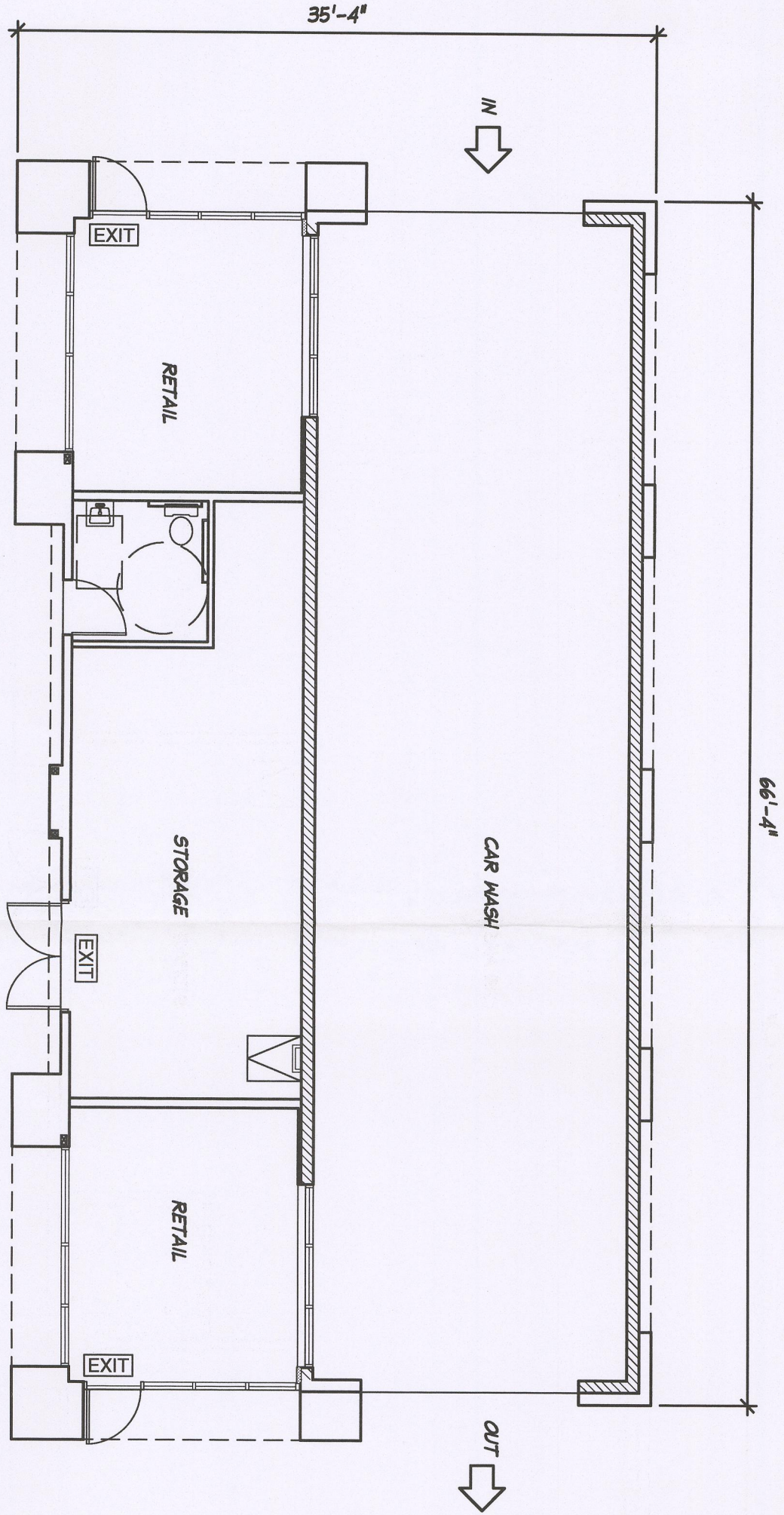
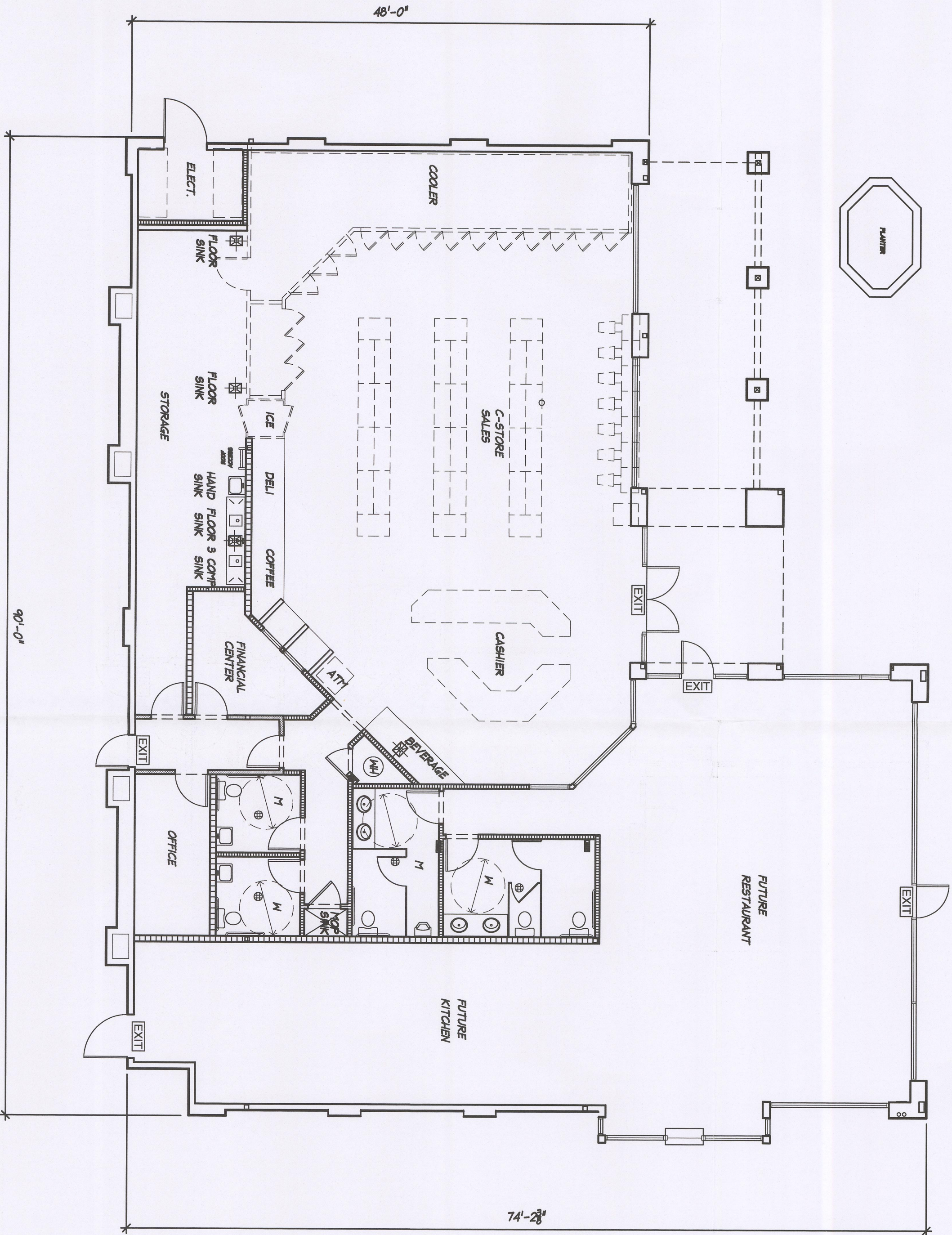




FLOOR OCCUPANCY LOAD (IBC 1004.1.1)			
ROOM NAME	SQUARE FOOTAGE	OCCUPANCY LOAD FACTOR	OCCUPANCY LOAD
RETAIL 1	190	30	7
STORAGE	361	300	2
RETAIL 2	190	30	7
TOILET	SHARED USE		
TOTAL OCCUPANCY LOAD			16
1 EXIT REQUIRED. 3 EXITS PROVIDED			

CAR WASH



FLOOR OCCUPANCY LOAD (IBC 1004.1.1)			
ROOM NAME	SQUARE FOOTAGE	OCCUPANCY LOAD FACTOR	OCCUPANCY LOAD
FUTURE RESTAURANT	818	15	54
FUTURE KITCHEN	898	200	5
OFFICE	104	100	1
FINANCIAL OFFICE	%	100	1
STORAGE	389	300	2
C-STORE SALES	1907	30	63
TOILET	SHARED USE		
TOILET	SHARED USE		
ELEC	SHARED USE		
HALL	SHARED USE		
TOTAL OCCUPANCY LOAD		108	
2 EXIT REQUIRED. 4 EXITS PROVIDED			

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JUN 16 2011

CITY STOP

Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA

Elkhorn Road & Hualapai Avenue

Las Vegas, Nevada

FLOOR PLAN

0 8' 16'

Architect

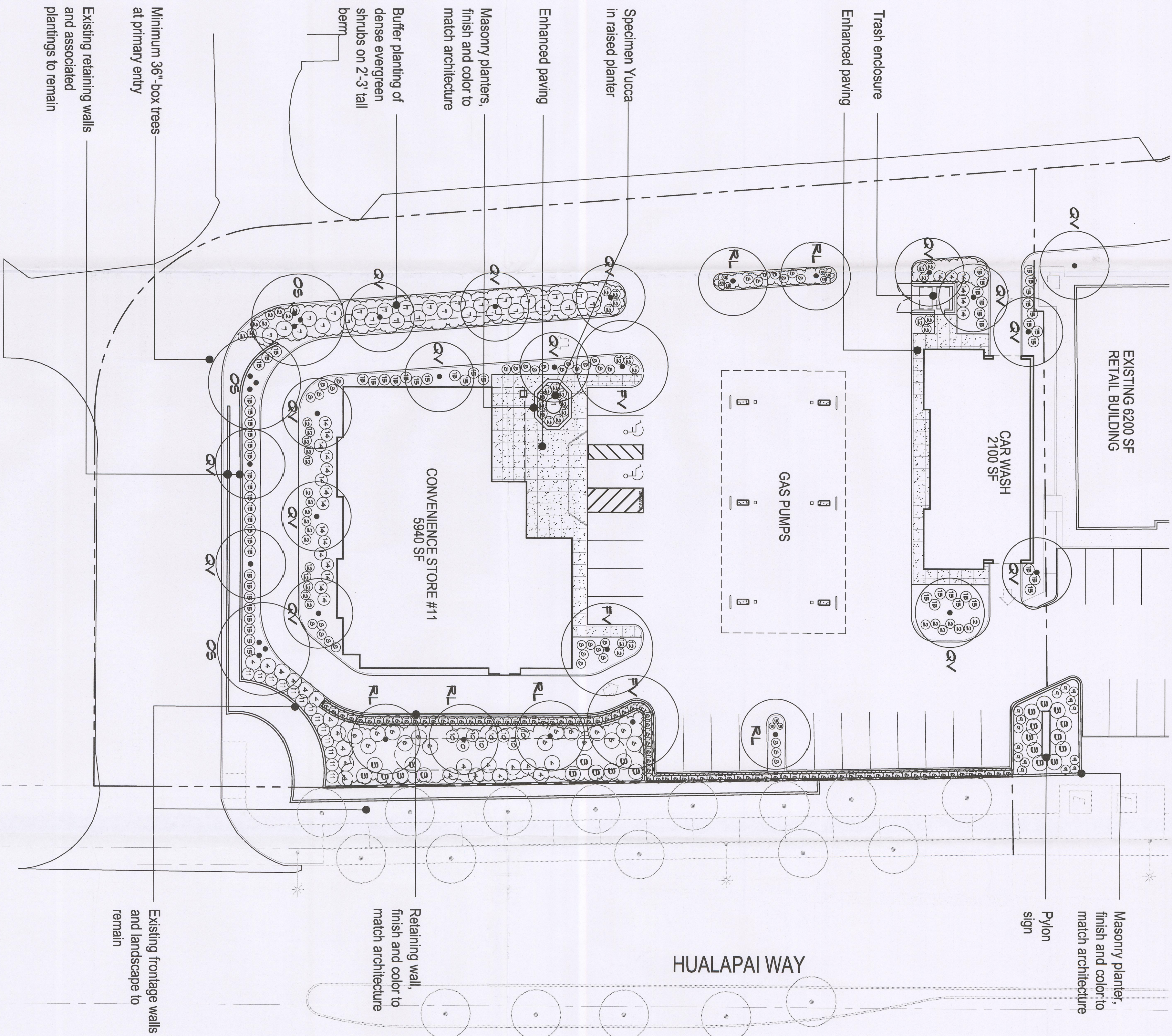
C2G

Architecture Design Construction

C2G 10/2/01

03/23/11

SUP-42177 SUP-42178 SDR-42176



PLANT LEGEND

TREES			
Symbol	Botanical Name - Common Name	Size	Qty.
	Fraxinus velutina 'Fan Tex' - Fan Tex Ash	24" Box	3
	Olea 'Sloan Hill' - Fruitless Olive (Multi-Trunk)	36" Box	3
	Quercus virginiana 'Cathedral' - Cathedral Live Oak	36" Box	16
	Rhus lancea - African Sumac	24" Box	6
	Existing tree to remain		

SHRUBS			
Symbol	Botanical Name - Common Name	Size	Qty.
	Yucca gloriosa 'Variegata' - Variegated Spanish Dagger	5 Gal.	1
	Dasylirion wheeleri - Desert Spoon	5 Gal.	21
	Dodonaea viscosa - Purple Hopsced Bush	5 Gal.	23
	Elaeagnus decipiens - Japanese Blueberry	5 Gal.	20
	Hesperaloe parviflora - Red Yucca	5 Gal.	9
	Lantana camara - Lantana	5 Gal.	15
	Leucophyllum lanuginosa 'Rio Bravo' - Langman's Sage	5 Gal.	27
	Myrtus communis 'Compacta' - Dwarf Myrtle	5 Gal.	39
	Nerium oleander 'Pellee Pink' - Dwarf Oleander	5 Gal.	15
	Pyracantha koidzumii 'Santa Cruz' - Santa Cruz Pyracantha	5 Gal.	8
	Rosa sp. - Rose	5 Gal.	13
	Rosmarinus prostrata - Prostrate Rosemary	5 Gal. (at 36" o.c., triangularly spaced for full coverage)	304
	Variegata californica - Arizona Rosewood	5 Gal.	21
	Xyosma congestum 'Compacta' - Dwarf Shiny Xyosma	5 Gal.	60
	Nerium oleander 'Little Red' - Little Red Dwarf Oleander	5 Gal.	83

VINES SUCH AS -			
Symbol	Botanical Name - Common Name	Size	
	Gesnerium sempervirens - Carolina Jasmine	5 Gal.	
	Hardenbergia violacea - Lilac Vine	5 Gal.	
	Trachelospermum jasminoides - Star Jasmine	5 Gal.	

GROUNDCOVER SUCH AS -			
Symbol	Botanical Name - Common Name	Size	
	Dalea capitata 'Sierra Gold' - Sierra Gold Dalea	1 Gal.	
	Lantana 'New Gold' - New Gold Lantana	1 Gal.	
	Rosmarinus officinalis 'Prostratus' - Trailing Rosemary	1 Gal.	
	Teucrium chamaedrys - Wall Germander	1 Gal.	

Not Shown

Rebel Rose® rock mulch to cover all shrub areas - Size and specifications to be provided on the Construction Documents.

NOTES

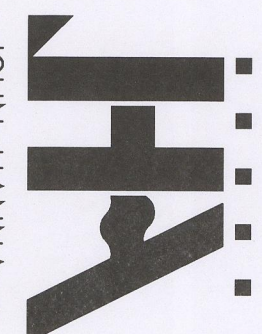
- All proposed landscape improvements shall comply with the City of Las Vegas Drought Ordinance.
- Automatic irrigation that complies with the City of Las Vegas Drought Ordinance will be provided to all planting areas and shall be provided on the Construction Documents.
- A minimum of 75% of ground plane shall be planted with vegetative cover.
- Pyracantha and Roses to be kept away from pedestrian areas.
- Quantities of plant materials as indicated on plant legend are for general convenience and reference only. Installing contractor shall be responsible for supplying plant material in quantities as shown graphically on this plan.



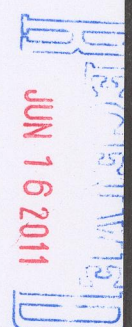
CONCEPTUAL LANDSCAPE PLAN

CITY STOP #11
LAS VEGAS, NV

PREPARED FOR:
FAMILJAN DEVELOPMENT
4534 W. HACIENDA, SUITE A
LAS VEGAS, NV 89118
PHONE (702) 227-9267



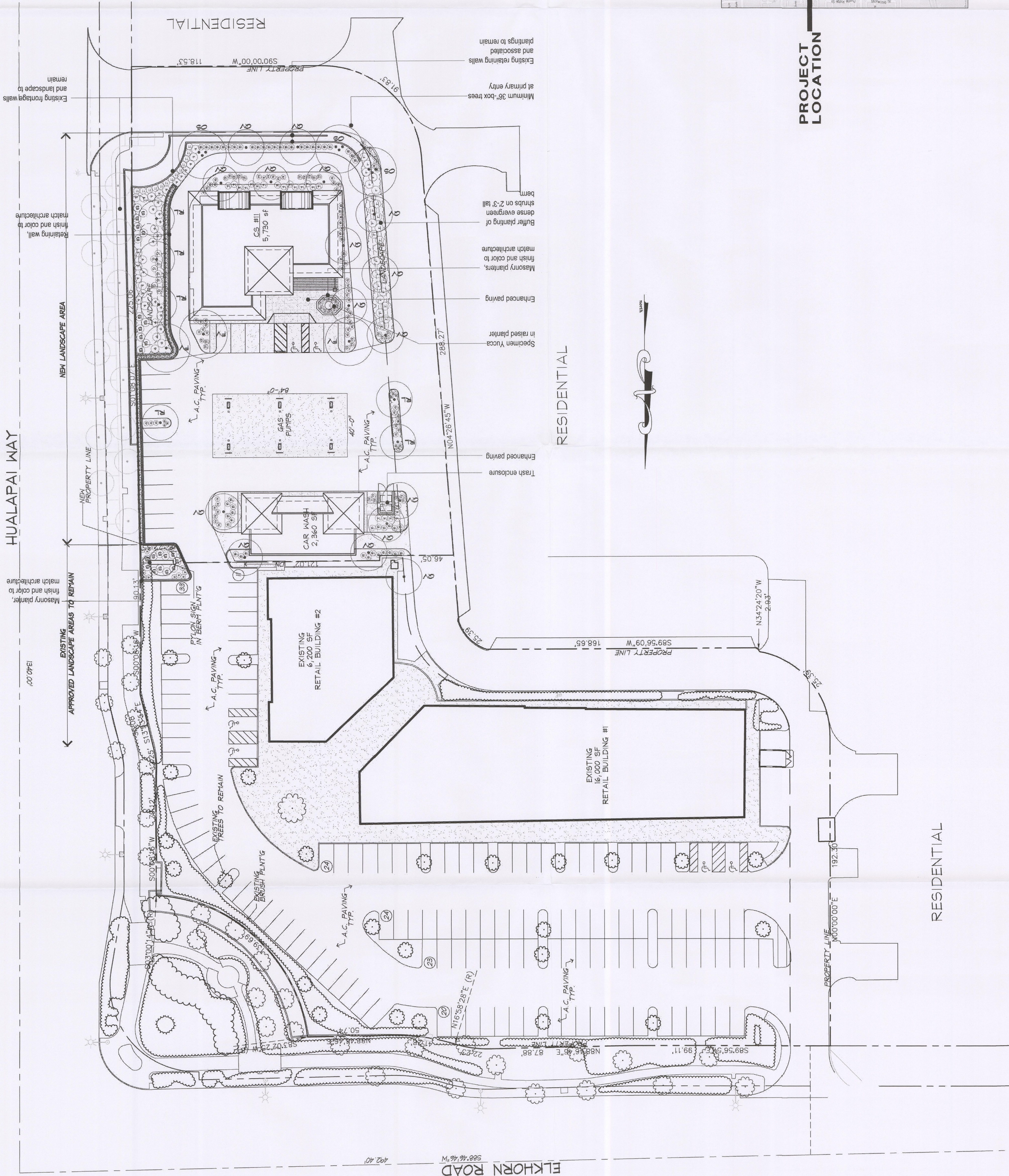
JOHN HANNA +
ASSOCIATES
LANDSCAPE ARCHITECTURE
1042 NORTH EL CAMINO REAL, SUITE 423
ENGLETTAS, CA 92024
858/259-1967 - FAX 858/259-5656



JHA JOB # 932
18 MARCH 2011

SUP-42177
SUP-42178
SDR-42176

HUALAPAI WAY



PLANT LEGEND

TREES			
Symbol	Botanical Name - Common Name	Size	Qty.
	Fraxinus velutina - Fan Tex - Fan Tex Ash	24" Box	3
	Olea Swan Hill - Fullsize Olive (Multi-Trunk)	36" Box	3
	Quercus virginiana - Cathedral - Cathedral Live Oak	36" Box	16
	Rhus lancea - African Sumac	24" Box	6
	Existing tree to remain		

SHRUBS			
Symbol	Botanical Name - Common Name	Size	Qty.
	Yucca glauca - Variegated - Variegated Spanish Dagger	5 Gall.	1
	Daylily wheelers - Desert Spoon	5 Gall.	21
	Dodonaea viscosa - Purple Hopsed Bush	5 Gall.	23
	Elaeagnus argentea - Japanese Blueberry	5 Gall.	20
	Hesperaloe parviflora - Red Yucca	5 Gall.	9
	Lantana camara - Lantana	5 Gall.	15
	Leucophyllum laurifolium - Langman's Sage	5 Gall.	27
	Myrtus communis - Compact - Dwarf Myrtle	5 Gall.	39
	Nerium oleander - Petite Pink - Dwarf Oleander	5 Gall.	15
	Pyracantha koidzumii - Santa Cruz - Santa Cruz Pyracantha	5 Gall.	8
	Pyracantha koidzumii - Santa Cruz - Santa Cruz Pyracantha	5 Gall.	8
	Rosa sp. - Rose	5 Gall.	13
	Rosa sp. - Rose	5 Gall.	13
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	Rosa sp. - Rose	5 Gall.	13

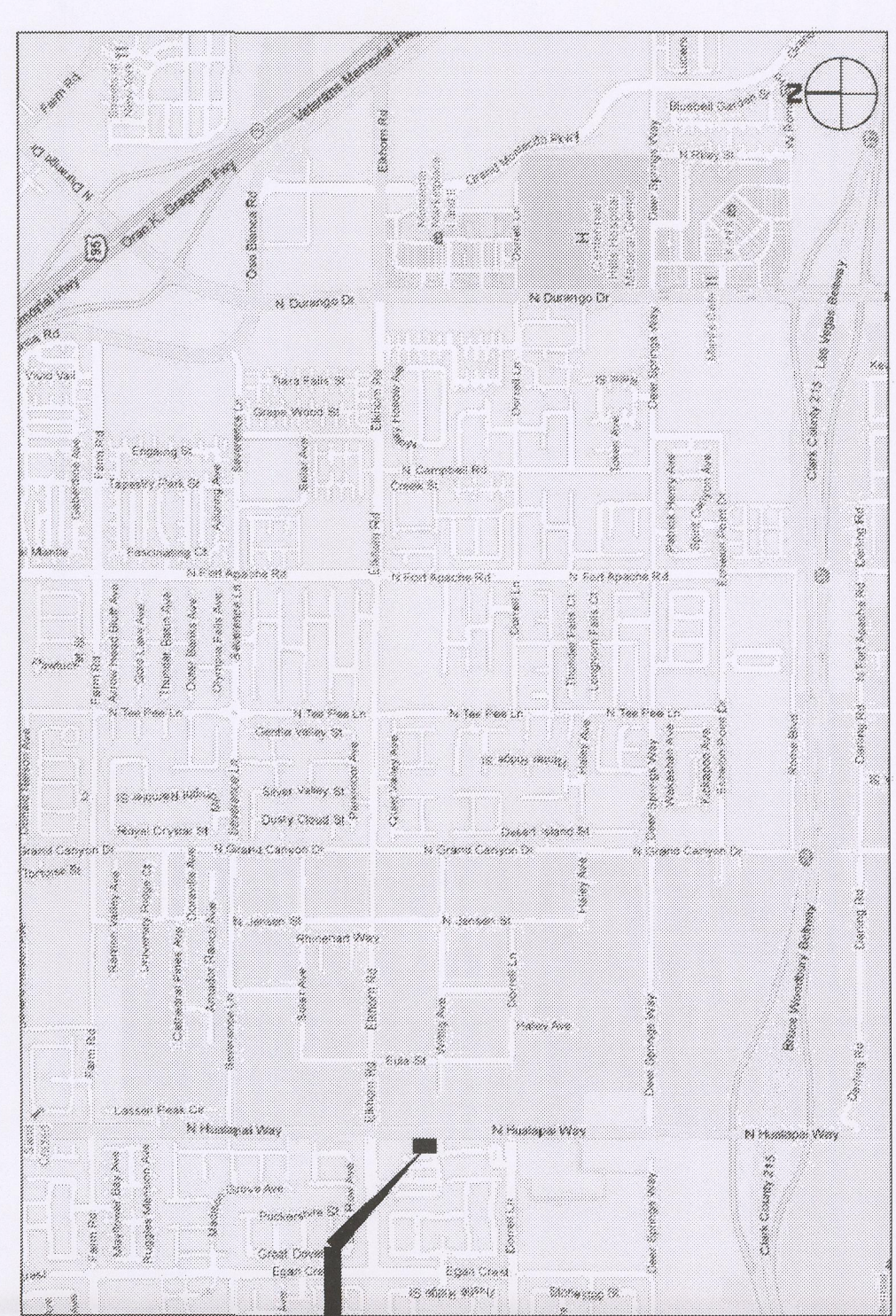
VINES SUCH AS -			
Symbol	Botanical Name - Common Name	Size	Qty.
	Geleum sempervirens - Carolina Jasmine	5 Gall.	5
	Hesperaloe parviflora - Little Red - Little Red Dwarf Oleander	5 Gall.	5
	Yucca glauca - Variegated - Variegated Spanish Dagger	5 Gall.	5

GROUND COVER SUCH AS -			
Symbol	Botanical Name - Common Name	Size	Qty.
	Dalia capitata - Sierra Gold - Sierra Gold Dalia	1 Gall.	1
	Lantana New Gold - New Gold Lantana	1 Gall.	1
	Rosmarinus officinalis - Prostratus - Trailing Rosemary	1 Gall.	1
	Teucrium chamaedrys - Wall Germander	1 Gall.	1

*Reel Rose rock mulch to cover all shrub areas - Size and specifications to be provided on the Construction Documents.

NOTES

- All proposed landscape improvements shall comply with the City of Las Vegas Drought Ordinance.
- Automatic irrigation that complies with the City of Las Vegas Drought Ordinance will be provided to all planting areas and shall be provided on the Construction Documents.
- A minimum of 75% of ground plane shall be planted with vegetative cover.
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- Quantities of plant materials as indicated on plant legend are for general convenience and reference only. Installing contractor shall be responsible for supplying plant material in quantities as shown graphically on this plan.

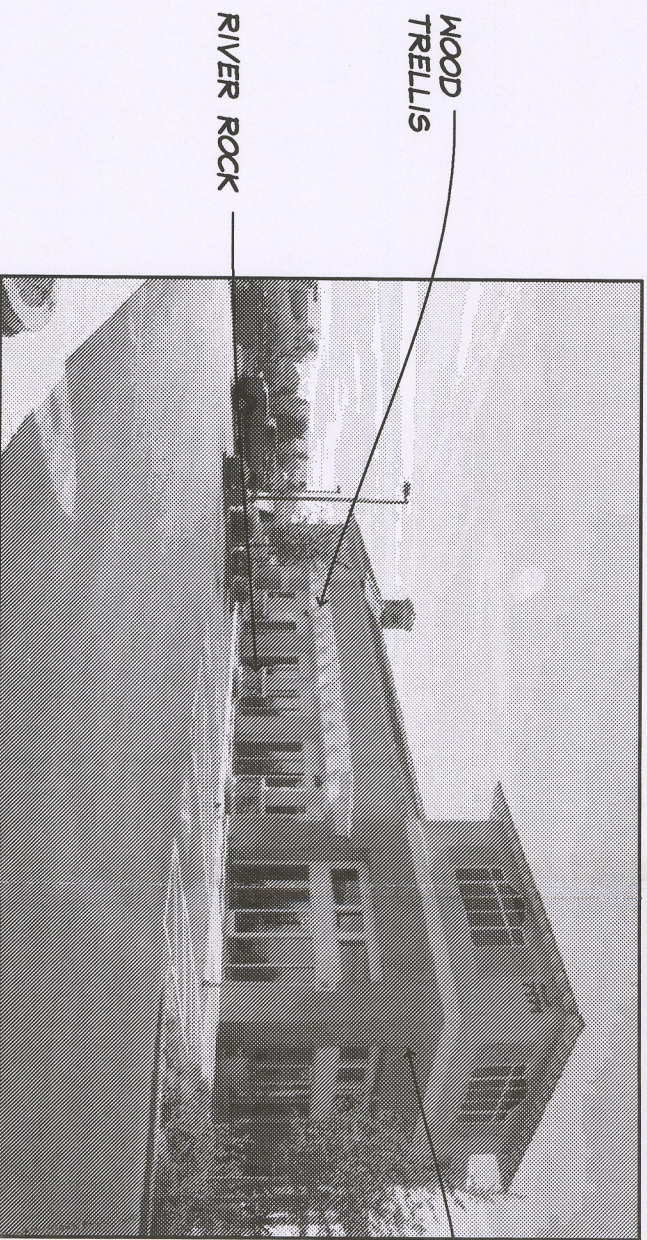
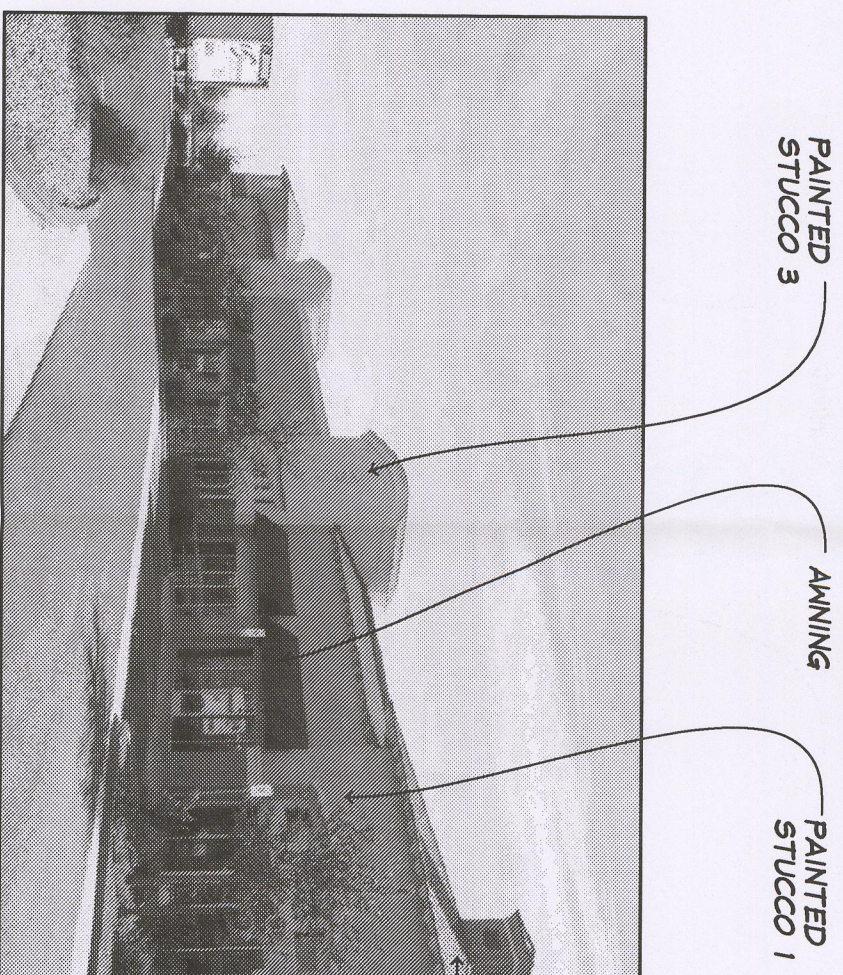
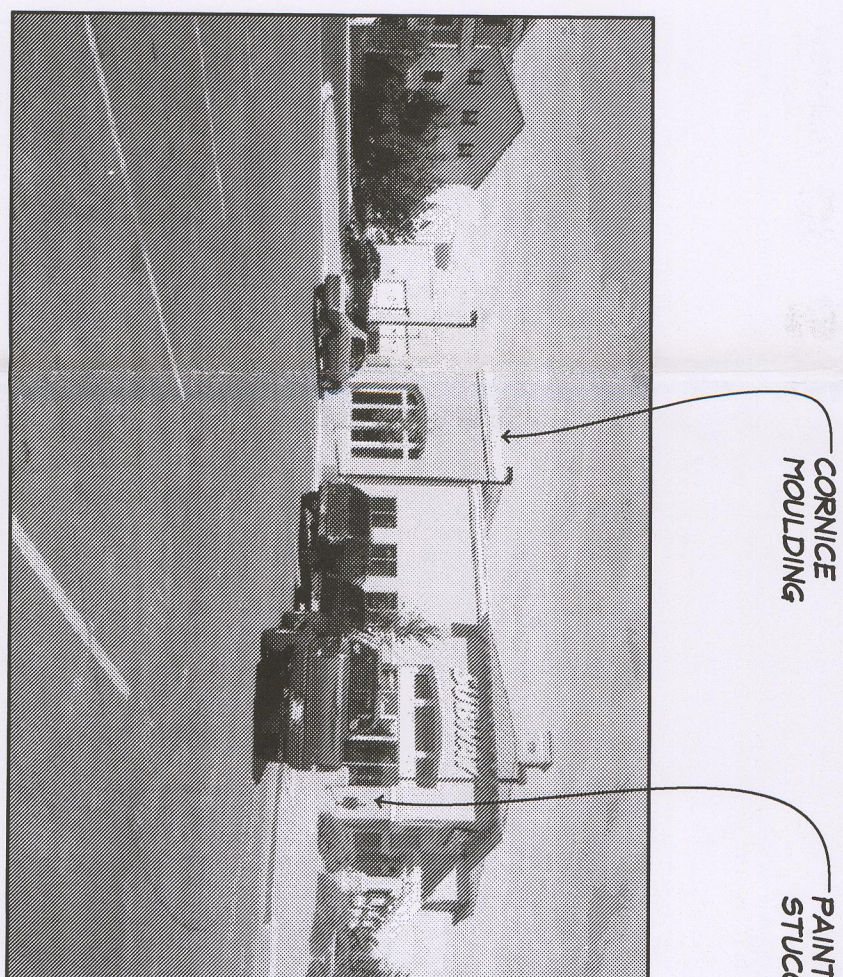


CITY STOP Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA Elkhorn Road & Hualapai Avenue Las Vegas, Nevada

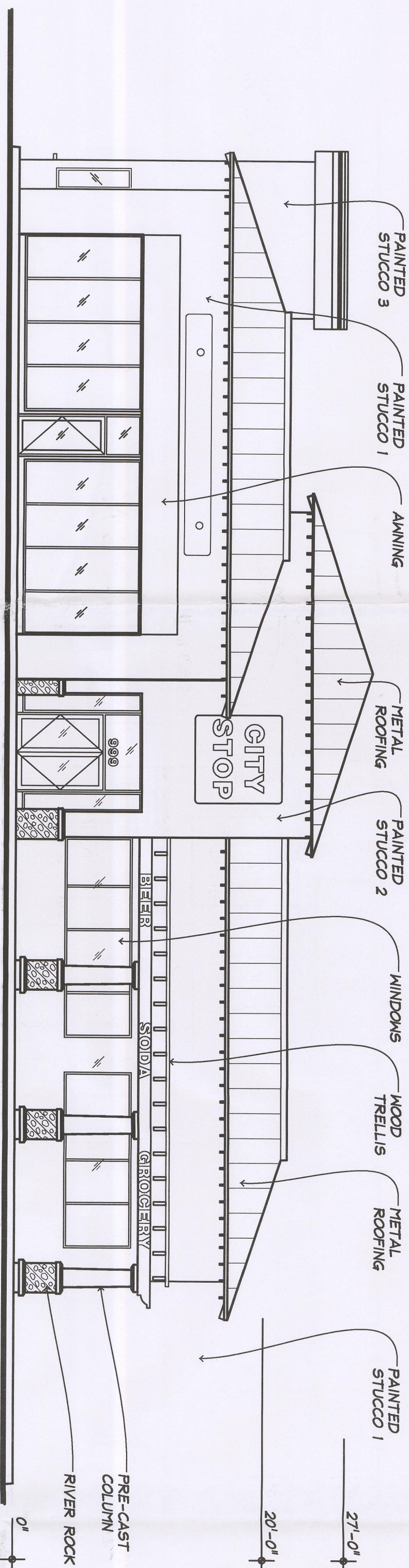
LANDSCAPE PLAN

Architect C2G Architecture Design Construction C2G 10/20/01 03/23/11 SUP-42177 SUP-42178 SUP-42179



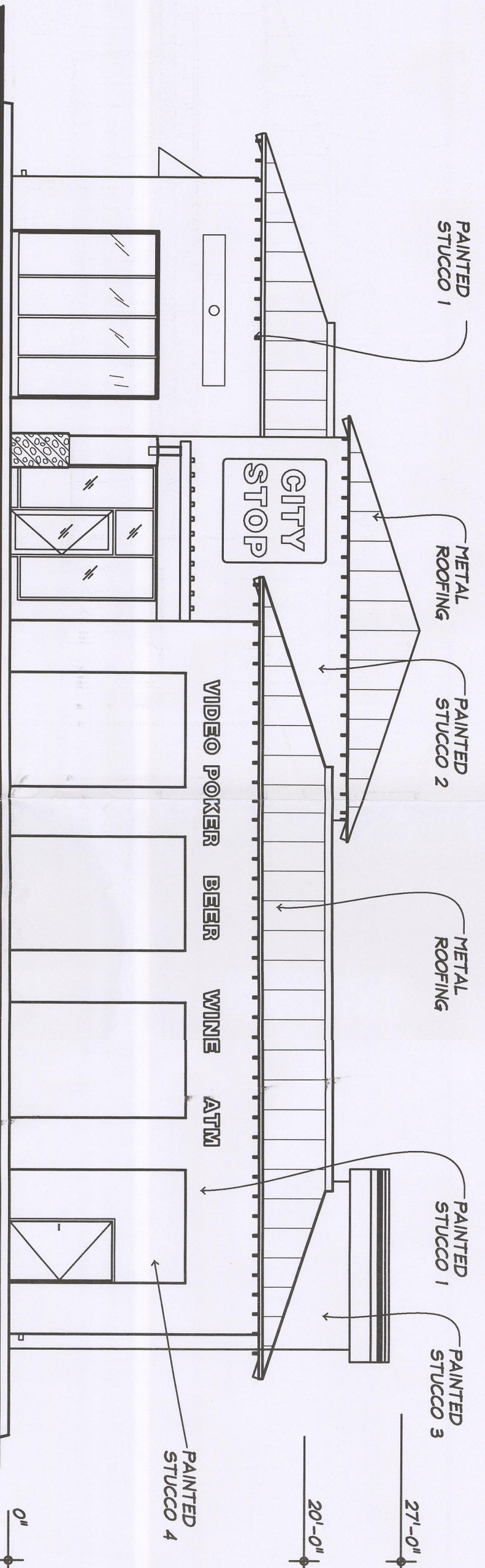
MATERIAL COLORS

PROPOSED COLORS AND FINISHES TO MATCH ADJACENT RETAIL
CENTER AS SHOWN IN THESE PHOTOGRAPHS.



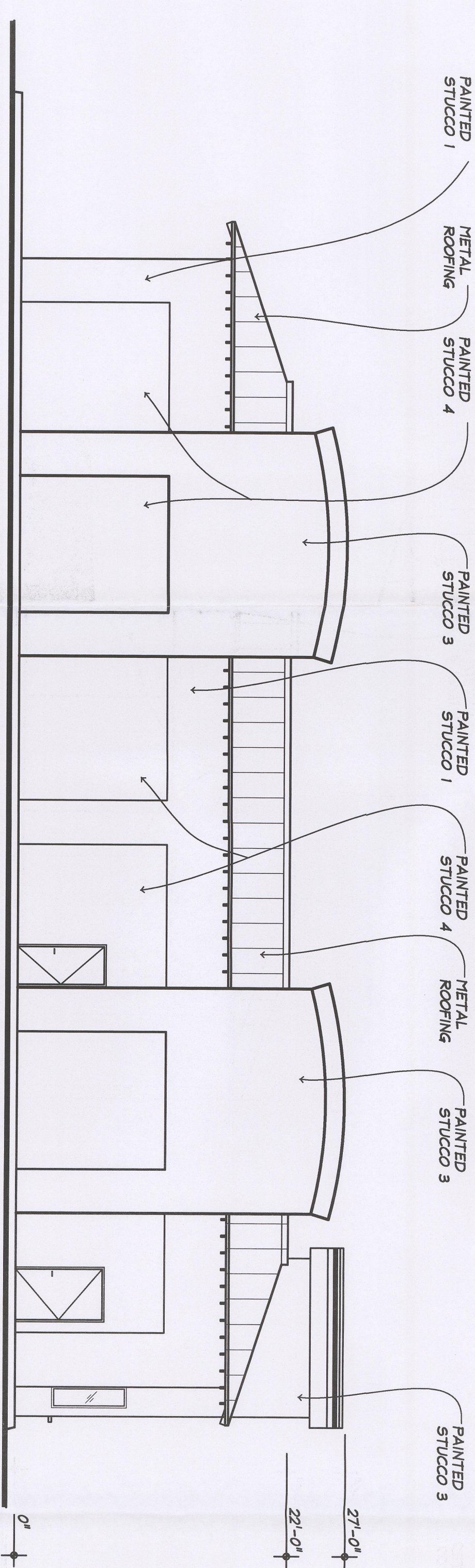
NORTH ELEVATION

1/8"=1'-0"



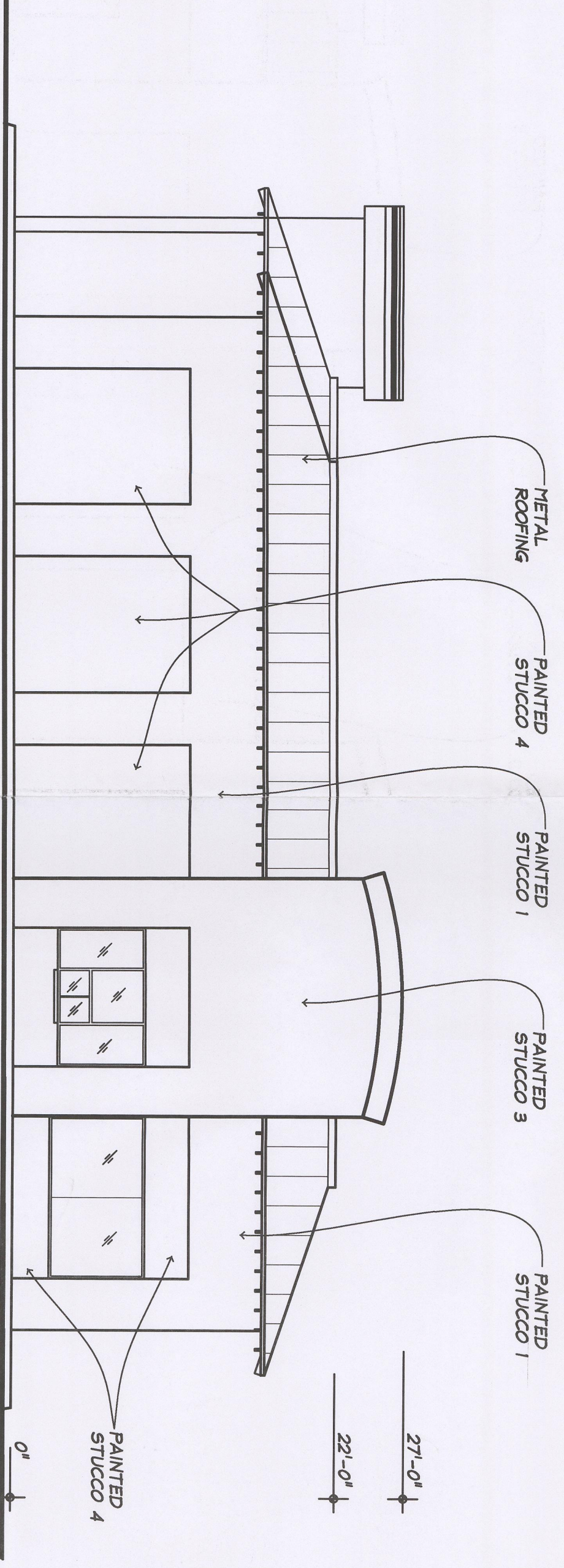
WEST ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

CITY STOP

Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA

Elkhorn Road & Hualapai Avenue

Las Vegas, Nevada

STORE ELEVATIONS

0 8' 16'

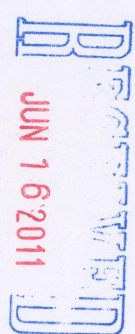
Architect

C2G

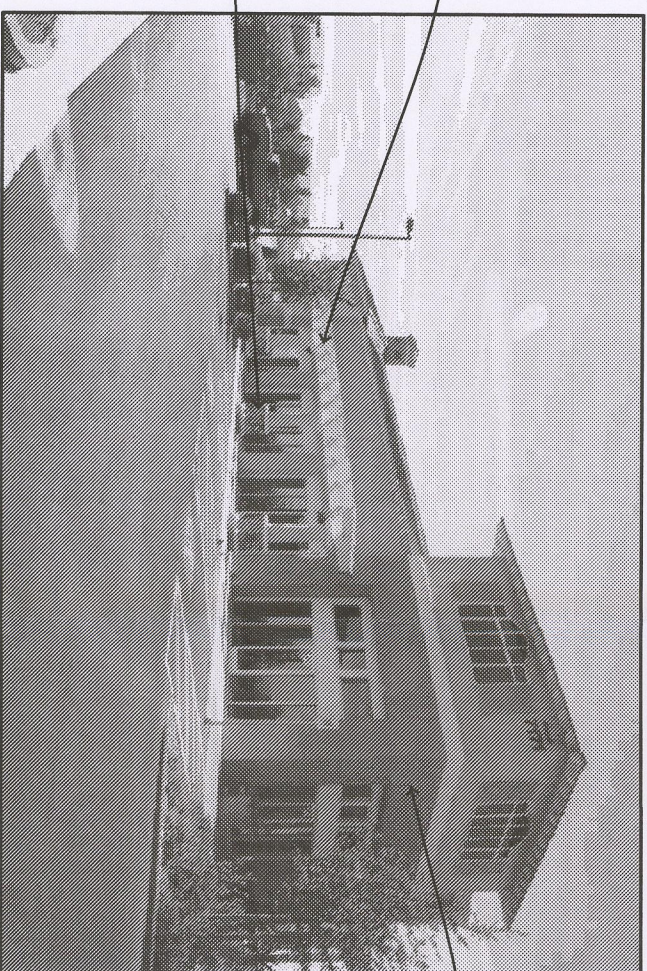
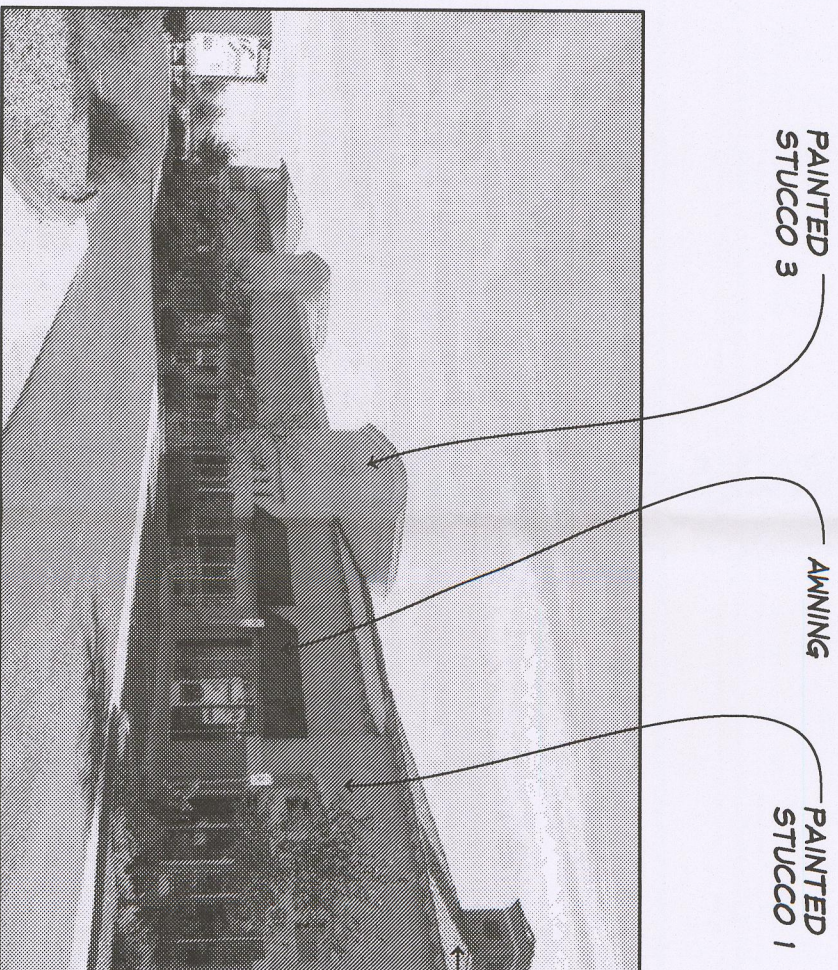
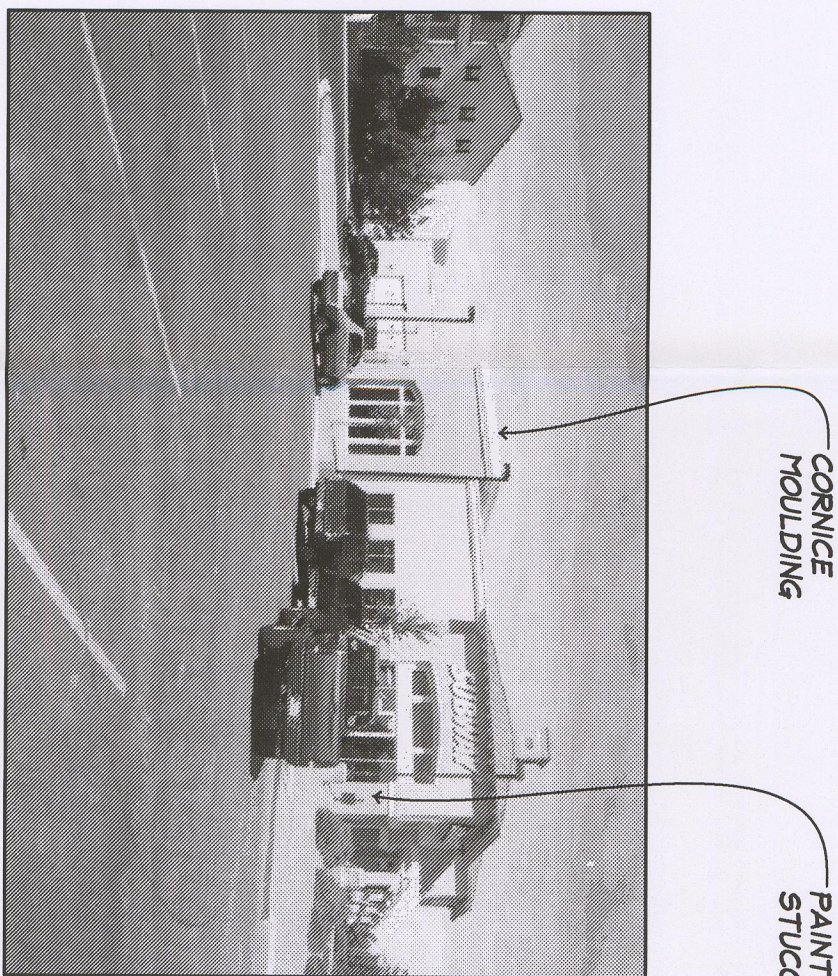
Architecture Design Construction

C2G 10/2/01

03/23/11

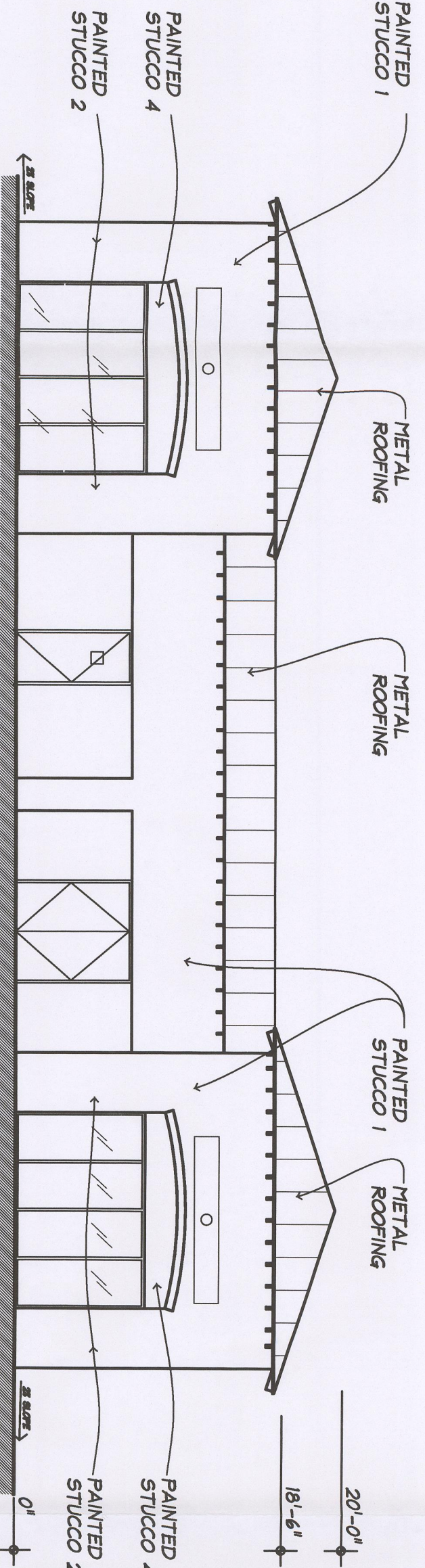
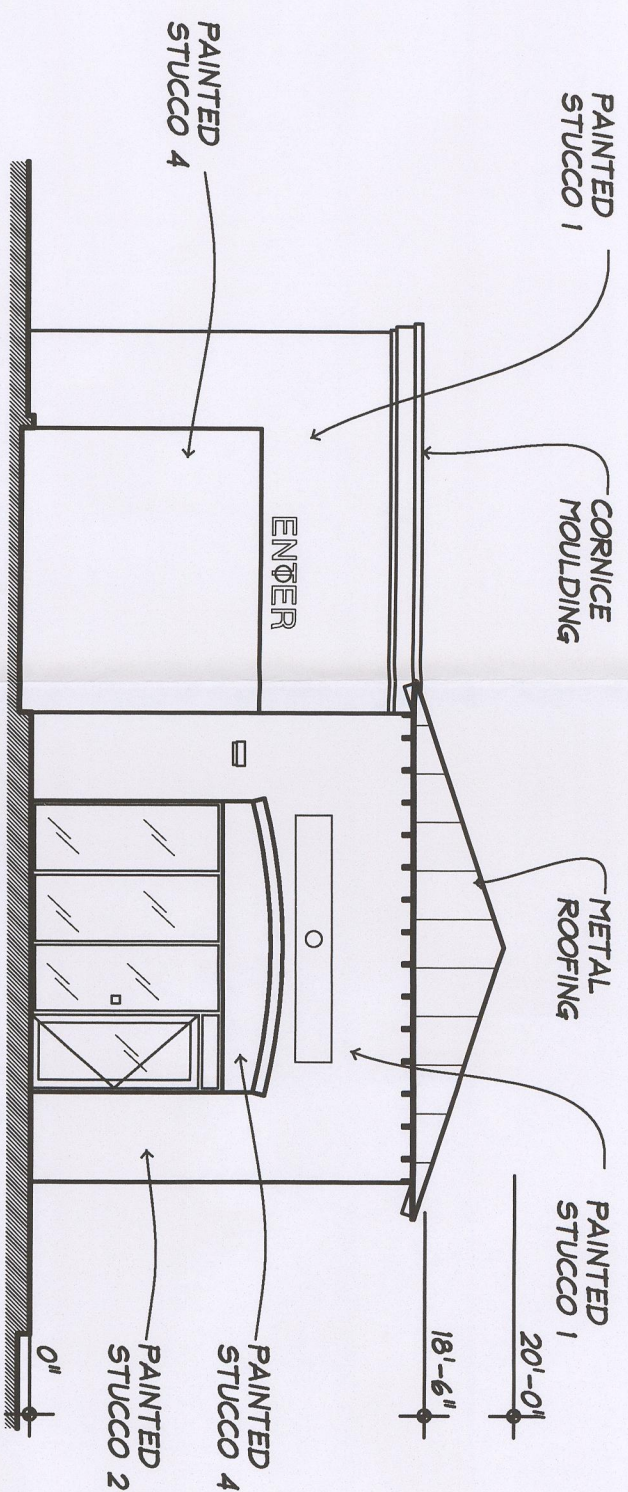


SUP-42177
SUP-42178
SDR-42176



MATERIAL COLORS

PROPOSED COLORS AND FINISHES TO MATCH ADJACENT RETAIL CENTER AS SHOWN IN THESE PHOTOGRAPHS.

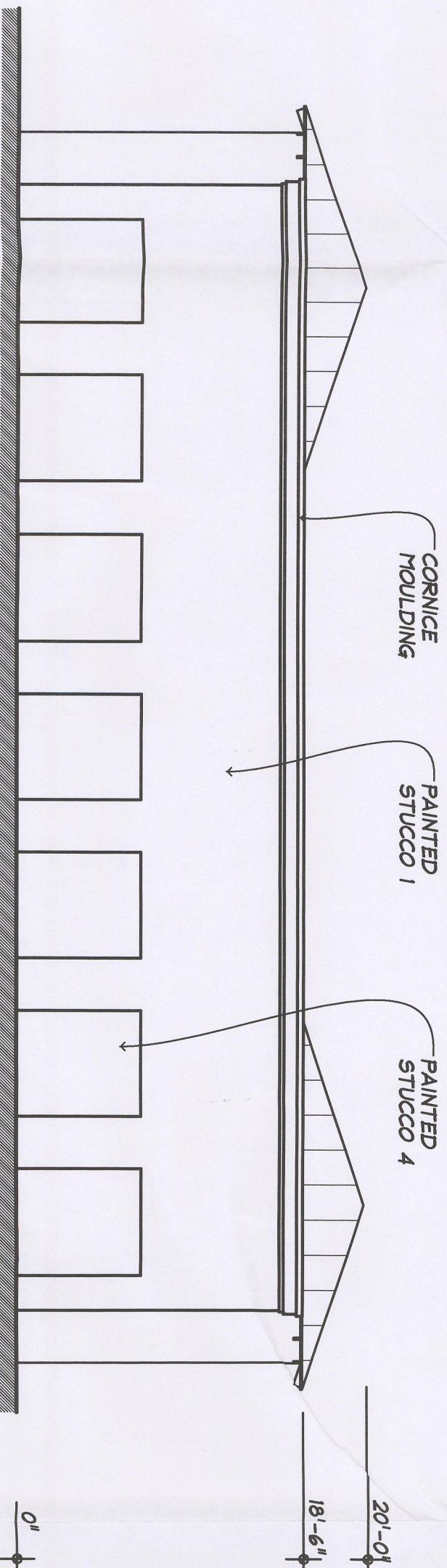
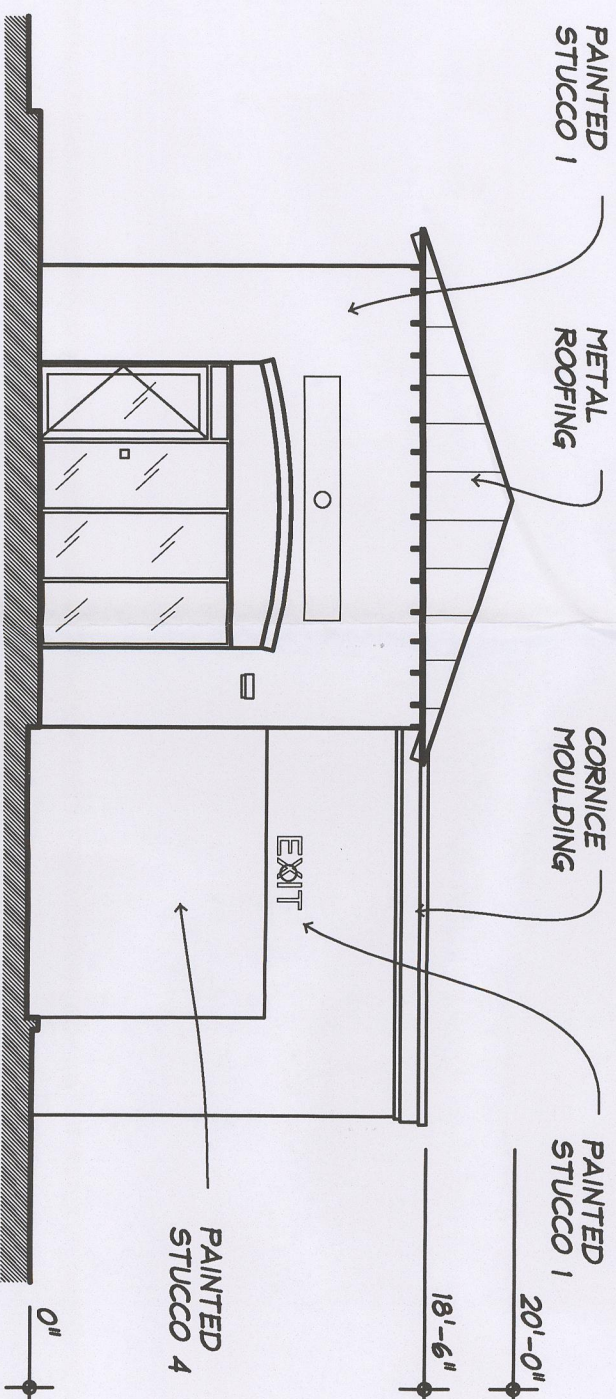


NORTH ELEVATION

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WEST ELEVATION

1/8"=1'-0"

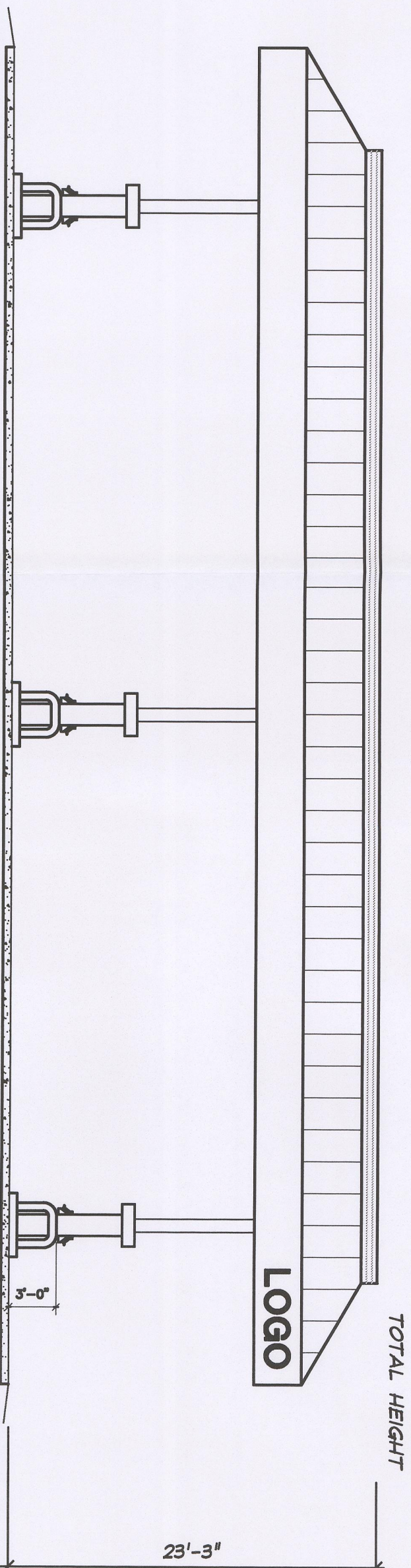


NORTH ELEVATION

1/8"=1'-0"

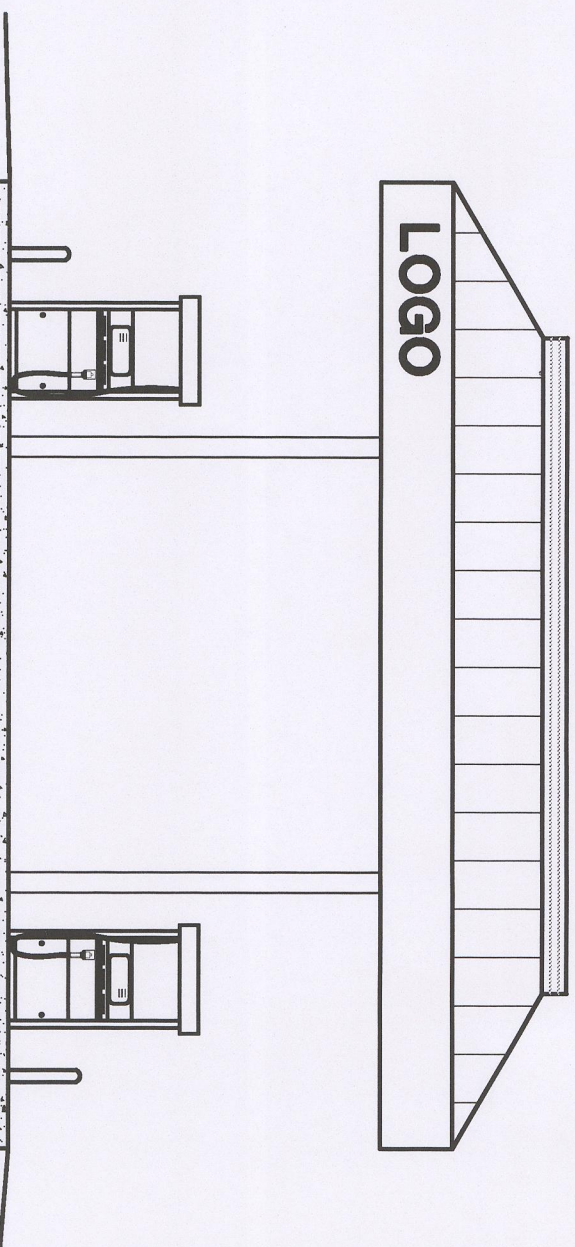
WEST ELEVATION

1/8"=1'-0"



EAST GAS PUMP CANOPY

1/8"=1'-0"



NORTH GAS PUMP CANOPY

1/8"=1'-0"

CITY STOP

Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA

Elkhorn Road & Hualapai Avenue

Las Vegas, Nevada

CAR WASH & GAS PUMP CANOPY

0

8'

16'

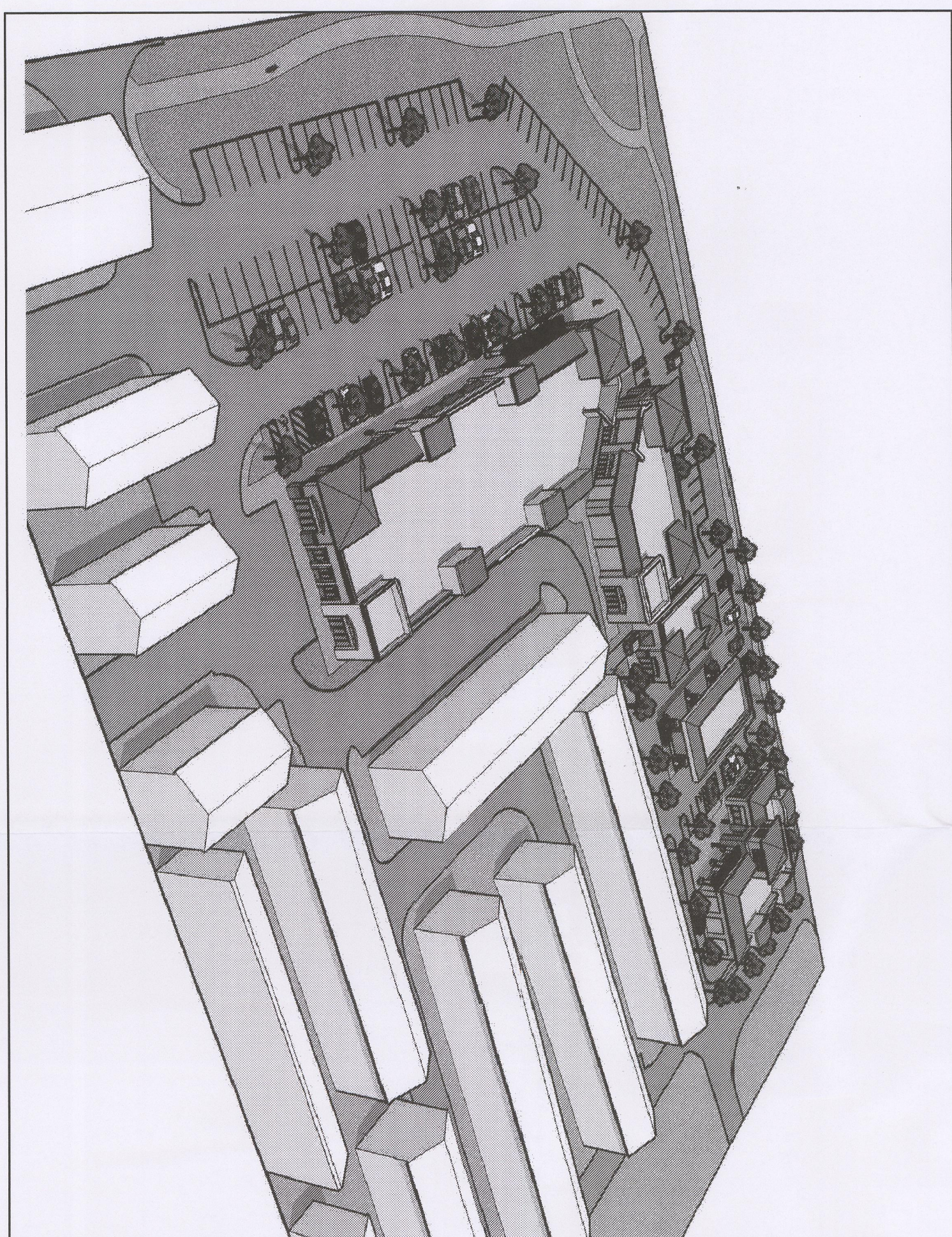
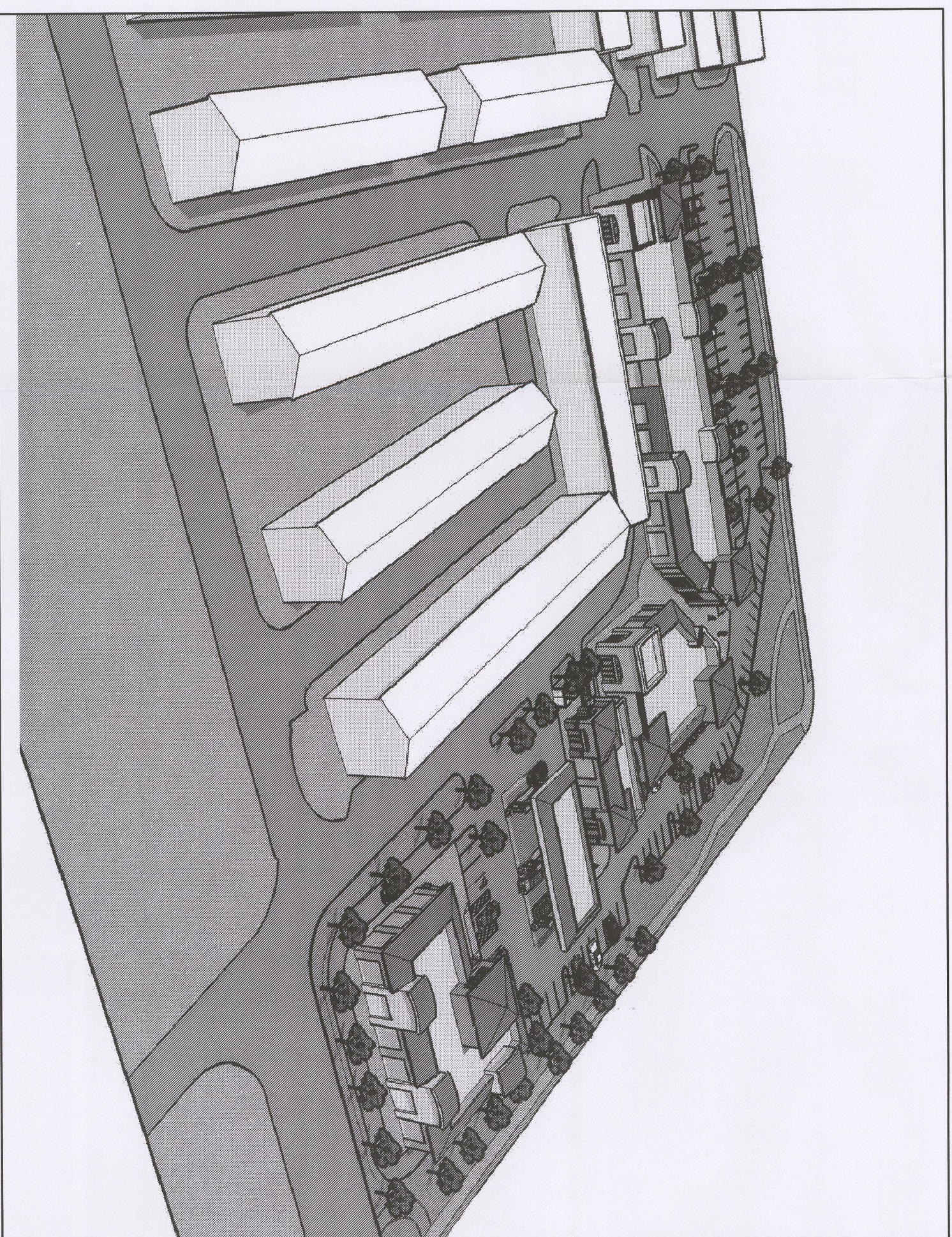
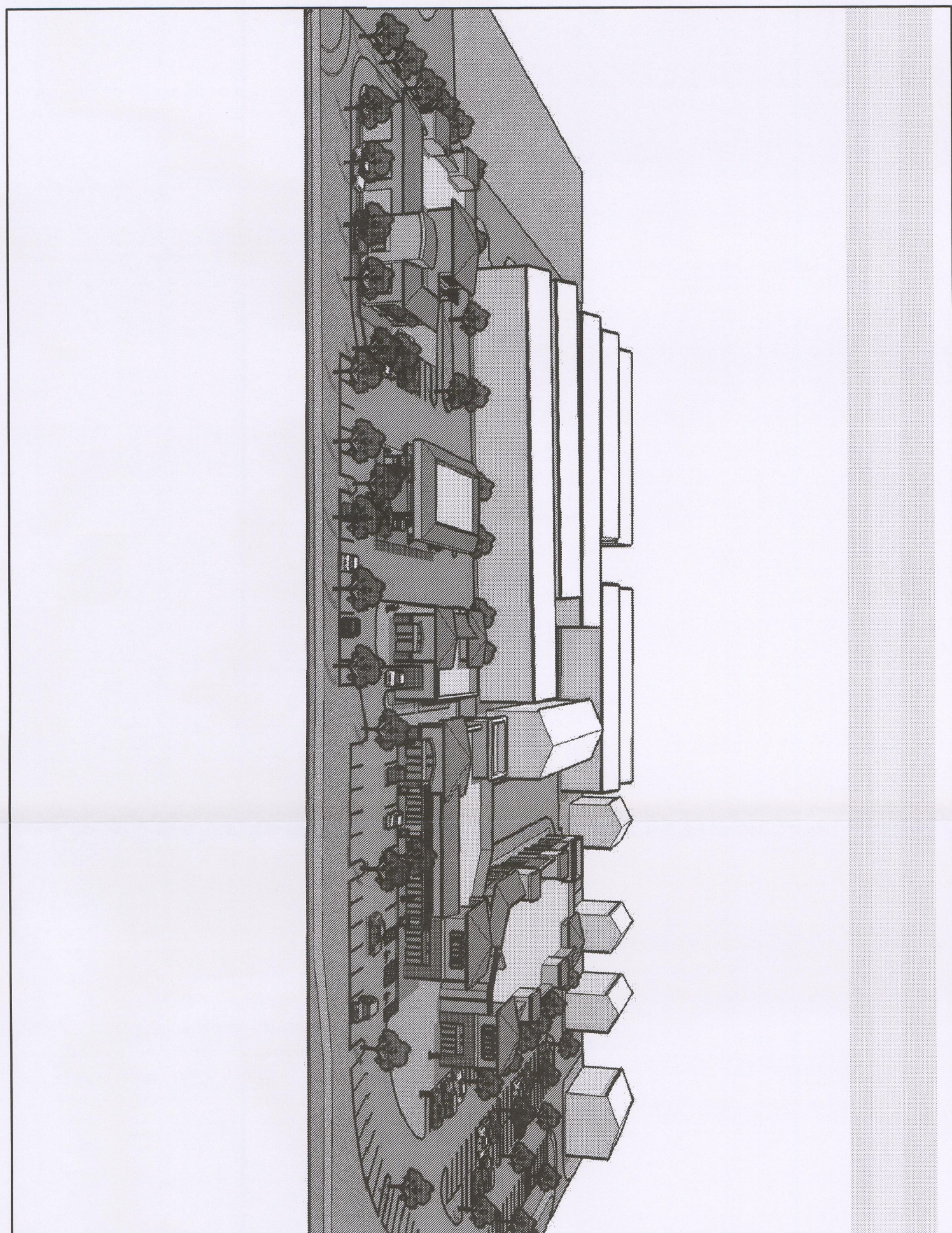
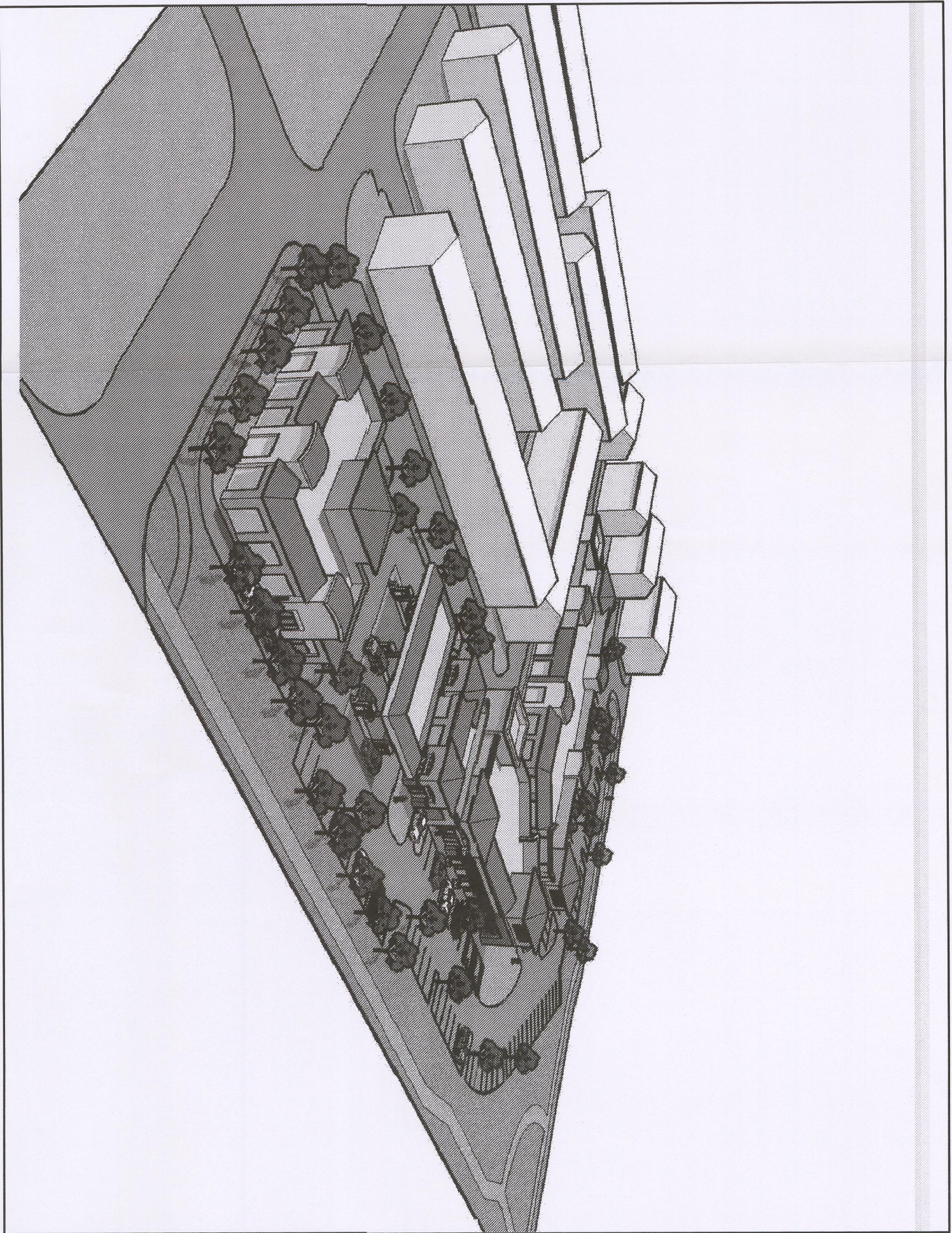
Architect

C2G

Architecture Design Construction

C2G 1012.01

03/23/11



CITY STOP

Convenience Store, Gas Station & Car Wash

PROVIDENCE PLAZA

Elkhorn Road & Hualapai Avenue

Las Vegas, Nevada

PERSPECTIVES

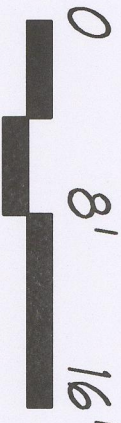
Architect

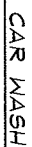
C2G

Architecture Design Construction

C2G 1012.01

03/23/11





1 EXIT REQUIRED. 3 EXITS PROVIDED

2 EXIT REQUIRED, 4 EXITS PROVIDED

JUN 15 2011

0 8' 16

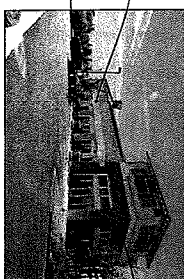
Struphon 635-1012-01 09/23/17
SUP-42177

SUP-42178

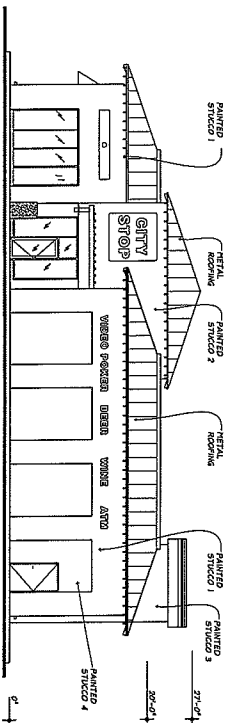
SDR-42176

STORE ELEVATIONS

Architect **C2G** Architecture Design Construction C2G 1012.01 03/23/11

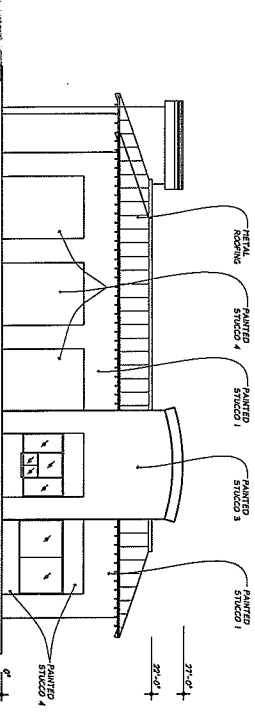


PROPOSED COLORS AND FINISHES TO MATCH ADJACENT RETAIL CENTER AS SHOWN IN THESE PHOTOGRAPHS.



0-10,911

28-10-87

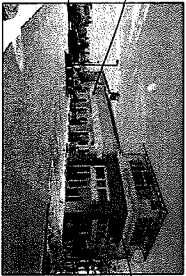
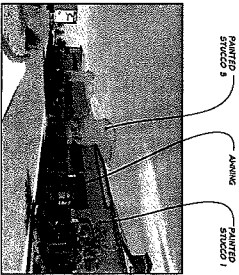
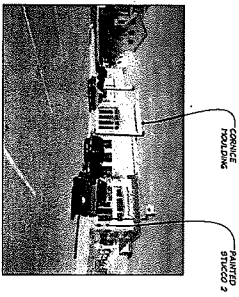


1/8" x 10" x 8"

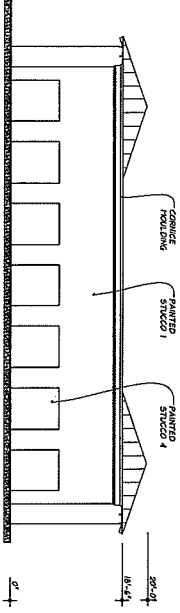
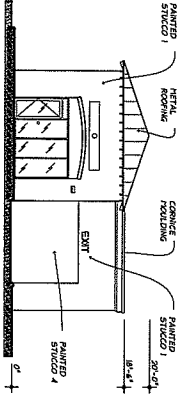
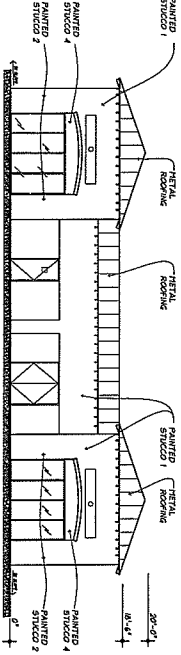
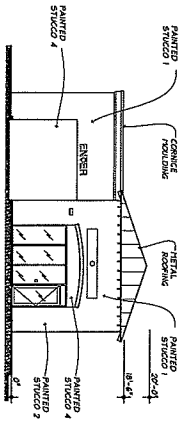
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RECEIVED
JUN 16 2011

SUP-42177
SUP-42178



MATERIAL COLORS
 PROPOSED COLORS AND FINISHES TO MATCH ADJACENT RETAIL CENTER AS SHOWN IN THESE PHOTOGRAPHS.

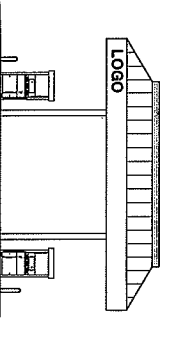
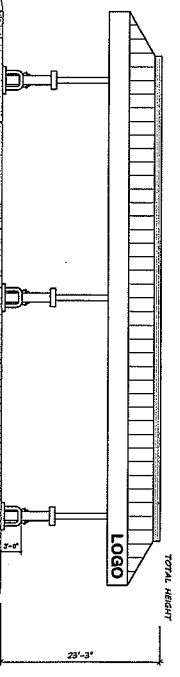


NORTH ELEVATION
 1/8" = 1'-0"

WEST ELEVATION
 1/8" = 1'-0"

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

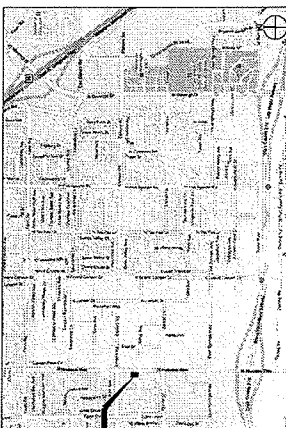
WEST ELEVATION
 1/8" = 1'-0"



EAST GAS PUMP CANOPY
 1/8" = 1'-0"

NORTH GAS PUMP CANOPY
 1/8" = 1'-0"

RECEIVED
 SUP-42177
 SUP-42178
 SDR-42176



LANDSCAPE PLAN

Architect

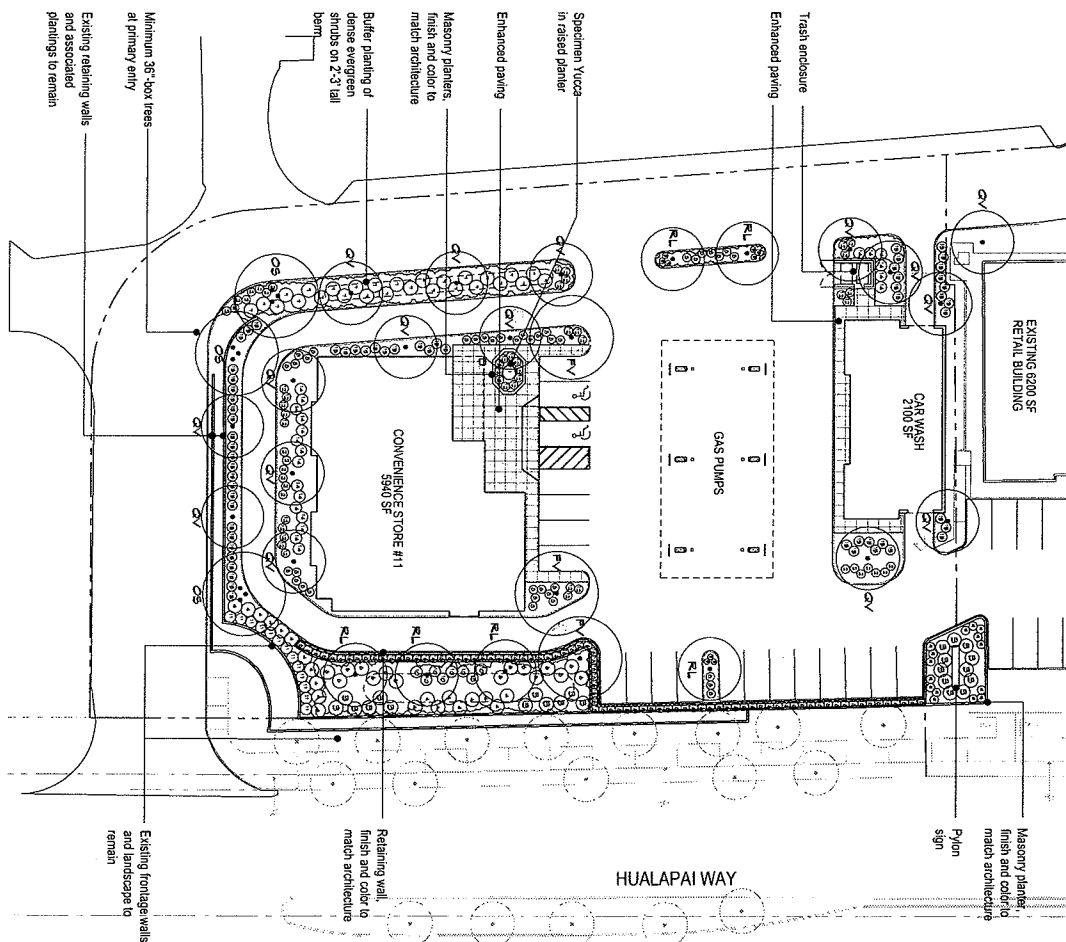
SUP-42177

SUP-42178

SDR-42176

PREPARED FOR:
FAMILIAN DEVELOPMENT
4534 W. HACIENDA, SUITE A
LAS VEGAS, NV 89118
PHONE (702) 227-9267

CONCEPTUAL LANDSCAPE PLAN
CITY STOP #11
LAS VEGAS, NV



PLANT LEGEND

TREES		Symbol	Botanical Name - Common Name	Size	Qty
		24'	Fraxinus velutina 'San Tor' - San Tor Oak	36" Box	3
		36'	Quercus stenophylla - Fielded Olive (Mild Oak)	36" Box	3
		36'	Quercus virginiana 'Candida' - Californian Oak	36" Box	16
		24'	Rhus toxicaria - African Sumac	36" Box	6
			Existing trees to remain		

SHRUBS

Symbol	Estimated Value - Common Value	Size	Unit
1	Vince's guitar "Vintage"	5 Gal.	One
2	Drifter's motor "Vintage"	5 Gal.	One
3	Dodger's motor "Vintage"	5 Gal.	21
4	Dodger's motor "Vintage"	5 Gal.	21
5	Elmer's motor "Vintage"	5 Gal.	20
6	Elmer's motor "Vintage"	5 Gal.	8
7	Elmer's motor "Vintage"	5 Gal.	15
8	Elmer's motor "Vintage"	5 Gal.	27
9	Elmer's motor "Vintage"	5 Gal.	30
10	Elmer's motor "Vintage"	5 Gal.	15
11	Elmer's motor "Vintage"	5 Gal.	13

VINES

Symbol	Botanical Name - Common Name	Size
Nol Shown	<i>Gelsemium sempervirens</i> - Carolina Jasmine	5 Gal.
	<i>Nandenbergia nobilissima</i> - Lilac Vine	5 Gal.
	<i>Tradescantia virginiana</i> - Star Anemone	5 Gal.

GROUND COVER SUCH AS:

Sympt	Statistical Name - Common Name	Size
Not Shown	Distal capsule - Spinal Grod - Spinal Grod Distal	1 GL
Not Shown	Ulnaria New Grod - New Grod Ulnaria	1 GL
Not Shown	Protopharys distal - Protopharys - Pithing Protophary	1 GL
Not Shown	Tecumum distal - Tecumum - Tecumum distal	1 GL
Not Shown	Road Road distal - Road Road distal - Road Road distal	1 GL

NOTES

- As proposed landscape improvements shall comply with the City of Las Vegas Design Guidelines.
- Acoustic insulation that complies with the City of Las Vegas Planning Commission shall be provided as planning plans and shall be provided on the Construction Documents.
- A minimum of 75% of ground plane shall be planted with aggregate cover.
- Perennials and Grasses to be kept away from pedestrian cover.
- Overlays to plant materials as indicated on plant legend are for general convenience and reference only. Individual plant materials shall be specified for each plant material. The City of Las Vegas Planning Commission shall be consulted for any plant material not included on the list.



JUN 16 2011



1042 NORTH EL CAMINO REAL, SUITE 42
EMONTAS, CA 91024
858/729-1957 - FAX 858/739-5666

JILA J013 # 932
18 MARCH 2011

SUP-42177

SUP-42178

SDR-42176

Las Vegas, Nevada

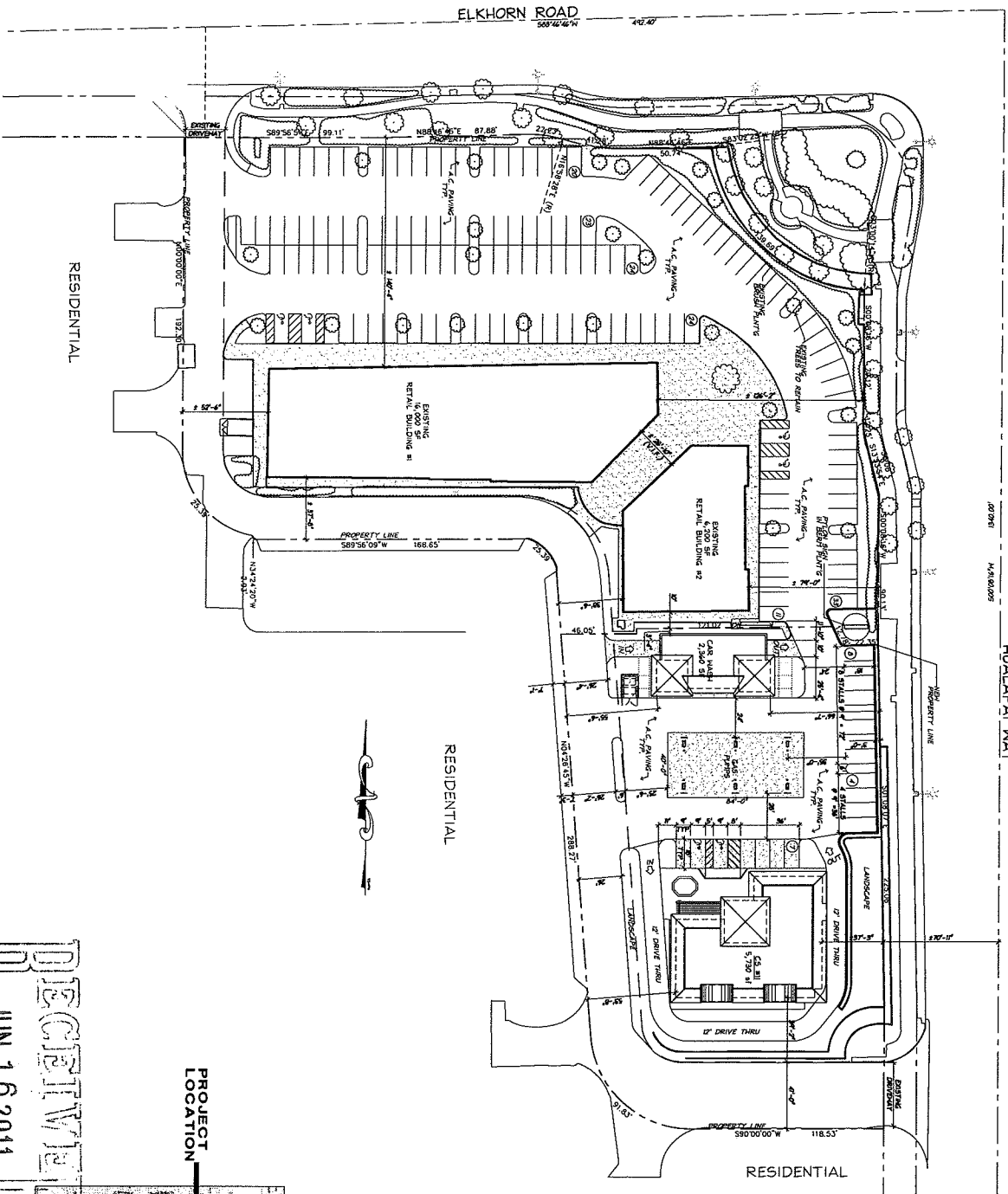
Architecture Design Con

30' 60'

SUP-42111

SUP-4218

SDR-42176



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PROJECT LOCATION:



PROJECT SUMMARY			
AREA (ACRES):	50.400 SF		
BUILDING FOOTPRINT	8,000 SF		
LANDSCAPE	51,400 SF		
LOT COVERAGE (NET):	15.8%		
CONFORMANCE STORE BUILDING SUMMARY			
RESTAURANT DINING AREA	1,418 SF		
RESTAURANT KITCHEN	4,582 SF		
CONFORMANCE SALES AREA	1,700 SF		
CONFORMANCE SERVICE/STORAGE AREA	1,300 SF		
TOTAL BUILDING AREA:	9,000 SF		
TOTAL BUILDINGS			
CONFORMANCE STORES	9,700 SF		
CAR WASH	7,500 SF		
TOTAL:	17,200 SF		
BUILDING #1 BUILDINGS			
BUILDING #1	16,000 SF		
TOTAL:	22,500 SF		
TOTAL BUILDING AREA:			
	50,400 SF		
PARKING SUMMARY:			
TOTAL PARKING AREA:	50,400 SF		
	1,500		
ROAD			
	125		
PROV			
	154		
UNIQUE STALLS			
2,000-3,000 STALLS	1		
3,000-4,000 STALLS	1		
TOTAL STALLS PROVIDED	22		
	14		
	14		

City of Las Vegas
INSEN CLAIM FOR REFUND FORM

1-24-12
Date prepared

Invoice # : _____
(Invoice # assigned by Finance)

DARLINE REEDER, OSII
Preparer's name

Service Address: _____

Refund Amount: 530.00

MR BRUCE FAMILIAN
Payee Name

Attention to: _____

4534 W HACIENDA AVE SUITE A
Address

LAS VEGAS NV 89118-4950
City, State, Zip Code

Return of Cash Bond?
(click below for "Yes" "No" options)

No

For the following : SDR-42176
(Application Number and Template Type)

Reason for Refund:
APPLICATION REQUESTED PULLED BY APPLICANT; PARTIAL
REFUND FOR NOTIFICATION & RECORDATION FEES per
STEVE GEBEKE, PLANNING SUPERVISOR

Claimant Signature

Phone Number

**Original Forms must be submitted - no
fax copies will be accepted.**

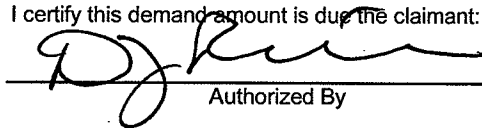
BELOW FOR DEPARTMENT USE ONLY:

(Refund of a Cash Bond requires two signature approvals)

I certify this demand amount is due the claimant:

I certify this demand amount is due the claimant:

Authorized By



Authorized By

Title

DOUG RANKIN, AICP, PLANNING MANAGER
Title

Date

24 JANUARY, 2012
Date

Itemized Amounts for Refund:

Item	Fee Amt	% Refund	Refund Amt	Fund/Org	Account	Project	Task	Option
Processing Fee		100%	0.00	007301	261100	EE4100	000	000
Recording of Notice of Zoning	30.00	100%	30.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (PH)	500.00	100%	500.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (NM)			0.00	007301	261100	EE4100	000	000
Mailing Labels Fee			0.00	007301	261100	EE4100	000	000
			0.00					
			0.00					
			0.00					

Total Amount to be Refunded: 530.00

Darline Reeder

From: Steve Gebeke
Sent: Thursday, January 05, 2012 11:46 AM
To: Darline Reeder
Cc: Carman Burney; Doug Rankin
Subject: Refund - SDR-42176; SUP-42177; SUP-42178

Please process a partial refund of the following, as the applications have been pulled at the request of the applicant:

- SDR-42176: Notification and recordation fees (Total \$530)
- SUP-42177: Notification and recordation fees (Total \$530)
- SUP-42178: Notification and recordation fees (Total \$530)

We will not refund the processing fees as the applications were accepted and processing was completed.

Steve Gebeke, AICP

Planning Supervisor
City of Las Vegas
Department of Planning
(702) 229-5410 Office
(702) 385-7268 Fax

From: Carman Burney
Sent: Wednesday, January 04, 2012 10:33 AM
To: Doug Rankin
Cc: Yorgo Kagafas; Steve Gebeke
Subject: RE: Withdrawal Request- SDR-42176; SUP-42177; SUP-42178

These items will be "pulled" from the 2/14 agenda as they have not been notified.

From: Doug Rankin
Sent: Wednesday, January 04, 2012 10:32 AM
To: Carman Burney; Steve Gebeke
Cc: Yorgo Kagafas
Subject: FW: Withdrawal Request- SDR-42176; SUP-42177; SUP-42178

Doug Rankin, AICP
Planning Manager
City of Las Vegas
333 N. Rancho Drive at Bonanza Rd.
229-5408

From: Susan Mancuso [<mailto:SMancuso@kcnvlaw.com>]
Sent: Wednesday, January 04, 2012 10:32 AM
To: Doug Rankin
Cc: Yorgo Kagafas; Mark Fiorentino
Subject: Withdrawal Request- SDR-42176; SUP-42177; SUP-42178

Darline Reeder

From: Ann Pierce [APierce@kcnvlaw.com]
Sent: Tuesday, January 24, 2012 1:00 PM
To: Darline Reeder
Cc: Elisabeth Delk
Subject: Refund Request (Providence Plaza - City Stop)

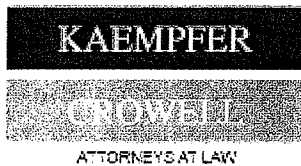
Hi Darline,

Pursuant to our conversation, we are requesting a refund related to application #'s SDR-42176, SUP-42177 and SUP-42178.

Please remit the payments to:

Bruce Familian
4534 W. Hacienda, Suite A
Las Vegas, NV 89118

Thanks for your help. If you have any questions or need anything else, please let me know.



Ann M. Pierce
Land Use / Licensing Administration
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite 250
Las Vegas, NV 89113
Tel: (702) 792-7000
Fax: (702) 796-7181
Email: apierce@kcnvlaw.com

Please be advised that information sent to this email address may be read by my assistant.

| [WEBSITE](#) | [VCARD](#) |

 Please consider the environment before printing this email

This e-mail communication is a confidential attorney-client communication intended only for the person named above. If you are not the person named above, or the employee or agent responsible for delivery of the following information, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone (702) 792-7000. Also, please e-mail the sender that you have received the communication in error. We will gladly reimburse your telephone expenses. Thank you.

IRS Circular 230 Notice: To ensure compliance with requirements imposed by the IRS; we inform you that any federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

MARK H. FIORENTINO
mfiorentino@kcnvlaw.com
702.693.4261

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

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

January 4, 2012

Via E-Mail: DRankin@LasVegasNevada.gov

Mr. Doug Rankin
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Re: SDR-42176; SUP-42177; SUP-42178

Dear Doug:

I am writing on behalf of the applicant in the above-referenced matters to withdraw the applications without prejudice.

If you have any questions or need anything further, please contact me.

As always, we appreciate your consideration and assistance.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Mark H. Fiorentino

MHF/sfm

cc: Yorgo Kagafas

RECEIVED

JAN -4 2012

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SUP-42177
SUP-42178
SDR-42176

HAND DELIVERED

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

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*SID (DPW)	PATRICK MURPHY	4 TH FLOOR CITY HALL

*** 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>**

SUP
06/22/2011

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

SUP-42177 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR LIQUOR SALES (FOR OFF-PREMISE CONSUMPTION) WITHIN A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE at 7161 North Hualapai Way (APN 126-24-517-004), PD (Planned Development) Zone [(Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

SUP-42178 - SPECIAL USE PERMIT RELATED TO SUP-42177 - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Special Use Permit FOR A GAMING ESTABLISHMENT, RESTRICTED WITHIN A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE at 7161 North Hualapai Way (APN 126-24-517-004), PD (Planned Development) Zone [(Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

SDR-42176 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-42177 AND SUP-42178 - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR- 18031) FOR A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE WITH GAS PUMPS AND A 2,360 SQUARE-FOOT CAR WASH on _____ acres at 7161 North Hualapai Way (APNs 126-24-517-003 and 004), PD (Planned Development) Zone [(Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

PLANNING COMMISSION: **AUGUST 9, 2011**

CITY COUNCIL: **SEPTEMBER 7, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **JULY 8, 2011**

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:

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

C
Y
C
L
E

7

Project Name: City Stop

APN(s):	126-24-517-004 (and 003)	Pre-app Date:	05/19/11
Location:	SWC Hualapai Way/Elkhorn Road	Meeting Location:	DSC Conference Room 3C - 327
Ward #:	6 - Ross	Acres:	1.12 (portion of 3.42 acre sub)
		Time:	10:00 a.m.

Ownership Info:	PROVIDENCE PLAZA L L C	Last Change of Ownership Date:	03/14/11
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:	City Stop		
	Phone: (702)-	Fax: (702)-	Email:
Representative Info:	Kaempfer Crowell Renshaw Gronauer & Fiorentino - Mark Fiorentino		
	Phone: (702)-693-4261	Fax: (702)-	Email: mfiorentino@kcnvlaw.com

Use:	Existing:	Office, Business (Temporary Real Estate Sales Office)
	Proposed:	Convenience Store, Restaurant, Gasoline Sales, Car Wash, Drive Through, Liquor Sales Incidental Gaming
General Plan:	Existing:	PCD (Planned Community Development)
	Proposed:	No change proposed
Zoning:	Existing:	PD (Planned Development)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	Cliff's Edge (Providence)	
	Special Land Use Designation (per plan, if applicable): VC (Village Commercial)	

☒ **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. Ann Pierce	KCGRF	792-7000	796-7181	
2. Tabitha Fiddymont				
3. Bruce Fannian				
4.				
5.				
6.				
7.				
8. Paola Sotomayor	CLV - Planning (Business Licensing)	229-6321	383-0769	
9. Roger Bailey	CLV - PW - Dev Co	229-6578	474-7599	
10. Victor Bolanos	CLV - PW - Traffic	229-6901 / 6880		
11.	CLV - PW - Flood	229-6541	382-8551	
12. Rod Clark	CLV - Building and Safety	229-6251	382-1731	
13. Ken Miller	CLV - Fire and Rescue	229-0366	229-0124	
14.	CLV - Office of Business 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. The Site Development Plan Review required is a Major Amendment of a previously approved Site Development Plan Review (SDR-18031) and would include a 5,730 SF Convenience Store with Drive Through Restaurant, 3,360 SF Gasoline Sales canopy, and 2,360 SF Car Wash on the southern parcel.
2. Convenience Store, Car Wash, Restaurant, Drive Through, Gasoline Sales and Office are all permitted uses within Providence. Liquor Sales (off-premises consumption) and Gaming (incidental) require approval of Special Use Permits.
3. There are no specific minimum use requirements that apply to any use proposed and no distance separation requirements.
4. Existing Temporary Sales Office received Certificate of Occupancy on 08/17/06. Related SDR-6879 will be expunged with approval of the proposed SDR.
5. Parking will be calculated according to the Cliff's Edge Commercial Design Guidelines across the entire commercial subdivision. The parking analysis should include uses on the existing retail pads.
6. SDR-18031 for a Mixed use Development on 15.69 acres at the SWC of Elkhorn Rd and Hualapai Way was approved by CC on 05/16/07. The commercial portion of the approval consisted of three buildings and 32,400 SF of commercial floor area. Building 1 received a C of O on 01/14/09. Building 2 received a C of O on 01/15/09.
7. A letter of review from the Providence Design Review Committee is required at the time of submittal.
8. The proposal has been deemed a Project of Regional Significance pursuant to UDC Title 19.16.010.F. A signed and completed questionnaire will be required at the time of submittal.
9. Site development to comply with latest version of Cliff's Edge Commercial Design Guidelines.
10. Development is not subject to Residential Adjacency Standards. There are no codes or previous conditions of approval limiting height, although height proposed is comparable to the height of existing commercial buildings. Parking lot lighting height is restricted to 30' by condition but may be amended up to 35' through this SDR.
11. Indicate all perimeter walls and provide wall elevations showing height, materials and textures. *No walls*
12. Landscaping should include landscaped area calculations in order to determine conformance with Cliff's Edge Design Guidelines.
13. Parking lot landscaping is required. Minimum requirements are dependent upon type of planter used.
14. Site amenities compatible with the site architecture are to be included.
15. Signage shall be approved under separate permit and only after review by the Providence Architectural Review Committee.

Beer and wine off-sale only

Separation between restaurant and C-store - will be a separate suite

Uses require 122 parking spaces

Update to existing traffic and drainage studies

-- 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**

B JUN 16 2011

Pre-Application Conference

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

Item Required

YES NO

APPLICATION PACKET (ALL ITEMS ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)

Fees

YES	NO	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		SDR	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)		SUP	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☒	☐	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS) PRS required		SUP	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☒	☐	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			\$	\$	\$	\$
☒	☐	If required, cop(ies) of approval letter(s) from Providence DRC						
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500			\$	—		\$
☒	☐	Photo Reproduction of the Color & Materials Board (SDR applications only)						
					Subtotal:			\$ 3090.00
					Grand Total All Fees:			\$3090.00

REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES):

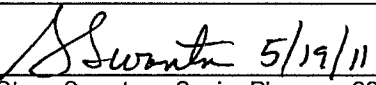
MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE

ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)

YES	NO	SITE PLAN	TOTAL REQUIRED FOR ALL APPLICATIONS	
☒	☐	North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):	8
		All property lines and present dimensions labeled	Colored, Rolled Plans:	1
		All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):	3
		All adjacent existing land uses and street names labeled	NOTES: SUP (2) and SDR	
		All points of ingress and egress shown		
		ADA accessibility requirements shown/labeled		
		Parking standard(s) utilized: 1 space/250 GSF		
		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		
YES	NO	LANDSCAPE PLAN	TOTAL REQUIRED FOR ALL APPLICATIONS	
☒	☐	North arrow, scale, and vicinity map	Folded Plans (1 per application):	3
		All property lines and present dimensions labeled	Colored, Rolled Plans:	1
		All required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):	3
		All required parking lot fingers/islands shown	NOTES: SUP (2) and SDR	
		Quantity, size, species/variety of all trees, shrubs, and ground cover		
YES	NO	BUILDING ELEVATIONS	TOTAL REQUIRED FOR ALL APPLICATIONS	
☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application):	3
		North, south, east, and west elevations of all buildings	Colored, Rolled Plans:	1
		All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per application):	3
		All wall sign locations shown and sizes noted	NOTES: SUP (2) and SDR	
YES	NO	FLOOR PLANS	TOTAL REQUIRED FOR ALL APPLICATIONS	
☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application):	3
		North arrow and scale	Rolled Plans:	1
		All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):	3
		Use of all rooms noted/labeled	NOTES: SUP (2) and SDR	
		Maximum Occupancy (per I.B.C.)		
		Seating Capacity (where applicable)		

CONTINUED NEXT PAGE

RECEIVED
JUN 16 2011

Pre-Application Conference	City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)		
Item Required			
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):	126-24-517-004 (and 003)	Application Purpose:	Special Use Permit Site Development Plan Review
Legal Desc:	Pt Lot 1 PB 138 Pg 53 (Liberty Square at Providence)	Application Purpose:	SUP—Liquor Sales and Incidental Gaming SDR—Convenience Store w/Gasoline Sales, Restaurant and Car Wash (Major Amd to SDR-18031)
Ward:	6 - Ross	Pre-App. Meeting Date:	05/19/11
Planner's Signature:	 5/19/11	Submittal Deadline:	05/26/11 - no later than 2:00 pm
Planner:	Steve Swanton, Senior Planner - 229-4714	Earliest PC / CC Meeting Dates:	07/12/11 PC - 08/17/11 CC (Cycle 7)
Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following: In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us <u>no later than 15 days prior</u> to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.			

Public Works Site Development Plan Review (SDR) pre-application evaluation

Based on what was provided at the pre-application meeting, Public Works expects to recommend to the Planning Commission that the applicant complete the items marked below. These items do not have to be completed prior to public hearing.

(Y/N)

Intersection: Hualapai/Elkhorn

APN# PIERCE ANN_b 126-24-517-003_4

	<u>Wastewater Collection Systems Planning</u>
N	Connection to Public sewer (14.04.110)
N	Provide sewer easements on private property (18.12.380)
N	Extension of public sewer to the edge(s) of the site
N	Potential for sewer oversizing agreement
	<u>Flood Control</u>
N	Engineer will need to meet with the Flood Control section regarding grading of this site
Y	Submit an update to an approved drainage study on file with the Flood Control Section
N	Submit a drainage study (20.80.440)
	Concurrence of the drainage study with the following outside agencies:
Y	Clark County Public Works
N	North Las Vegas
Y	Clark County Regional Flood Control District (CCRFD)
N	Nevada Department of Transportation (NDOT)
N	In a 100-year flood zone and will be required to submit to Federal Emergency Management Agency (FEMA)
N	Army Corp of Engineers submittal
	<u>Traffic Engineering</u>
Y	Show Site Visibility Restriction Zones (SVRZs) (19.08.030B & 18.12.210)
Y	Engineer will need to meet with the Traffic Engineering Section regarding driveways and onsite circulation
N/A	Existing "pan" style driveway(s) to remain
N/A	Upgrade the existing driveway to a radius style driveway
N	Possible construction of bus turnout, medians, right/left turn lanes
?	Traffic Study Required
	Concurrence of the traffic study with the following outside agencies:
Y	Clark County Public Works
N	North Las Vegas
N	Nevada Department of Transportation (NDOT)
	<u>Land Development</u>
Y	Civil plan submittal required
Y	Construction and bonding of off-site improvements
X	Encroachment agreement
?	Approval of deviations
N	Geotechnical report required for roadway sections
	<u>Right-of-Way</u>
possible	Require Dedication of rights-of-way or granting of easements (18.12.140,.150,.330,.204)
n	<u>Survey</u>
	Mapping may be required
	Show correct boundary May need full boundary of the site
	Reviewed by: <u>Lucretia Paet 229-6445</u> Date: <u>5/17/11</u>
	Additional comments:

JUN 16 2011

CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT

ENVIRONMENTAL IMPACT ASSESSMENT

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

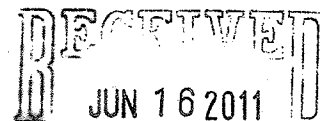
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. The Environmental Impact Assessment forms attached herein must be prepared for each factor* and submitted for evaluation.

✓	1	Project Description
✓	2	Transportation and Traffic
✓	3	Schools
✓	4	Emergency Services
✓	5	Housing
✓	6	Mass Transit
✓	7	Open Space and Recreation
✓	8	Hydrology
✓	9	Water Quality
✓	10	Utilities and Service System

* Bold question numbers denote minimum NRS requirements

SUP-42177
SUP-42178
SDR-42176



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as City Stop, located at Horse Dr. & US 95.

This document is being prepared by:

Company Name: Moser Architecture Studio

Address: 5975 Edmond Street

Las Vegas, NV 89178

Contact Person:

Name: Mark Fiorentino

Title: Attorney with Kaempfer Crowell Renshaw Gronauer & Fiorentino

Telephone: 702-792-7000

Fax: 702-796-7181

E-mail: mfiorentino@kcnvlaw.com

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct.

I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: _____

Date: 6/10/2011

Name: Betty Shevorski

Title: Project Manager

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

1 Project Description

1.a	Project title:	City Stop
1.b	Application #:	t.b.d.
1.c	Project location:	Elkhorn Rd. & Hualapai Ave.
1.d	Project sponsor	
	Name:	Providence Plaza LLC.
	Address:	4534 W. Hacienda, Suite A
	Telephone:	702-227-9267
1.e	G. P. designation:	Planned Community Development
1.f	Zoning:	Planned Development District (P-D)
1.g	Project description:	
	Total site acreage:	1.28 acres
	i) Residential	
	Total units:	0
	FAR per Lot:	-
	Lot Coverage per Lot:	-
	ii) Hospitality	
	Total rooms:	0
	Total entertainment:	0
	iii) Commercial	
	Total S.F.:	8,090 s.f.
	Total FAR:	0.4
	Total Lot Coverage:	37%
1.h	Briefly describe the project's surrounding land use and setting:	
	North:	Existing Retail Buildings zoned P-D
	East:	Undeveloped land, Clark County zoned
	South:	Multi Family development zoned P-D
	West:	Multi Family development zoned P-D
1.i	Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):	

ENVIRONMENTAL IMPACT ASSESSMENT

Narrative: The proposed project is a convenience store with fast food, gas pumps and a car wash to support the residential areas in the northwest part of Las Vegas. The project is located at intersection of Elkhorn and Hualapai on the east edge of Providence Master Planned Community on a parcel designated for commercial use.

The architectural style of the shopping center is consistent with the adjacent properties Americana theme established by the mater plan. The exterior of the buildings are EFIS painted in earth tones, tile roofs, and standard store front glazing.

The project will be built in one phase and would not require any special support.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

2 **Transportation and Traffic**

- 2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain: Yes. This would be verified by the City of Las Vegas Fire Department at the time of plan submittal.

- 2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain: Yes, the development shall provide adequate parking per City of Las Vegas Code.

Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

Explain: No. The proposed facility would not increase hazards due to a design feature or incompatible uses.

- 2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain: Yes. The site shall have access to Elkhorn Road and Hualapai Way. Elkhorn Road and Hualapai Way are primary (major) arterials with the capacity to accommodate the traffic generated by the proposed project.

- 2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table: Refer to the following two pages for trip generation calculations.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

TRIP GENERATION ITE CODE 946 GASOLINE/CONVENIENCE STORE W/ GASOLINE PUMPS & CAR WASH 12 VEHICLE FUELING POSITIONS	
AM PEAK HOUR	
Average Rate = 11.93 Trips per Vehicle Fueling Position T = (11.93)(12) T = 143.16 or 144 Trips	
51% Entering = 73 Trips	49% Exiting = 71 Trips
PM PEAK HOUR	
Average Rate = 13.94 Trips per Vehicle Fueling Position T = (13.94)(12) T = 167.28 or 168 Trips	
51% Entering = 86 Trips	49% Exiting = 82 Trips
WEEKDAY	
Average Rate = 152.84 Trips per Vehicle Fueling Position T = (152.84)(12) T = 1,834.08 or 1,835 Trips	
TRIP GENERATION ITE CODE 934 FAST FOOD RESTAURANT WITH DRIVE THROUGH WINDOW 2,422 SQUARE FEET	
AM PEAK HOUR	
Average Rate = 49.35 Trips per 1,000 Square Feet T = (49.35)(2.422) T = 119.53 or 120 Trips	
51% Entering = 61 Trips	49% Exiting = 59 Trips
PM PEAK HOUR	
Average Rate = 33.84 Trips per 1,000 Square Feet T = (33.84)(2.422) T = 81.9 or 82 Trips	
52% Entering = 43 Trips	48% Exiting = 39 Trips
WEEKDAY	
Average Rate = 496.12 Trips per 1,000 Square Feet T = (496.12)(2.422) T = 1,201.60 or 1,202 Trips	
TOTAL TRIPS	
AM PEAK HOUR	
Entering 134 Trips	Exiting 130 Trips
PM PEAK HOUR	
Entering 129 Trips	Exiting 121 Trips
WEEKDAY	
3.037 Trips	

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

3 Schools

3.a What is the total number of proposed residential units?

Conventional units: 0

Age-restricted units: 0

3.b Based upon the student generation factors utilized by Clark County School District¹ what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name: Henry & Evelyn Bozarth Elementary School

Distance from site²: 7431 Egan Crest Drive
Las Vegas, NV 89166

2.2 miles

Number of pupils: 0

Junior High/Middle School

School name: Edmundo Escobedo Middle School

Distance from site²: 9501 Echelon Point Drive
Las Vegas, NV 89149

3.9 miles

Number of pupils: 0

High School

School name: Centennial High School

Distance from site²: 10200 Centennial Parkway
Las Vegas, NV 89149

1.5 miles

Number of pupils: 0

¹ See Exhibit 1

² Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

School Route Map



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

4 Emergency Services

- 4.a** Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire

Name of the facility: Station # 48
Existing/proposed: Existing 9133 Elkhorn Rd.
Distance from site³: 1.6 miles

Police

Name of the facility: Northwest Area Command
Existing/proposed: Existing 9850 W. Cheyenne
Distance from site³: 6.9 miles

Emergency Services

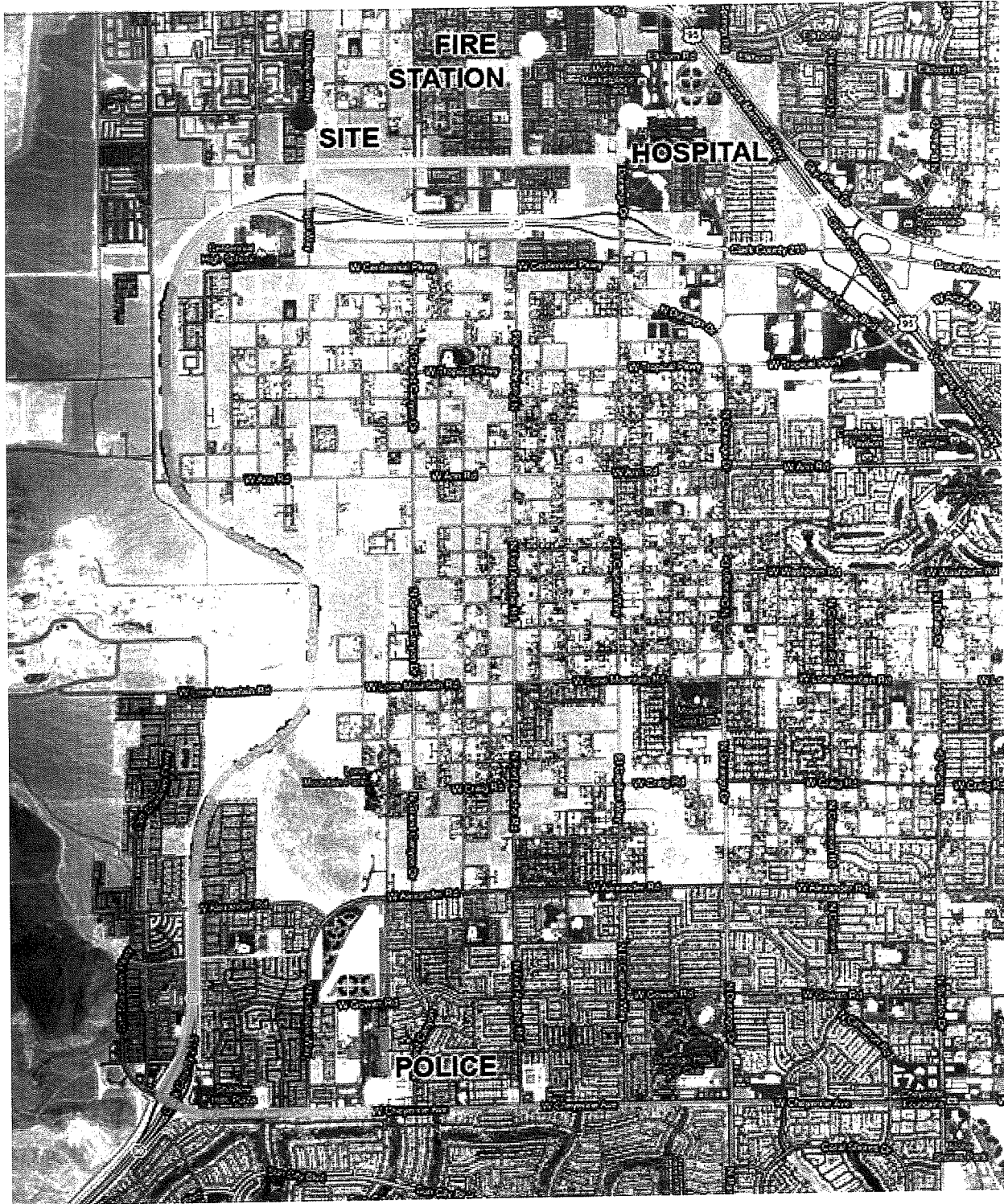
Name of the facility: Centennial Hills Hospital
Existing/proposed: Existing 6900 N. Durango Dr.
Distance from site³: 2.1 miles

- 4.b** Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain: The project would not cause an increase in emergency services. The proposed gas station and convenience store do not have any uses or buildings that require special attention.

³ Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.

Emergency Services



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

5 **Housing**

- 5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain: No, the proposed project does not conflict with the current zoning.

- 5.b Would the project displace or eliminate existing housing?

Explain: No, the site currently holds a temporary, modular sales office.

- 5.c What are the project characteristics, in terms of:

Density:

Height: Single story. 35' or less

Gated community:

Housing Type:

Home ownership:

- 5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain: The project will not have any effect on Housing. It is located adjacent to a main road and will provide services to the existing neighborhood.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

6 Mass Transit

- 6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name: Line 106 Rancho/Centennial Hills

Location: Stop 6006 at Deer Springs & N. Durango

Distance from site⁴: 1.9 miles

-
- 6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points?

Explain: No, the project is not large enough to create a new line or loading point.

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

Explain: This proposed gas station and convenience market will have no effect on mass transit. The project will be used to serve personal vehicles.

⁴ Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Mass Transit



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

7 Open Space and Recreation

- 7.a Provide the distance from the site of the proposal to the nearest existing⁵ or planned⁶ (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name: Winding Trails Park

Location: 7250 N. Fort Apache Rd.

Distance from site⁷: 1.1 miles

Community Park

Park name: Mountain Ridge Park

Location: 7151 Oso Blanca

Distance from site⁷: 1.9 miles

Regional Park

Park name: Centennial Hills Park

Location: 7101 N. Buffalo Dr.

Distance from site⁷: 2.9 miles

- 7.b Based upon 1990 US Census population table⁸, what would be the total population generated by the proposed project?

Explain: 0

- 7.c How much public parkland would be included in the proposed project?

Explain: No public park land will be included.

- 7.d Provide a brief statement setting forth the anticipated effects of the proposal on open space and recreation.

Explain: The proposed project should not affect existing open space and recreation. The project is not generating any additional population and would provide private on site amenities for the patrons.

⁵ See Exhibit 2

⁶ See Exhibit 3

⁷ Attach a map indicating the straight distance from the project property line to the park property line.

⁸ See Exhibit 4

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Open Space and Recreation



City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

8 Hydrology

- 8.a Would the proposed project alter the existing drainage pattern of the site area?

Explain: A technical drainage study will be completed any approved before any construction takes place. The drainage pattern will be determined at that time.

- 8.b What is the quantity of the increase in storm water runoff generated by the proposed project, estimated by using standards hydrologic method?

Explain: To be determined by the drainage study.

- 8.c Would the total quantity of water runoff after construction exceed the capacity of existing or planned storm water drainage system?

Explain: No, the site will be designed to work with the existing drainage system.

- 8.d Would the proposed project result in the construction of a new storm water drainage facility or the expansion of existing facilities? Is the storm water facility identified in the Neighborhood, City Wide or the Regional Master Plans?

Explain: No, the existing city drainage is adequate.

- 8.e Would the proposed project place housing within a 100-year special flood hazard area as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)?

Explain: No, the project is not within a 100 year flood zone. See next sheet for map.

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

Explain: This would be determined by a complete drainage study that will be submitted to and approved by the City.

- 8.g Would the proposed project development meet the Clark County Regional Flood Control District – Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions?

Explain: Yes, the project will conform to all requirements of the County and City.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT



Regional Flood Control District

Clark County, NV

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FloodZone

Rainfall and Weather
Rainfall Maps

History of Flooding

Projects
Drainage Study

Agendas
Stormwater Quality

Document Library

GIS

FloodView Advanced

Meeting Dates

Public Information

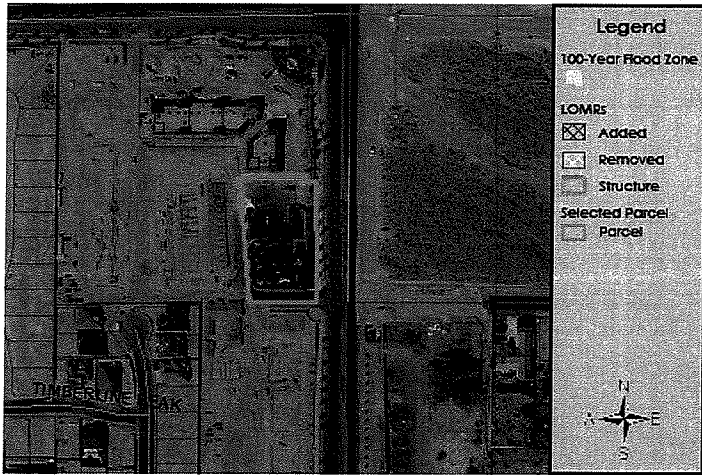
Kid's Page

Links

Visit the
LV Stormwater Web Site



(quick lookup)



[View Printer-Friendly Map](#)

The District makes no warranties concerning the accuracy of this data. [View Disclaimer](#)

This parcel IS NOT in a 100-year flood zone.

<i>Parcel</i>	12624517004
<i>Owner</i>	PROVIDENCE PLAZA L L C
<i>Address</i>	0
<i>Entity</i>	Las Vegas
<i>Contact</i>	702-229-6569
<i>Flood Zone</i>	This parcel IS NOT in a 100-year flood zone.
<i>FIRM Panel</i>	View FIRM Panel (1750)
<i>LOMR</i>	This parcel is not affected by a LOMR

[Enter a different address or parcel number](#)

[Home](#) | [Table of Contents](#)

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

9 Water Quality

- 9.a Would water service provided to the proposed project by an existing or planned facility?

Explain: The property would currently be serviced by an existing facility.

- 9.b Would the proposed project result in the construction of a new water treatment facility or expansion of existing facilities?

Explain: No, the project does not propose water intensive uses.

- 9.c What is the quantity of water that the project will demand during and after completion of the project, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project?

Explain:

During Construction: 5,000 gal/day for dust control

After Construction:

Average Day:

8,090 s.f. commercial x (0.1546/1,000) = 1.25 gpm

Max Day:

8,090 s.f. commercial x (0.2706/1,000) = 2.19 gpm

Peak Hour:

8,090 s.f. commercial x (0.4979/1,000) = 4.03 gpm

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

10 Utilities and Service System

10.a Would the proposed project connect to an existing or planned sewer system?

Explain: Existing

10.b What is the quantity of sewage affluent generated by the proposed project, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project?

Explain:

8,090	s.f. commercial space x	0.10	gal/s.f./day =	809	gal/day
Therefore:					
Average Flow =	0	+	25,026	=	25,026 gal/day / 1,000,000 =
					0.0008 MGD
Peak Flow =	3.50	x	0.03 MGD =	0.003 MGD	

10.c Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility?

Explain: No, the total quantity should not over burden the existing facilities.

10.d Would the proposed project generate any industrial waste?

Explain: No.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 1

Clark County School District
April 9, 2002

2001-2001 Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
K-5	0.218	0.142
6-8	0.116	0.061
9-12	0.138	0.060

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, plexes, and condominiums.

P & 13: Pre-school and Sunset School.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 2

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Existing City Parks
(Map 1, pp. 11)

Parks Name	Classification			Acres
	N	C	R	
Aloha Shores Park	X			4.03
Angel Park	X			6.11
AnSan Sister City Park	X			7.83
Baker Park	X			6.78
Bob Baskin Park	X			6.18
Bruce Trent Park	X			10.00
Buckskin Basin	X	X		39.17
Charleston Heights Park	X			3.90
Charleston Heights	X			7.12
Chester A. Stupak Park	X			1.23
Children's Mem. Park	X	X		29.82
Coleman Park	X			4.00
Cragin Park	X			3.27
Dexter Park	X			4.70
Doolittle Park	X			15.28
Ed Fountain Park	X	X		29.82
Ethel Pearson Park	X			2.59
Fitzgerald Tot Lot	X			0.70
Freedom Park	X	X	X	68.08
Hadland Park	X			13.64

Parks Name	Classification			Acres
	N	C	R	
Heers Park	X			7.07
Hills Park	X			13.50
Huntridge Circle Park	X			3.14
James Gay III Park	X			7.18
Jaycee Park	X			18.40
Lorenzi Park	X	X	X	59.37
Lubertha Johnson Park	X			1.60
Mary Dutton Park	X			0.20
Mirabelli Park	X			1.41
Pueblo Park(s)	X			5.09
Rafael Rivera Park	X			9.28
Rainbow Family Park	X	X		26.48
Elkhorn/Durango Fields	X	X		
Rotary Park	X			3.34
Stewart Place Park	X			3.45
Wayne Bunker Family Pk	X			13.75
W. Charleston Lions Park	X			4.50
Wildwood Park	X			1.24
Woofter Family Park	X			9.22
Clarence Ray Park	X			0.10

N: Neighborhood Park

C: Community Park

R: Regional Park

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 3

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Planned City Parks
(Map 12, pp. 49)

Parks Name	Classification			Acres
	N	C	R	
Fort Apache/Log Cabin Park	X			TBD
Jones/Iron Mountain Park	X	X	X	TBD
Grand Canyon/Bardley Park	X	X		40.0/34.0
Fort Apache/Elkhorn Park	X			TBD
Elkhorn/Durango Ballfields	X	X		TBD
Deer Springs Park	X	X		110.0/40.0
Deer Springs/Thom Park	X	X		TBD
Regional Sports Park	X	X		60.00
Ann/Cimmaron Park	X			2.50
Cheyenne/Jensen	X	X		20.00
Metro Park	X			17.00
Alexander/Diamond Ridge Park	X			TBD
Cheyenne/Durango Park	X	X	X	5.0/61.5
Northwest Soccer Park	X	X		TBD
Summerlin Sports Park	X			TBD
Pioneer/Silver Ridge Park	X			TBD
AnSan Sister City Park	X			TBD
Buffalo/Oakey Park	X	X		42.5/30.0
Pioneer/O'Bannon Park	X			TBD
Oakey/Redwood Park	X	X		28.00
Heritage Park	X			TBD
Dog Fanciers Park	X			0.5/6.0
Bonanza/Honolulu Park	X			TBD

N: Neighborhood Park C: Community Park R: Regional Park

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 4

US Census Bureau
1990

Persons per Units by Units in Structure by Owner and Renter Occupied
(City of Las Vegas, US Census Bureau, 1990 STF-1)

Owner Occupied	Persons per Unit
Single Family Detached	2.91
Single Family Attached (Townhouse)	2.15
Condominiums	
2 to 19 units	1.97
20 to 49 units	1.66
50 or more units	1.64
Mobile Home or Trailer	2.28

Renter Occupied	Persons per Unit
Single Family Detached	3.28
Single Family Attached (Townhouse)	2.78
Apartments	
2 to 19 units	2.40
20 to 49 units	2.08
50 or more units	1.95
Mobile Home or Trailer	2.32

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

SDR Application

Report Date 06/22/2011 02:52 PM

Submitted By

Page 1

A/P # 42176 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

Processed	Date / Time	By	Temp COO	Date / Time	By
Approved	06/16/2011 14:12	984548	COO Issued		
Final			Expires		

Associated Information

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

Description of Work

SDR-42176 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-42177 AND SUP-42178 - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE PLAZA, LLC - For possible action on a request for a Site Development Plan Review Amendment FOR A PROPOSED 5,730 SQUARE-FOOT CONVENIENCE STORE AND 2,360 SQUARE-FOOT CAR WASH WITH GAS PUMPS at 7161 North Hualapai Way (APNs 126-24-517-003 and 004), PD (Planned Development) Zone, Ward 6 (Ross).

Parent A/P #

Project # 42176 Project/Phase Name CITY STOP
Size/Area 3.50 ACRE Size Description
Proposed Start Proposed Stop
% Complete Formula

Phase #

Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 12624517003

Location

Owner/Tenant

Contact ID AC1863352 Name PROVIDENCE PLAZA L L C
Mailing Address 1770 N BUFFALO DR #101
City LAS VEGAS
ZIP/PC 89128-2679
Day Phone
Fax

Organization
State/Province NV
Country
Evening Phone
Mobile #

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12624517003
12624517004

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 06/22/2011 02:52 PM**Submitted By**

Page 2

Applicants/Contacts

Primary	N	Capacity	OTHER	Other	REP	Contact ID	AC1167908 ☐ Foreign
Effective		Expire					
Name	KAEMPFER, CROWELL, RENSHAW, GRONAUER & FIORENTIO						
Day Phone	(702)792-7000 x	Eve Phone		Organization			
Pager		PIN #		Position			
Fax	(702)796-7181	Mobile		Profession			
E-Mail							
Address	8345 W. SUNSET ROAD #250 LAS VEGAS, NV 89113						

Seasonal Addr**Valid From** **To****Comments** No Comments
CONTACT ADDITIONAL**WORKCARD:** Work Card # 0
Expiration Date**CONTACT REQUIREMENTS**

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

There are no items in this list

Primary	Y	Capacity	OWNER	Contact ID	AC1863352 ☐ Foreign
Effective		Expire			
Name	PROVIDENCE PLAZA L L C				
Day Phone		Eve Phone		Organization	
Pager		PIN #		Position	
Fax		Mobile		Profession	
E-Mail					
Address	1770 N BUFFALO DR #101				

LAS VEGAS, NV 89128-2679

Seasonal Addr**Valid From** **To****Comments** No Comments

Report Date 06/22/2011 02:52 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	06/20/2011 10:45	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	06/20/2011 10:46	30.00
PROCESSING FEE	P	06/20/2011 10:46	500.00
Total Unpaid	0.00	Total Paid	1030.00

Inspections

There are no Inspections for this Report

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
450755	DEVCO	1	Incomplete	☐	06/22/2011 08:56			
450756	NEIGH P&S	1	Incomplete	☐	06/22/2011 08:56			
450757	B&S PLAN	1	Incomplete	☐	06/22/2011 08:56			
450758	FLOOD	1	Incomplete	☐	06/22/2011 08:56			
450759	ROW	1	Incomplete	☐	06/22/2011 08:56			
450760	TRAFFIC	1	Incomplete	☐	06/22/2011 08:56			

Report Date 06/22/2011 02:52 PM

Submitted By

Page 4

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
450761	TEFO	1	Incomplete	☐	06/22/2011 08:56			
450762	SURVEY	1	Incomplete	☐	06/22/2011 08:56			
450763	SID	1	Incomplete	☐	06/22/2011 08:56			
450764	SEWER	1	Incomplete	☐	06/22/2011 08:56			
450765	LAND DEV	1	Incomplete	☐	06/22/2011 08:56			
450766	FIRE ENG	1	Incomplete	☐	06/22/2011 08:56			
450767	ENGDESIGN	1	Incomplete	☐	06/22/2011 08:56			

Activity Review Details

Detail AGENDA TECH ITEMS (SDR)

Modified By CBURNEY

Modified Date/Time 06/22/2011 09:13

Comments

No Comments

AGENDA TECH ITEMS

Before Planning Commission Items

DRT Process Completed 07/07/2011

Plans Routed for Review 06/29/2011

Sent to Review Journal (if applicable) 7/28/2011

Public Hearing Notice Sent (if applicable) 7/28/2011

After Planning Commission Items

Action Letter Completed 08/10/2011

Notice of Final Action form completed 08/10/2011

Appeal Memo Completed 08/10/2011

Next RQR Info

1st Notice

Required

Review

2nd Notice

Comments

3rd Notice

Next RQR Review Path

Next RQR Case Number

Next RQR Scheduled

Detail SUBMITTAL CHECKLIST (SDR)

Modified By JGRIDER

Modified Date/Time 06/16/2011 14:11

Comments

No Comments

Report Date 06/22/2011 02:52 PM

Submitted By

Page 5

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

Z-LEGAL				984548	06/16/2011 14:12	
N						

Project #	A/P Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

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

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required?	Y Project of Regional Significance?	Entitlement Exercised?
N Parent Project link required?		Sustainable Component?
Y Will this go to the City Council?		

Hearing Type

Public, Non-Public, Admin

Is there a condition of approval for a Required Review?

Staff Recommendation

If yes, when does it need to be reviewed?

Meeting Information

Meeting Info	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By			
Comments		Modified Date			
Added By					

08/09/2011	PC	SCHEDULED	0	0	0
JGRIDER	06/16/2011				

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 06/22/2011 02:52 PM**Submitted By**

Page 6

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
--	--------------------------	-------------------------------	---------------	-----------	----------	-------------

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

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

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

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	06/20/2011 10:46		0.00
TOM COMBS, 702.792.7000, KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO CK 78386, \$250.00; CITY STOP INC CK 18932, \$3090.00, 702.227.0077 (42176-42178)					

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Amendment to SDR-18031

Project Address (Location) SWC Hualapai Way and Elkhorn Road

Project Name City Stop Proposed Use C-store with car wash

Assessor's Parcel #(s) 126-24-517-003 and 004 Ward # 6

General Plan: existing PCD proposed n/a Zoning: existing PD proposed n/a

Commercial Square Footage 30,290± Floor Area Ratio

Gross Acres 3.5± Lots/Units Density

Additional Information

PROPERTY OWNER Providence Plaza Contact Hank Gordon

Address 1770 N. Buffalo Drive, Suite 101 Phone: 220-4500 Fax: 220-9099

City Las Vegas State NV Zip 89128

E-mail Address hgordon@laurichproperties.com

APPLICANT Providence Plaza Contact Hank Gordon

Address 1770 N. Buffalo Drive, Suite 101 Phone: 220-4500 Fax: 220-9099

City Las Vegas State NV Zip 89128

E-mail Address hgordon@laurichproperties.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Tabitha Fiddymont

Address 8345 West Sunset Road, Suite 250 Phone: 792-7000 Fax: 796-7181

City Las Vegas State NV Zip 89113

E-mail Address tdf@kcnvlaw.com

Property Owner Signature* [Signature]

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

Print Name Hank Gordon

Subscribed and sworn before me

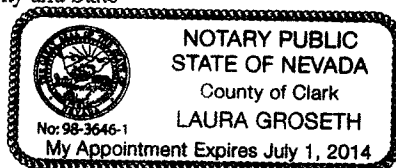
This 10 day of June, 2011

[Signature]

Notary Public in and for said County and State

Revised 10/27/08

1004195.1

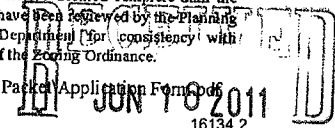


FOR DEPARTMENT USE ONLY

Case #	<u>SDR-42176</u>
Meeting Date:	<u>8/9/11</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>6/16/11</u>
Received By:	<u>[Signature]</u>

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

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



**KAEMPFER
CROWELL**

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

TABITHA D. FIDDYMENT
tfiddymen@kcnvlaw.com
702.792.7051

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.792.7181

RENO OFFICE
50 West Liberty Street
Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.852.0257

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

June 22, 2011

VIA HAND DELIVERY

City of Las Vegas
Department of Planning
333 S. Rancho Road
Las Vegas, Nevada 89106

**Re: *Justification Letter for City Stop
SWC Elkhorn Road & Hualapai Way***

To Whom It May Concern:

Please accept this letter as justification for the above-referenced project. The applicant is requesting a major amendment of a previously approved site development plan review (SDR-18031) and special use permits to allow for gaming and the sale of packaged beer, wine and coolers in conjunction with a proposed convenience store at the southwest corner of Elkhorn Road and Hualapai Way more particularly described as assessors parcel number 126-24-517-003 and 004.

Site Plan Review

The Applicant is proposing an approximately 5,730 square foot convenience store and approximately 2,360 square foot car wash with gas pumps. The convenience store will have a restaurant with dining area, sales area, office/storage area, alcohol sales and gaming.

Special Use Permits for Liquor Sales and Gaming

The Applicant is proposing to have a drive-thru, gaming and the sale of beer, wine and coolers in conjunction with the convenience store.

Approval of the applications is warranted for a number of reasons, including:

1. The project will provide needed services to the Providence community and the surrounding area.

RECEIVED

JUN 22 2011

SUP-42177
SUP-42178
SDR-42176
161342

2. The project will help energize a mostly vacant commercial center by providing an anchor use. In doing so, it will create new jobs and tax revenues.
3. Great care was taken to ensure that the project meets or exceeds all of the Providence design standards. The project was also specifically designed to be consistent with and compatible to the existing center and the surrounding area.
4. The proposed uses are accessory and incidental to uses specifically permitted in the Providence design standards.

Thank you for your consideration. Please contact Ann Pierce or me if you have any questions or need anything further.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Tabitha Fiddymen
Tabitha D. Fiddymen

TF/amp

RECEIVED

JUN 22 2011

SUP-42177
SUP-42178
SDR-42178

2. The project will help energize a mostly vacant commercial center by providing an anchor use. In doing so, it will create new jobs and tax revenues.
3. Great care was taken to ensure that the project meets or exceeds all of the Providence design standards. The project was also specifically designed to be consistent with and compatible to the existing center and the surrounding area.
4. The proposed uses are accessory and incidental to uses specifically permitted in the Providence design standards.

Thank you for your consideration. Please contact Ann Pierce or me if you have any questions or need anything further.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO


Tabitha D. Fiddymant

TF/amp

RECEIVED

JUN 22 2011

SUP-42177
SUP-42178
SDR-42178



3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

3/25/2011

Hank Gordon
Laurich Properties
1770 N. Buffalo Dr. #101
Las Vegas, NV 89128

Via: E-mail (hgordon@laurichproperties.com) and Prolog Website

RE: Providence Master Plan Community
Project Plan: Architectural Plans
POD: 122 - Providence Plaza
Plan Date: Received 3/23/11

Dear Hank:

The Providence Design Review Committee (DRC) is in receipt of your Architectural Plan and site plan for the City Stop at Providence Plaza.

The DRC approves your architectural plans and site plan for the above referenced POD.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The approval granted herein applies only to the specific items as noted above, and does not constitute an approval of every specific element of the submittal, nor does it constitute a waiver of Providence's rights to enforce compliance with the Design Guidelines and other governing documents. Should an element of the submittal not comply with the Design Guidelines or other governing documents, and is not specifically approved, Providence reserves all of its rights with respect to enforcement of the terms and conditions of such documents as to the non-conforming element. All non-conforming elements must be specifically noted and a specific waiver must be submitted with respect thereto.

If you have any questions, please do not hesitate to contact our office.

Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell - Focus

Enclosures: (none)

SUP-42177
SUP-42178
SDR-42176

RECEIVED
JUN 16 2011

First Amendment to HF Trust

RECITAL

A. WHEREAS, Honorine Flanagan entered into a Declaration of Trust dated July 14, 2004 ("Trust") as Settlor and Trustee.

B. Subsequently, on November 19, 2004, Honorine T. Flanagan married Hank Gordon and therefore has changed her name to Honorine Gordon.

C. The Trustee, Honorine Gordon wishes to add an additional Trustee to the Trust.

D. WHEREAS, the Trustee now desire to amend the Trust in accordance herewith.

AGREEMENT

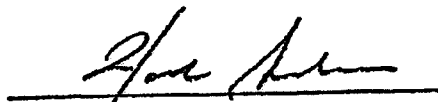
NOW THEREFORE, for good and valuable consideration, including the mutual covenants contained herein, the receipt and sufficiency of which is hereby acknowledged, it is mutually agreed :

1. Honorine T. Flanagan shall now be known as Honorine Gordon.
2. Hank Gordon is to be added as an additional Trustee to the Trust and shall have the powers established under the Trusts's estate.
3. All other terms and conditions contained in the Trust shall remain in full force and effect.

Dated January 26, 2006.

Trustee


HONORINE GORDON


HANK GORDON

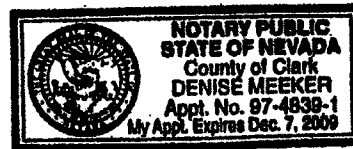
RECEIVED
JUN 16 2011

STATE OF NEVADA)
)§
COUNTY OF CLARK)

This instrument was acknowledged before me on 1-26-06 by Honorine Gordon,
Trustee of the HF Trust dated July 14, 2004.

Witness my hand and official seal:

Denise Meeker
NOTARY PUBLIC

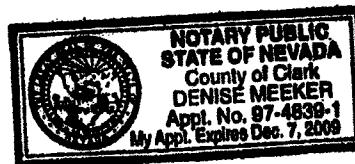


STATE OF NEVADA)
)§
COUNTY OF CLARK)

This instrument was acknowledged before me on 1-26-06 by Hank Gordon,
Trustee of the HF Trust dated July 14, 2004.

Witness my hand and official seal:

Denise Meeker
NOTARY PUBLIC



Inst #: 201103140003189
Fees: \$16.00 N/C Fee: \$25.00
RPTT: \$0.00 Ex: #003
03/14/2011 03:01:20 PM
Receipt #: 705107
Requestor:
FIRST AMERICAN TITLE HOWARD
Recorded By: DHG Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

A.P.N.: 126424-517-001
File No: NCS-455822AHLV (sgs)
R.P.T.T.: \$ Exempt 3 Deed self to self to create
separate tax parcel

When Recorded Mail To: Mail Tax Statements To:
Providence Plaza, LLC
1770 North Buffalo, Suite 101
Las Vegas, NV 89128

GRANT, BARGAIN and SALE DEED

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

Providence Plaza, LLC, a Nevada limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

Providence Plaza, LLC, a Nevada limited liability company

the real property situate in the County of Clark, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 03/08/2011

RECEIVED
JUN 16 2011

Providence Plaza, LLC, a

Nevada limited liability company

By: Laurich Properties, Inc., a Nevada
corporation, Manager

By: _____

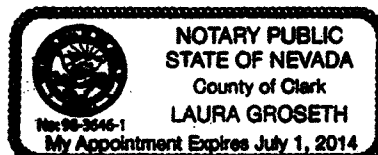
Its: _____

Richard Gordon
President

STATE OF NEVADA)
COUNTY OF CLARK) ss.

This instrument was acknowledged before me on 3/8/11 by
Richard Gordon President of Laurich Properties, a Nevada corporation, Manager
of Providence Plaza, LLC, a Nevada limited liability company

Laura Groseth
Notary Public
(My commission expires: 7/1/14)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated March
08, 2011

EXHIBIT "A"

LEGAL DESCRIPTION LOT 1-B

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND LOCATED SOUTHERLY OF ELKHORN ROAD AND WESTERLY OF HUALAPAI WAY IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

BEING A PORTION OF LOT ONE (1) OF THAT CERTAIN PLAT KNOWN AS "LIBERTY SQUARE AT PROVIDENCE", ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 138 OF PLATS, AT PAGE 53, LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT ONE (1); THENCE SOUTH 90°00'00" WEST, 154.85 FEET; THENCE ALONG THE WESTERLY LINE OF SAID LOT ONE (1), NORTH 07°11'26" WEST, 38.11 FEET; THENCE NORTH 05°05'38" WEST, 252.37 FEET; THENCE DEPARTING SAID WESTERLY LINE, NORTH 90°00'00" EAST, 29.04 FEET; THENCE NORTH 00°08'58" WEST, 3.10 FEET; THENCE NORTH 89°26'29" EAST, 121.02 FEET; THENCE SOUTH 24°50'06" EAST, 12.78 FEET; THENCE NORTH 88°47'32" EAST 22.35 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT ONE (1); THENCE SOUTHERLY ALONG SAID EASTERLY LINE AS FOLLOWS: THENCE SOUTH 01°08'07" EAST, 222.79 FEET; THENCE SOUTH 00°08'16" WEST, 59.60 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.12 ACRES, AS DETERMINED BY COMPUTER METHODS.

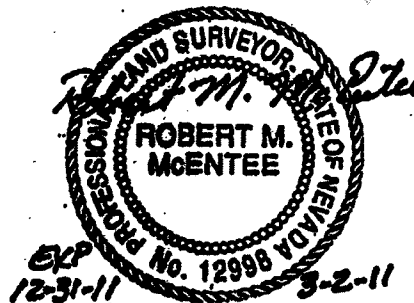
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE SHARED DRIVEWAY ACCESS AS DEFINED AND SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENT, COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED JUNE 1, 2007, IN BOOK 20070601 AS DOCUMENT NO. 04731, ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA; IN FILE 124 OF SURVEYS, AT PAGE 94

SAID LINE BEARS NORTH 00°08'51" EAST.

ROBERT M. McENTEE
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 12998
LOCHSA SURVEYING
6345 SOUTH JONES BOULEVARD, SUITE 200
LAS VEGAS, NEVADA 89118
PHONE: (702) 365-9312
FAX: (702) 365-9317
EXPIRES: DECEMBER 31, 2011



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) Ptn 126-24-517-001
b) _____
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property: \$0
b) Deed in Lieu of Foreclosure Only (value of (\$))
c) Transfer Tax Value: \$0
d) Real Property Transfer Tax Due \$0

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: 3
b. Explain reason for exemption: Deed from Self to Self to create a separate tax parcel

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____
Signature: _____

Capacity: Agent
Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Providence Plaza, LLC
Address: 1770 North Buffalo, Suite 101
City: Las Vegas
State: NV Zip: 89128

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Providence Plaza, LLC
Address: 1770 North Buffalo S 101
City: Las Vegas
State: NV Zip: 89128

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

First American Title Insurance
Company National Commercial

Print Name: Services
Address: 2490 Paseo Verde Parkway, #100
City: Henderson

File Number: NCS-455822A-HHLV sgs/sgs
State: NV Zip: 89074

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

BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: Q13-01327-6-149359

DATE ISSUED: 07/08/10

TYPE OF LICENSE: LAW FIRM

1 PROS
BUSINESS LOCATION: 8345 W SUNSET RD 250

ISSUED TO: KAEMPFER CROWELL RENSHAW GRONA

DBA:
KAEMPFER CROWELL RENSHAW GRONA
8345 W SUNSET RD 250
LAS VEGAS NV 89113

PRINCIPAL(S)

GRONAUER, ROBERT, PRES. MGPT
FIORENTINO, MARK, COO. PT
TACKES, STEVE, SECY/TRES


Chief Financial Officer,
Finance and Business Services

Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.

