbury Cross Drive.



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Design Review
Project Address (Location) 10101 Banbury Cross Drive
Project Name Fire Station 7 Emergency Generator Enclosure Proposed Use _____
Assessor's Parcel #(s) 138.30.210.001 Ward # 2
General Plan: existing SC proposed SC Zoning: existing P-C proposed P-C
Commercial Square Footage 10,960 (existing) Floor Area Ratio 21.4%
Gross Acres 1.2 Lots/Units 1 Density 21.4%
Additional Information Project entails addition of an exterior emergency generator enclosure to serve the existing City of Las Vegas Fire Station 7.

PROPERTY OWNER City of Las Vegas Contact Samuel Tolman
Address 333 North Rancho Drive, 9th Floor Phone: (702) 229-2091 Fax: _____
City Las Vegas State NV Zip 89106
E-mail Address stolman@lasvegasnevada.gov

APPLICANT KGA Architecture Contact Craig Forrest
Address 9075 West Diablo Drive, Third Floor Phone: (702) 367-6900 Fax: (702) 367-2043
City Las Vegas State NV Zip 89148
E-mail Address craig@kgaarchitecture.com

REPRESENTATIVE KGA Architecture Contact Craig Forrest
Address 9075 West Diablo Drive, Third Floor Phone: (702) 367-6900 Fax: (702) 367-2043
City Las Vegas State NV Zip 89148
E-mail Address craig@kgaarchitecture.com

Property Owner Signature* Jorge Cervantes

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

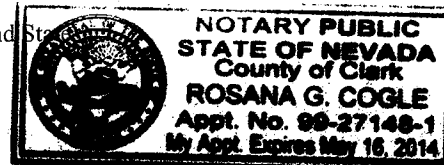
Print Name JORGE CERVANTES

Subscribed and sworn before me

This 7th day of April, 20 11

Rosana G. Cogle

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>CRG-42257</u>
Meeting Date:	<u>7-13-11</u>
Total Fee:	<u>330.00</u>
Date Received:*	<u>6-23-11</u>
Received By:	<u>J. Forrest</u>

*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

JUN 23 2011



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **CRG-42257** APN: 138.30.210.001

Name of Property Owner: City of Las Vegas

Name of Applicant: KGA Architecture

Name of Representative: Craig Forrest

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: Jorge Cervantes

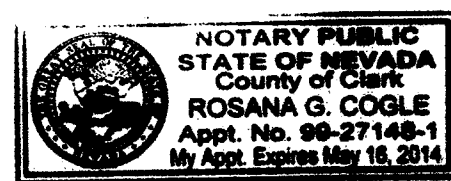
Print Name: Jorge Cervantes

Subscribed and sworn before me

This 7th day of April, 2011

Rosana G. Cogle

Notary Public in and for said County and State



RECEIVED
JUN 23 2011

INTER OFFICE MEMORANDUM

Date

January 26 1994

TO	FROM
LOUIS BAKER MANAGEMENT ANALYST II DEPARTMENT OF FIRE SERVICES	NORMAN R STANDERFER DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT	COPIES TO
SV 32 93 FIRE STATION #7 BANBURY CROSS DRIVE NEAR TOWN CENTER DRIVE	138 30-210-001

The City Referral Group considered your request for a new Fire Station #7 located on Banbury Cross Drive near Town Center Drive in Summerlin at its meeting on Monday January 20 1994

The Referral Group unanimously approved this review subject to

- 1 Landscaping and a permanent underground sprinkler system shall be provided and shall be permanently maintained in a satisfactory manner
- 2 A landscaping plan shall be submitted prior to or at the same time application is made for a building permit
- 3 All mechanical equipment air conditioners and trash areas shall be screened from view from the abutting streets
- 4 Satisfaction of City Code requirements and design standards of all City departments
- 5 Approval of the parking and driveway plans by the Traffic Engineer
- 6 Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works
- 7 Provision of fire hydrants and water flow as required by the Department of Fire Services
- 8 Conformance to the plot plan and building elevations

NRS JBS gm

RECEIVED
JUN 23 2011

CRG-42257



May 31, 2011

Craig Forrest, AIA
KGA Architecture
9075 West Diablo Drive, Third Floor
Las Vegas, Nevada 89148-7604

Re: **SNRDRC Review & Approval** – Emergency Generator Equipment Enclosure at City
of Las Vegas Fire Station #7 (10101 Banbury Cross Drive) in Summerlin Village 8:
The Crossing

Dear Craig,

The Summerlin Non-Residential Design Review Committee (SNRDRC) has reviewed and approved your revised May 10, 2011 design submittal for a proposed 9'-6" high emergency generator enclosure to extend from the existing screen wall at a northeast location on the fire station property. Due to maintenance issues, we recommend either a Rosemary or Juniper groundcover be used in place of the proposed Thompson Baccharis.

Please let me know if you have any questions.

Sincerely,

Elizabeth Molina
Design Review Administrator
SNRDRC

RECEIVED
JUN 23 2011

The Howard Hughes Corporation - Summerlin
10000 W. Charleston Boulevard, Suite 200
Las Vegas, Nevada 89135
T 702.791.4000 F 702.791.4453

CRG-42257

KGA ARCHITECTURE

June 21, 2011

City of Las Vegas - Department of Planning
333 N. Rancho Drive
Las Vegas, Nevada 89106

Attn: City Referral Group

Re: City of Las Vegas Fire Station #7 Emergency Generator Enclosure

To Whom It May Concern:

Please accept this document as the justification letter for the above referenced project.

We are requesting a Site Development Plan Review of an addition to the existing City of Las Vegas Fire Station #7 located at 10101 Banbury Cross Drive. The current project entails the addition of a freestanding enclosure adjacent to the existing building. The enclosure is required to shield from public view a new emergency generator which will serve the existing fire station building. The design of the enclosure is consistent with the existing facility in material and color, such that a uniform appearance will be maintained throughout the fire station property.

Included in the submittal package is an image of the existing Fire Station #7 building that we are proposing to match. The proposed enclosure design has been approved by the Summerlin Non-Residential Design Review Committee and utilizes no specific sustainability elements.

Should you have any questions regarding this application, please feel free to contact our office.

Sincerely,



Craig R. Forrest, AIA, LEED AP
Associate

FOUNDING PARTNERS
Ed Kittrell Jr., AIA
George F. Garlock, AIA
PARTNERS
David P. Brom, AIA
James C. Lord II, AIA
Rick Romito
SENIOR ASSOCIATES
Lee Norsworthy, AIA
ASSOCIATES
Mark Danley, AIA
Craig R. Forrest, AIA, LEED AP
Luma Jaffar, AIA, LEED AP

RECEIVED
JUN 23 2011

LAS VEGAS

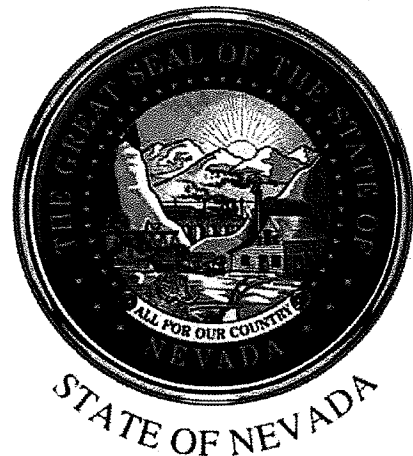
9075 West Diablo Drive, Third Floor
Las Vegas, Nevada 89148-7604
702.367.6900

www.KGAarchitecture.com

AUSTIN

1701 Directors Boulevard, Suite 770
Austin, Texas 78744-1009
512.441.8200

SECRETARY OF STATE



NEVADA STATE BUSINESS LICENSE

**KITTRELL GARLOCK AND ASSOCIATES, ARCHITECTS,
AIA, LTD.**

Nevada Business Identification # NV19771007004

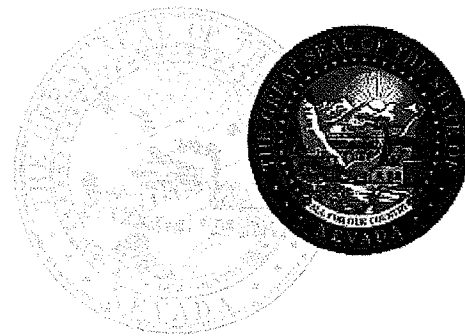
Expiration Date: October 31, 2011

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

This license shall be considered valid until the expiration date listed above unless suspended or revoked in accordance with Title 7 of Nevada Revised Statutes.

IN WITNESS WHEREOF, I have hereunto
set my hand and affixed the Great Seal of State,
at my office on September 1, 2010

ROSS MILLER
Secretary of State



This document is not transferable and is not issued in lieu of any locally-required business license, permit or registration.

**You may verify this Nevada State Business License
online at www.nvsos.gov under the Nevada Business Search.**

RECEIVED
JUN 23 2011

9 4 0 2 1 3 3 3 9

D12

WHEN RECORDED RETURN TO:

City Clerk - City Hall
400 E. Stewart Avenue
Las Vegas, Nevada 89101

93-03-1053 RM6

APN 137-25-401-004 (PM)

(Space above line for Recorder's use)

GRANT BARGAIN AND SALE DEED

HOWARD HUGHES PROPERTIES, LIMITED PARTNERSHIP, a Delaware limited partnership, as "Grantor," does hereby Grant, Bargain, Sell and Convey to THE CITY OF LAS VEGAS, a Nevada municipal corporation, as "Grantee," the real property in the City of Las Vegas, County of Clark, State of Nevada (hereinafter referred to as the "Land") described on Attachment "A" attached hereto and incorporated herein by this reference.

SUBJECT, HOWEVER, to the following covenants, conditions, restrictions, easements and equitable servitudes (hereinafter referred to as the "Development CC&Rs") which shall run with the Land or any portion thereof until released as provided herein and shall be binding upon all parties having or acquiring any right or title in the Land or any portion thereof and which are hereby declared to be for the benefit of the real property described on Attachment "B" hereto and hereinafter referred to as the "Benefitted Property."

1. Preparation and Approval of Project Plan.

1.1 Construction Prohibited Prior to Project Plan Approval. No construction or alteration of any building, structure or improvement (individually, an "Improvement" and collectively, the "Improvements") shall be commenced, erected, or maintained upon the Land until Grantee has prepared and submitted to Grantor and Grantor has approved a Project Plan in accordance with the terms of these Development CC&Rs. The Project Plan shall describe three separate elements of the Project: (i) the Site Improvements, (ii) the Landscape Improvements, and (iii) the Building Improvements.

1.2 Site Improvements. The Site Improvements shall be described in (i) the Site Plan, (ii) the Preliminary Grading Plan, and (iii) the Site Improvements Plan.

1.2.1 Site Plan. The Site Plan shall clearly illustrate the site layout with dimensions.

1.2.2 Preliminary Grading Plan. The Preliminary Grading Plan shall clearly illustrate all of the following:

1.2.2.1 elevation of all building pads;

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1.2.2.2 elevation and location of all drainage structures;

1.2.2.3 existing grade along perimeter of the Land; and

1.2.2.4 existing vegetation and site features to be preserved.

1.2.3 Site Improvements Plan. The Site Improvements Plan shall clearly illustrate all of the following:

1.2.3.1 final grading, pursuant to the grading plan approved by Grantor;

1.2.3.2 grading details;

1.2.3.3 storm drain improvements;

1.2.3.4 potable water improvements;

1.2.3.5 sanitary sewer improvements;

1.2.3.6 paving; and

1.2.3.7 list of construction quantities.

1.3 Landscape Improvements. The Landscape Improvements shall be described in (i) the Landscape Plan, (ii) the Landscape Materials Sample Board, and (iii) the Landscape Construction Drawings.

1.3.1 Landscape Plan. The Landscape Plan shall clearly illustrate all of the following:

1.3.1.1 tree locations;

1.3.1.2 plant list;

1.3.1.3 section drawings through landscaped drainage-ways;

1.3.1.4 identification signage; and

1.3.1.5 existing vegetation to be preserved.

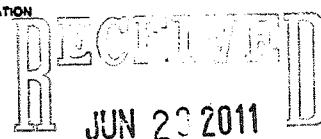
1.3.2 Landscape Materials Sample Board. The Landscape Materials Sample Board shall include the following:

1.3.2.1 color chips;

1.3.2.2 manufacturer's cut sheets; and

1.3.2.3 photographs and/or material samples for all landscape materials including, without limitation, walls, fences, textured paving, gravel mulch, site furnishings, stucco, paint, stain and other visible exterior finishes.

1.3.3 Landscape Construction Drawings. The Landscape Construction Drawings shall consist of fully complete construction documents for all landscape and irrigation



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improvements to be constructed on or within the Land. The Landscape Construction Drawings shall be prepared with construction details sufficiently shown, with figured dimensions given and specifications stated, so as to enable prospective bidders to make accurate and reliable estimates of the quantity, quality and character of the labor, materials and equipment required to construct the proposed improvements and to enable workmen of ordinary skill and competence to construct such improvements.

1.4 Building Improvements. The Building Improvements shall be described in (i) the Architectural Concept Plan, (ii) the Preliminary Plot Plan, (iii) the Architectural Materials Sample Board, and (iv) the Final Plot Plan.

1.4.1 Architectural Concept Plan. The Architectural Concept Plan shall consist of the following:

1.4.1.1 photographs or sketches of front, side and rear elevations of the Project; and

1.4.1.2 floor plan of the Project.

1.4.2 Preliminary Plot Plan. The Preliminary Plot Plan shall illustrate the site for the Project indicating building footprints, setback requirements, driveway and parking locations.

1.4.3 Architectural Materials Sample Board. The Architectural Materials Sample Board shall include color chips, manufacturer cut sheets, photographs, and/or material samples for all building materials including roofing, doors, windows, stucco, fascia, trim, paint, stain, architectural walls, and other visible exterior features.

1.4.4 Final Plot Plan. The Final Plot Plan shall clearly illustrate the plot plan for the Project and describe building footprints, setbacks, driveway and parking locations.

1.5 Plan Submittals. Each of the plans, maps and sample boards referred to in subsections 1.2.1, 1.2.2, 1.2.3, 1.3.1, 1.3.2, 1.3.3, 1.4.1, 1.4.2, 1.4.3, and 1.4.4 is hereinafter referred to as a "Plan." All of such Plans collectively, as approved by Grantor in accordance with the terms of these Development CC&Rs, shall constitute the "Project Plan" and all of the construction work described therein is hereinafter referred to as the Project Plan Work." Grantee shall submit to Grantor in such form as specified above and in the Summerlin Business Center Design Guidelines (the "Design Guidelines") each of the Plans. Grantor shall, within ten (10) business days after receipt of each of such Plans, either (i) approve such Plan as submitted, or (ii) disapprove such Plan and advise Grantee in reasonable detail of the reasons for such disapproval. Grantor shall take similar action on each resubmittal of a Plan following any disapproval. In the event of any inconsistency between the Design Guidelines and these Development CC&Rs, the terms of these Development CC&Rs shall control.

1.6 Project Plan Approval. Grantor may, in its discretion, disapprove any or all portions of the Project Plan submitted for its approval, but Grantor's right of disapproval shall be limited to (a) the conformity of the Project Plan with these Development CC&Rs as to the Project to be constructed, (b) the conformity of the Project Plan to the terms of the Purchase Agreement and the General Description of the Project attached thereto, (c) exterior design, elevation, materials, and colors, and other architectural and design elements and landscaping, (d) roof equipment, (e) size and location of improvements, (f) conformity to the Summerlin Business Center Design Guidelines, and (g) other matters that bear on the compatibility of the Project with the Benefitted Property, Summerlin, and the real property in the vicinity of the Land. In connection with the decision to approve or disapprove the Project Plan, Grantor may solicit the views of residents of the area surrounding the Land. In any event, Grantor may condition its approval of the Project Plan upon such changes therein as are consistent with the scope of its review as set forth above and may require submission of additional plans or other information prior to

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approving or disapproving material submitted. Until receipt by Grantor of all required information, Grantor may postpone review of the Project Plan submitted for approval. Grantor shall not withhold its approval under this paragraph concerning any architectural feature, facility or use normally associated with a municipal fire station, except that the exterior color of the fire station will be reasonably acceptable to Grantor.

2. Construction of the Project.

2.1 Manner of Construction. Grantee, at its sole cost and expense, shall cause to be performed or constructed all of the Project Plan Work. Grantee shall cause the Project Plan Work to be performed or constructed by a duly licensed general contractor and duly licensed subcontractors in a good and workmanlike manner in accordance with: (a) the plans and specifications for each work of improvement to be approved by Grantor, (b) all applicable laws, regulations, codes, and ordinances, (c) all requirements of governmental authorities and other duly qualified bodies having jurisdiction with respect to each work of improvement, and (d) generally-accepted engineering standards concerning geotechnical and soils conditions. Grantee shall supervise and direct the Project Plan Work using its best skill and attention. Grantee shall be solely responsible for all means, methods, techniques, sequences, and procedures used in the performance or construction of the Project Plan Work and shall diligently pursue the same to completion. Grantee shall be responsible for the application for and the obtaining of all permits and approvals from governmental authorities required for the Project Plan Work.

2.2 Commencement and Completion of the Project. Upon the commencement of each discrete item of the Project Plan Work, Grantee shall cause such item of the Project Plan Work to be diligently and continuously prosecuted to its completion. Each discrete item of the Project Plan Work shall be deemed to be completed upon the acceptance of the same by Grantor and the appropriate governmental authorities.

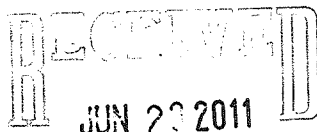
3. Restrictions and Prohibited Uses. The Land shall not be developed for any residential or commercial use and shall be restricted exclusively to use as a fire station or other municipal use which is reasonably acceptable to Grantor. As a material consideration inducing Grantor to convey the Land to Grantee, Grantee has represented to Grantor that it is acquiring the Land to develop a municipal fire station. Grantor has conveyed the Land for a purchase price substantially less than the fair market value of the Land in reliance on Grantee's representation to develop such a fire station.

4. Certain Nuisances. No nuisance shall be permitted to exist or operate upon the Land. Without limiting the generality of the foregoing, the following are hereby deemed to be, for all purposes, prohibitions against the creation of a nuisance:

4.1 No rubbish, trash, waste, residue, brush, weeds or undergrowth or debris of any kind or character shall ever be placed or permitted to accumulate upon the Land or any portion thereof, so as to render said premises a fire hazard, unsanitary, unsightly, offensive, or detrimental to any Person.

4.2 No building or other improvement shall be permitted to fall into disrepair and all buildings and other improvements shall at all times be kept in good condition and repair (including, without limitation, free of the presence of wood-destroying pests and organisms) and adequately painted or otherwise finished. Any and all exterior repairs, redecoration, modifications or additions shall be made approved in writing by Grantor.

4.3 No condition shall be permitted to exist upon the Land which shall induce, breed or harbor infectious plant diseases or noxious insects.



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4.4 No antennae, satellite dish or other device for the transmission or reception of television signals or any other form of electromagnetic radiation, other than those normally associated with a municipal fire station, shall be erected, used or maintained outdoors above ground on the Land, whether attached to a building or otherwise, except within an enclosure or behind opaque screening which has been approved in writing by Grantor.

4.5 No tools or equipment and no derrick or other structure designed for use in boring for water, oil, gas or other subterranean minerals or other substances, or designed for use in any mining operation or exploration, shall hereafter be erected or placed upon or adjacent to the Land.

4.6 No adverse environmental condition shall be permitted to exist on the Land, nor shall any toxic or hazardous wastes be permitted to be generated, treated, stored, disposed of, or otherwise deposited in or on or allowed to emanate from the Land or any portion of the Land; provided, however, that hazardous substances may be stored or used so long as such storage and use is conducted in compliance with all applicable laws, statutes, ordinances, rules and regulations of any local, County, State or federal governmental body.

4.7 Nothing shall be done or kept on the Land that violates any law, statute, rule or regulation of any local, County, State or federal governmental or public body.

4.8 No temporary structures, including construction trailers or other temporary office, shall be placed or maintained on the Land until the appearance and location of such facilities have received the approval of Grantor, which approval shall not be unreasonably withheld.

4.9 No development on the Land shall be permitted to drain or discharge any water, including, without limitation, rain water, onto any property adjacent to or in the vicinity of the Land, except for drainage into an established drainage facility approved by the City for such purpose.

4.10 No activities shall be conducted on any portion of the Land, and no improvements shall be constructed on any portion of the Land, which are or might be unsafe or hazardous to any Person or property. Without limiting the generality of the foregoing, no firearms shall be discharged on the Land and no open fires shall be lit or permitted on the Land.

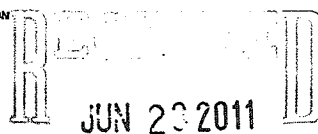
4.11 The Land shall at all times be landscaped in a neat and attractive condition. No landscaping upon the Land shall be allowed to deteriorate to a dangerous, unsafe, unsightly, or unattractive condition.

4.12 No flags or flag poles (other than those normally associated with a municipal fire station), balloons, beacons or banners shall be constructed, placed or maintained upon the Land without the written consent of Grantor, which consent shall be within Grantor's sole discretion.

5. Covenants to Run With the Land; Term. The restrictions and reservations of this Deed shall run with and bind the Land and shall inure to the benefit of the Benefitted Property and be enforceable for a term of sixty (60) years from the date of Recordation of this Deed.

6. Release and Termination.

6.1 Acquisition of Land by Grantor. Upon the acquisition of all or portions of the Land by Grantor by and through any operation of law or instrument of transfer, Grantor shall have the right in its sole discretion to terminate these Development CC&Rs, and release portions or all of the Land from the covenants and restrictions of these Development CC&Rs, in which event the covenants and restrictions shall be forever terminated and extinguished.



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6.2 Right of Release. Grantor shall also have the right to release, from time to time and at any time, all or any portion of the Land from these Development CC&Rs for any reason, and the foregoing provisions of this Section 6 shall not be deemed to limit such right in any manner whatsoever.

6.3 Instrument. Following the release of any portion of the Land from the encumbrance hereof, Grantor shall, if requested by the owner of such portion of the Land, execute and cause to be Recorded an instrument evidencing such release.

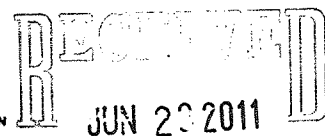
7. Right of Substitution. Grantor shall have the right, by a duly Recorded amendment to these Development CC&Rs, to unilaterally add to, subtract from, or substitute for the Benefitted Property any real property owned by Grantor within or outside the City and the term "Benefitted Property," as used herein, shall refer to such added, reduced, or substituted real property, effective upon the Recordation of such amendment.

8. Enforcement Assignment by Grantor.

8.1 Enforcement Waiver. Grantor alone shall have the right to enforce, by proceedings at law or in equity, all restrictions, covenants, and reservations, now or hereafter imposed by the provisions of these Development CC&Rs or any amendment thereto, including the right to prevent the violation of any such restrictions, covenants, or reservations, and the right to recover damages or other amounts due for such violation. Grantee shall have no right to enforce the terms hereof against anyone other than a party signatory hereto. Failure by Grantor to enforce any condition, covenant, or restriction herein contained in any certain instance or on any particular occasion shall not be deemed a waiver of such right on any future breach of the same or any other condition, covenant, or restriction by Grantee. Except as expressly provided in the written evidence of approval by Grantor of the Project Plan or any other plans, drawings or specifications for the construction of any Improvement upon the Land, such approval shall not constitute or be deemed a waiver of any requirement contained in these Development CC&Rs which relates to the conditions upon such construction, or the manner in which such construction shall be performed. All rights, options, and remedies of Grantor under these Development CC&Rs are cumulative, and no one of them shall be exclusive of any other, and Grantor shall have the right to pursue any one or all of such rights, options, and remedies or any other remedy or relief which may be provided by law or in equity, whether or not stated in these Development CC&Rs.

8.2 Assignment of Rights by Grantor. In addition to and without limiting the foregoing, and notwithstanding anything to the contrary herein, Grantor may assign any of its rights and powers under these Development CC&Rs to any person or entity including, without limitation, the Summerlin Community Association or any successor thereto, so long as such person or entity in writing agrees to assume the duties of Grantor pertaining to the particular rights and powers assigned. Upon the Recordation of such writing accepting such assignment and assuming such duties, such person or entity shall, to the extent of such assignment, have the same rights and powers and be subject to the same obligations and duties as are given to and assumed by Grantor herein. Without limiting the generality of the foregoing, Grantor may make such assignment as to the entire Land or to any portion thereof.

8.3 Covenants to Run With the Land; Term. The covenants, restrictions, and reservations of this Development Declaration shall run with and bind the Land and shall inure to the benefit of and be enforceable by Grantor and its successors and assigns for a term of sixty (60) years from the date this Deed is Recorded, unless terminated earlier in accordance with the terms of Section 6 above. As used in the preceding sentence, the term "successors and assigns" shall mean and refer to both (a)



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Grantor's successors and assigns as to twenty percent (20%) or more of the Benefitted Property at any one time, and (b) Grantor's successors and assigns as to all or substantially all of Grantor's assets or by merger, consolidation, or other corporate reorganization.

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this instrument to be executed by its general partner thereunto duly authorized.

Dated as of February 16, 1994

HOWARD HUGHES PROPERTIES,
LIMITED PARTNERSHIP, a
Delaware limited partnership

By: SUMMERLIN, a division of
SUMMA CORPORATION, a
Delaware corporation, its
sole general partner

By: [Signature]

Name: RICHARD E. DOLAN

Title: UP

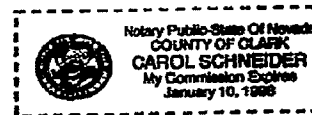
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STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

on Feb. 16, 1994, personally appeared before me, a Notary Public,
Richard E. Oates by, personally known to me to be the person whose name is
subscribed to the above instrument who acknowledged that he/she executed the instrument.

Carol Schneider
Notary Public



AS032/ASCLV5/r.as/11/29/93 2:21pm

-8-

SUMMERLIN FIRE STATION

RECORDED
JUN 23 2011

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ATTACHMENT "A"
TO GBS DEED

LEGAL DESCRIPTION OF THE LAND

ALL OF LOT 1, CONTAINING 52,125 SQUARE FEET MORE OR LESS, AS SHOWN ON THE FINAL MAP OF THE CROSSING AT SUMMERLIN VILLAGE 8, UNIT NO. 1, PHASE 1, A PLANNED COMMUNITY, ON FILE IN BOOK 58 OF PLATS, PAGE 84, OF CLARK COUNTY NEVADA RECORDS, LYING WITHIN SECTION 25, OF TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AND SECTION 30, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

AS952/ASCLV5/m ear/11/29/03 2 21pm

-9-

SUMMERLIN FIRE STATION

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JUN 23 2011

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ATTACHMENT "B"
TO GBS DEED

DESCRIPTION OF BENEFITTED PROPERTY

That parcel of land situated in the County of Clark, State of Nevada, described as portions of particular Townships and Ranges of M.D.B. & M., as follows:

Township 20 South, Range 60 East, M.D.M.

All of Sections, 18, 17, 18, 19, 20 and 30;

AND

The West 1/2 of Section 29;

AND

All of Section 21, except the North 1,000.00 feet of the East 1/2 Northeast 1/4 Northeast 1/4 of said Section 21.

Township 20 South, Range 59 East, M.D.M.

All of Sections, 13, 14, 15, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36;

AND

The South 1/2 of Section 16;

AND

The Southeast 1/4 of Section 17;

AND

The South 1/2 of Section 19;

AND

The South 1/2 and the Northeast 1/4 of Section 20.

Township 21 South, Range 59 East, M.D.M.

All of Sections, 1, 2, 5, 7, 8, 9 and 12;

AND

The East 1/2 Southeast 1/4 of Section 6 and the Northeast 1/4 of Section 6;

AND

The North 1/2 of North 1/2 of Section 3;

AND

The West 1/2 of Section 4 and the North 1/2 Northeast 1/4 of Section 4;

AND

The Northeast 1/4 Northwest 1/4 of Section 18 and the North 1/2 Northeast 1/4 of said Section 18;

AND

The North 1/2 North 1/2 of Section 17;

AND

The North 1/2 Northwest 1/4 of Section 16;

AND

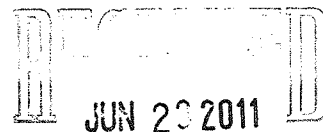
The North 1/2 North 1/2 of Section 13;

AND

The North 1/2 North 1/2 of Section 14;

TOGETHER WITH AND INCLUDING:

Those certain portions of Township 21 South, Range 59, East, M.D.M., of said County of Clark, State of Nevada, more particularly described as follows:



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The East 1/2 and the East 1/2 West 1/2 and the East 1/2 West 1/2 West 1/2 and the West 1/2 Southwest 1/4 Southwest 1/4 and the Northwest 1/4 Northwest 1/4 Northwest 1/4 of Section 11;

AND

All of Sections 23 and 24;

AND

All of Section 25, except the West 1/2 Southwest 1/4 Southwest 1/4 and also excepting the Southwest 1/4 Northwest 1/4 Southwest 1/4 of said Section 25;

AND

The North 1/2 Northeast 1/4 and the North 1/2 South 1/2 Northeast 1/4 and the East 1/2 Northeast 1/4 Northwest 1/4 of Section 36;

AND

All of Section 13, except the North 1/2 North 1/2 of said Section 13;

AND

All of Section 14, except the North 1/2 North 1/2 of said Section 14.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL OF LAND those certain portions of land more particularly described as follows:

Parcel 1 (containing 4,863.2 acres) shown on Page 27 of File 58 of Parcel Maps of Clark County Nevada Records;

AND

Parcel 2 (containing 438.7 acres) shown on Page 27 of File 58 of Parcel Maps of Clark County Nevada Records;

AND

Parcel 2 (containing 682.117 acres) shown on Page 83 of File 52 of Parcel Maps of Clark County Nevada Records;

AND

Parcel 1 (containing 1,050.058 acres) and Parcel 4 (containing 353.340 acres) as shown on Page 09 of File 54 of Parcel Maps of Clark County Nevada Records;

AND

Parcel 2 (containing 303.947 acres) shown on Page 09 of File 54 of Parcel Maps of Clark County Nevada Records;

AND

Parcel 1 (containing 487.136 acres) and Parcel 2 (containing 22.934 acres) and Parcel 3 (containing 18.65 acres) as shown on Page 82 of File 54 of Parcel Maps of Clark County Nevada Records;

AND

Parcel 1 (containing 488.428 acres) as shown on Page 28 of File 63 of Parcel Maps of Clark County Nevada Records;

AND

Parcel 1 (containing 29.686 acres) as shown on Page 30 of File 62 of Parcel Maps of Clark County Nevada Records.

FURTHER EXCEPTING FROM SAID PARCEL OF LAND; all of that land being a part of Summerlin Village 1 North subdivision (containing 388.411 acres more or less) situated in the City of Las Vegas, Clark County, Nevada; as shown upon the "AMENDED PLAT OF "SUMMERLIN VILLAGE 1 NORTH," as recorded in Book 045 of Plats, Page 0010, in the Office of the County Recorder, Clark County, Nevada.

Said Parcel of Land, comprised of all above described portions and exceptions therefrom, is subject to reservations, restrictions and conditions (as may exist), right of way interests and easements either of record or actually existing on the property.

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JUN 23 2011

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
NEVADA TITLE COMPANY
02-18-94 08:00 BSB 12
OFFICIAL RECORDS
BOOK: 940218 INST: 00339
FEE: .00 RPTT EX002

RECORDED
JUN. 20 2011

PROPERTY OWNER

CITY OF LAS VEGAS

CONTACT

KGA ARCHITECTURE
9075 WEST DARLO DRIVE, THIRD FLOOR
LAS VEGAS, NEVADA 89146
702.367.6900

SITE ANALYSIS

APN: 138.30.20.001 P-C
CURRENT ZONING: 12 ACRES
SITE AREA: 210%
EXISTING LOT COVERAGE: 214%
PROPOSED LOT COVERAGE:

BUILDING ANALYSIS

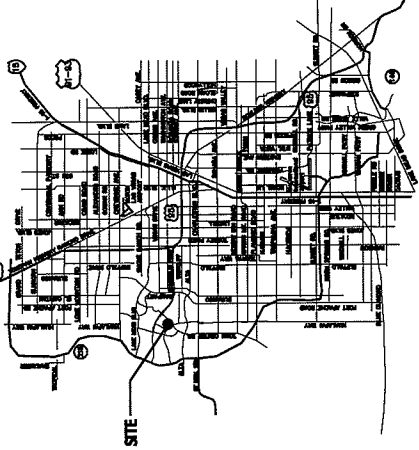
EXISTING INTERIOR BUILDING AREA: 10,960 S.F.
PROPOSED INTERIOR BUILDING AREA: NONE
PROPOSED EXTERIOR EMERGENCY GENERATOR ENCLOSURE AREA: 224 S.F.

PARKING ANALYSIS

EXISTING PARKING PROVIDED: 18 SPACES (1 ACCESSIBLE)
PROPOSED PARKING REQUIRED: 0 SPACES
TOTAL PARKING PROVIDED: 18 SPACES (1 ACCESSIBLE)

JUN 23 2011

VICINITY MAP - LAS VEGAS



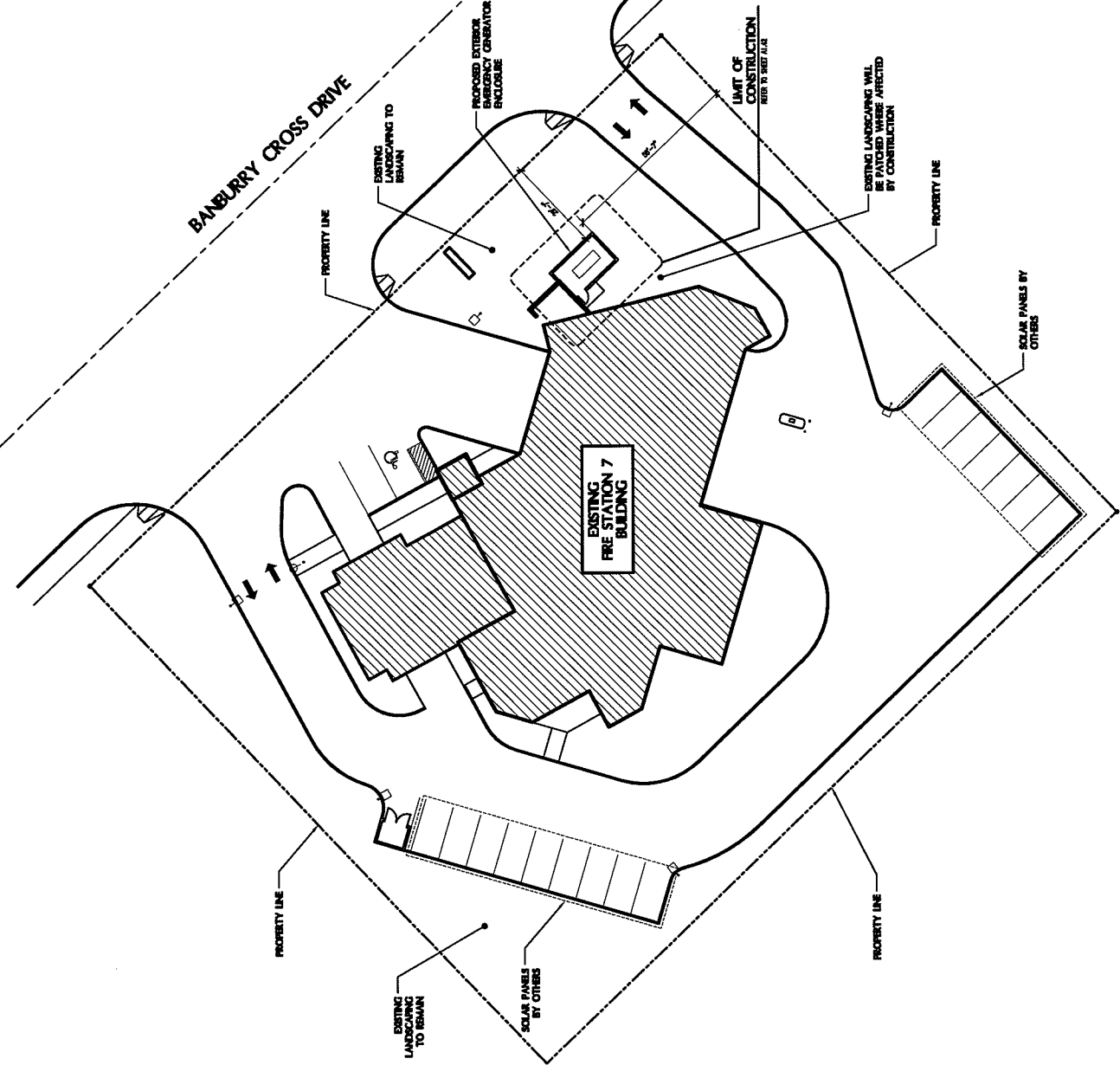
ARCHITECTURAL SITE PLAN

Scale: 1/4" = 1'-0"



11889.03-157-SITE.dwg

CRG-42257



LAS VEGAS FIRE STATION
EMERGENCY GENERATOR ADDITION
FIRE STATION #7 - 7001 BANBURY CROSS DR. LAS VEGAS, NV

KGA ARCHITECTURE
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Austin, Texas 78744
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www.kgaarchitecture.com
AUSTIN

CONSULTANTS
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702.367.6900
www.kgaarchitecture.com

PROJECT
LAS VEGAS FIRE STATION EMERGENCY GENERATOR
ARCHITECTURAL SITE PLAN

DATE
APRIL 15, 2011

PROJECT NO.
11889.03

SHEET
AS1.41

