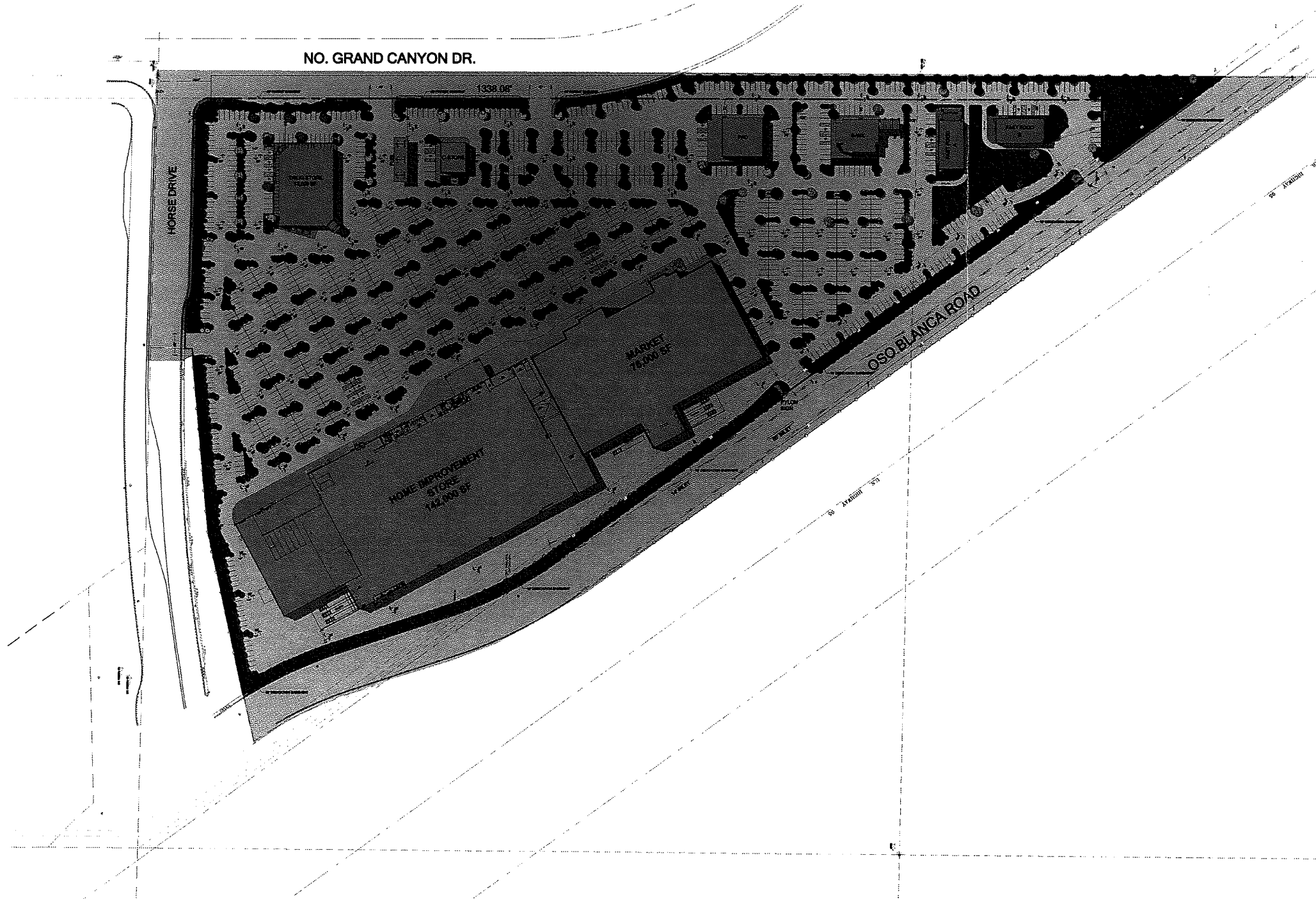




Site Information

Horse and Oso Blanca, Las Vegas, NV 89166

Jurisdiction Las Vegas, NV
Current Zoning R-E, PD
Proposed Zoning PD
Planned Landuse Planned Community Development
APN #: 125-07-601-005

Area (approximate, to be verified)
Gross Area: 1,109,909 s.f. 25.48 acres
Net Area: 1,039,655 s.f. 23.87 acres

Building Area		
Building	Use	Gross
Home Improvement Center	retail	142,000 s.f.
Market	retail	76,000 s.f.
Fast Food A	restaurant	3,787 s.f.
Fast Food B	restaurant	3,815 s.f.
Pad	retail	5,040 s.f.
Bank	retail	4,195 s.f.
C- Store	retail	2,430 s.f.
Drug Store	retail	13,000 s.f.
Total Area	Total Area	250,267 s.f.

Parking	per 19.04 Table 2	
Shopping Center	1 per 250 sf	= 1,001 spaces
Total spaces required		1,001 spaces
Total Provided parking spaces		1,382 spaces

Accessible parking	20 spaces +1 for each 100 sf over 1,000	24 Required 28 Provided
Loading Spaces		7 Required 7 Provided

Building Height	Allowed	35'-0"
	Provided	35'-0"
Three (3) Pylon Signs	Allowed	60'
	Provided	60'

Landscape
Parking lot landscaping to conform to 19.12
Adjacent to Horse and Grand Canyon - 15'
Minimum Zone at Interior Lot Lines- 8'
Trees located 1 per 30 linear feet

Open Space		
Plaza Space required	50 sf per gross acre	
Required:	1,274	Provided: 1,274

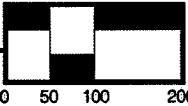
Lot Coverage		
Allowed :	50% Provided :	22.5%

Setbacks			
Front	Required:	20 ft.	Provided: 49 ft. Minimum *See Site plan for Setback Dimensions
Side Street - G.C.	Required:	10 ft.	Provided: 68 ft. Minimum *See Site plan for Setback Dimensions
Side Street - Oso Blanca	Required:	10 ft.	Provided: 48 ft. Minimum *See Site plan for Setback Dimensions
Rear	Required:	20 ft.	Provided: 273 ft. Minimum *See Site plan for Setback Dimensions

Horse and US 95 Retail Center
Las Vegas, NV 89166



Scale: 1" = 100'



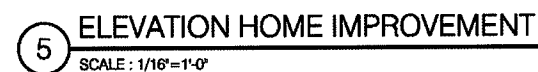
ZON-39455
SDR-39453
REVISED



MOSER architecture studio

OCT 06 2010

Conceptual Plan : Sheet Title
10-067 : Project Number
9-13-2010 : Date



Horse and US 95 Retail Center

Las Vegas, NV 89166

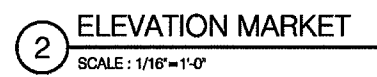
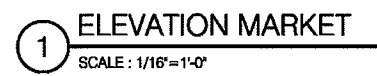
ZON-39455
SDR-39453
10/21/10 PC

MOSER architecture studio

Elevations : Sheet Title
10-067 : Project Number
9-2-2010 : Date

SCANNED

RECEIVED
SEP 07 2010



N / A

SCANNED

RECEIVED
SEP 07 2010



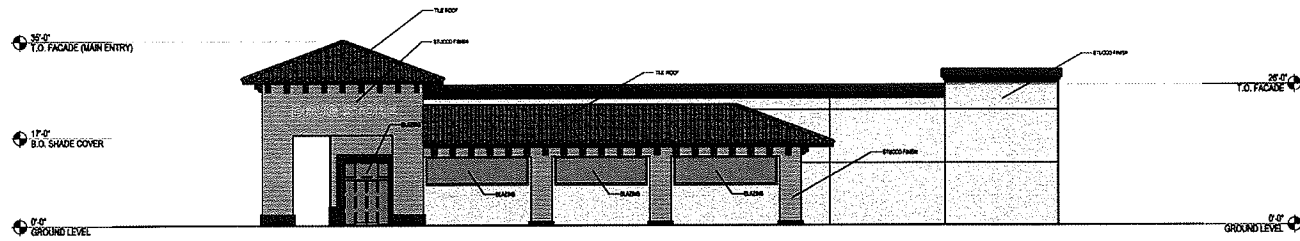
Horse and US 95 Retail Center

Las Vegas, NV 89166

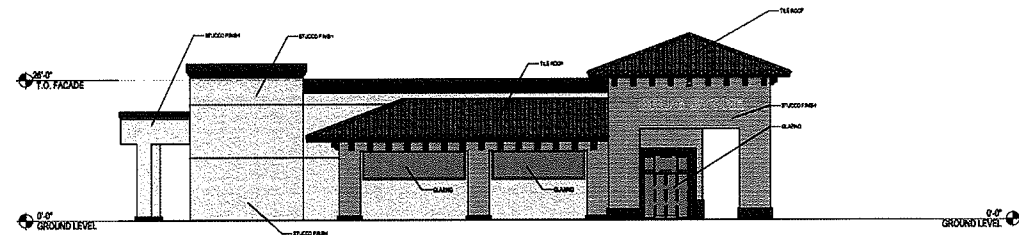
ZON-39455
SDR-39453
10/21/10 PC

Elevations : Sheet Title
10-067 : Project Number
9-2-2010 : Date

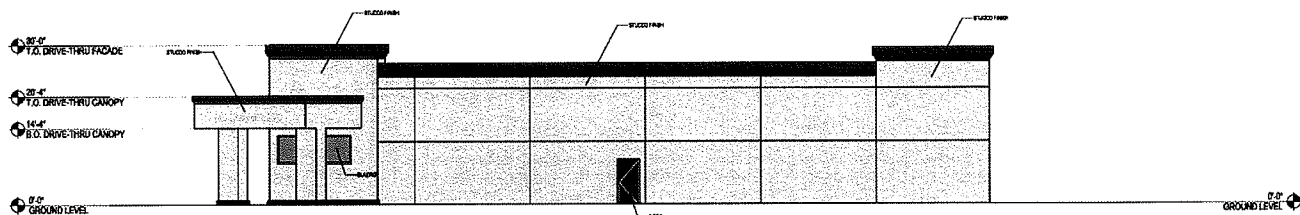
MOSER architecture studio



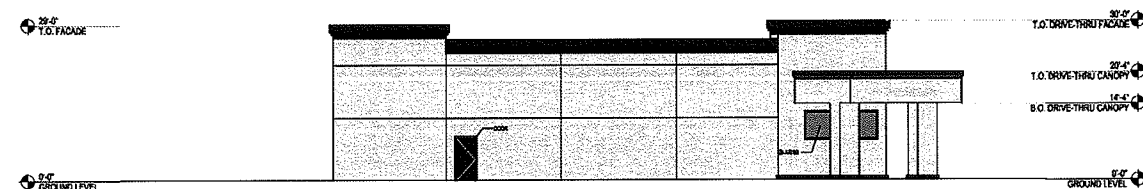
5 ELEVATION DRUG STORE
SCALE : 1/16"=1'-0"



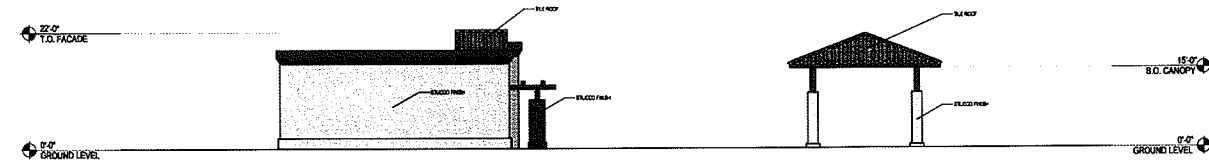
6 ELEVATION DRUG STORE
SCALE : 1/16"=1'-0"



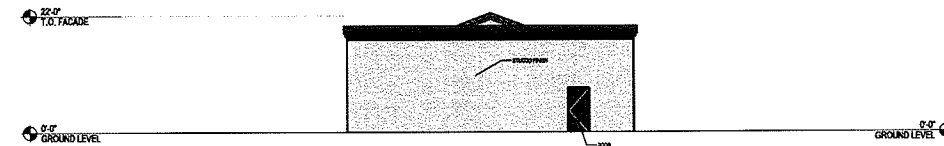
7 ELEVATION DRUG STORE
SCALE : 1/16"=1'-0"



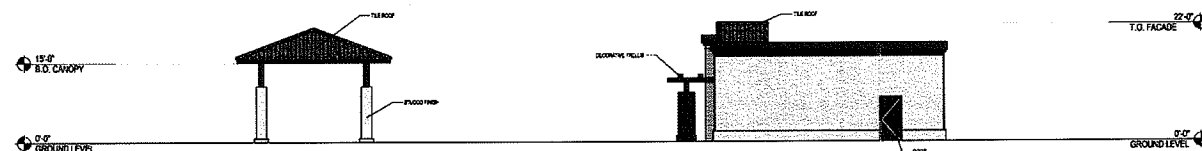
8 ELEVATION DRUG STORE
SCALE : 1/16"=1'-0"



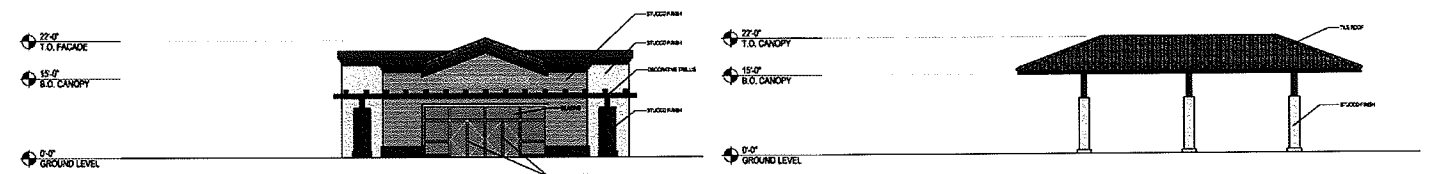
1 ELEVATION CONVENIENCE STORE
SCALE : 1/16"=1'-0"



2 ELEVATION CONVENIENCE STORE
SCALE : 1/16"=1'-0"



3 ELEVATION CONVENIENCE STORE
SCALE : 1/16"=1'-0"



4 ELEVATION CONVENIENCE STORE
SCALE : 1/16"=1'-0"

SCANNED

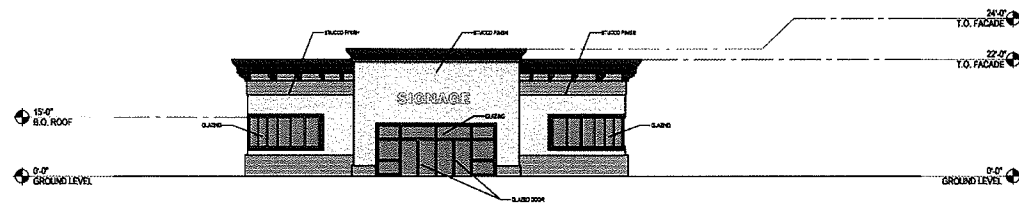
Horse and US 95 Retail Center
Las Vegas, NV 89166

ZON-39455
SDR-39453
10/21/10 PC

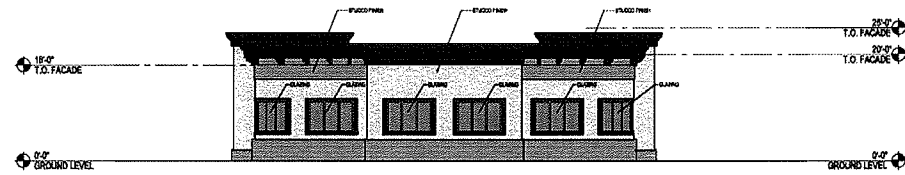
RECEIVED
SEP 07 2010

Elevations : Sheet Title
10-067 : Project Number
9-2-2010 : Date

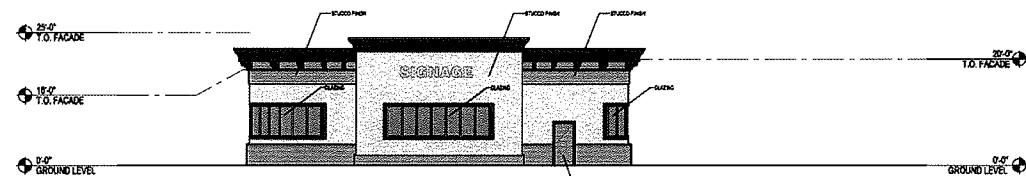
MOSER architecture studio



5 ELEVATION RETAIL STORE
SCALE : 1/16" = 1'-0"



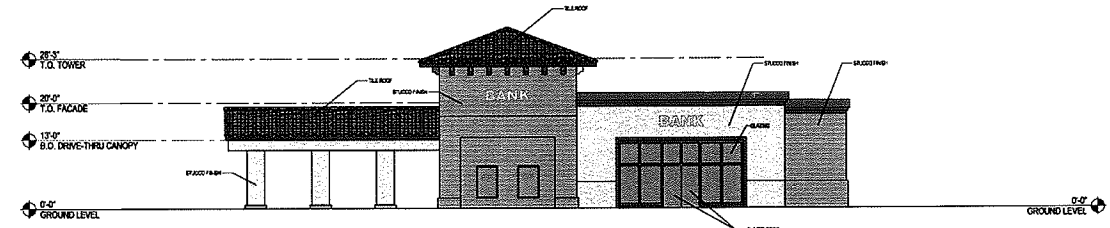
6 ELEVATION RETAIL STORE
SCALE : 1/16" = 1'-0"



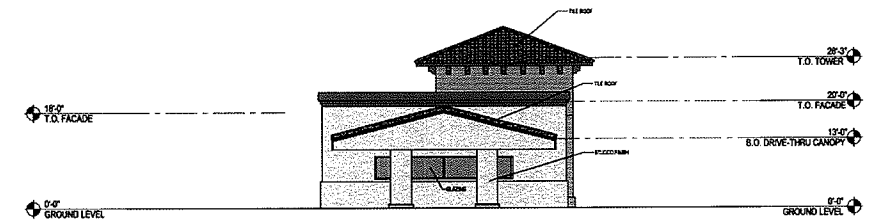
7 ELEVATION RETAIL STORE
SCALE : 1/16" = 1'-0"



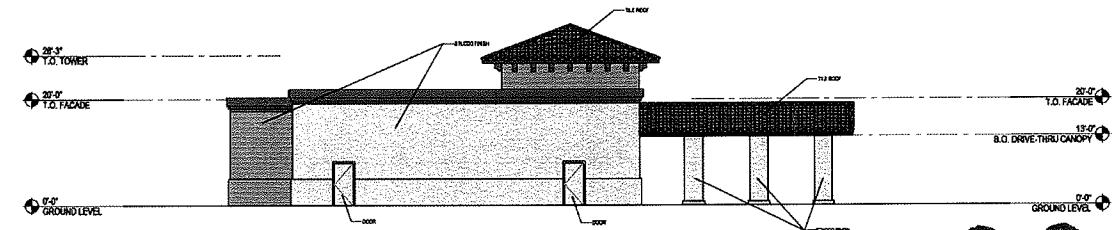
8 ELEVATION RETAIL STORE
SCALE : 1/16" = 1'-0"



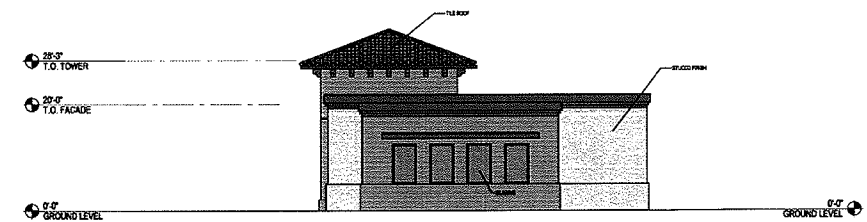
1 ELEVATION BANK
SCALE : 1/16" = 1'-0"



2 ELEVATION BANK
SCALE : 1/16" = 1'-0"



3 ELEVATION BANK
SCALE : 1/16" = 1'-0"



4 ELEVATION BANK
SCALE : 1/16" = 1'-0"

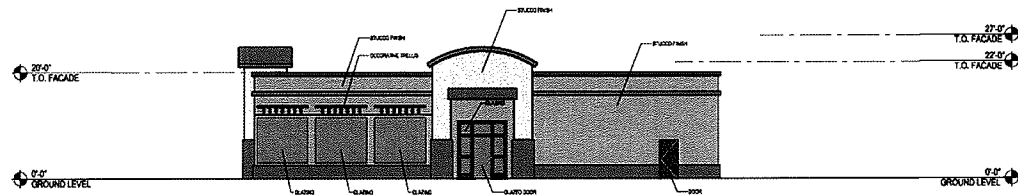
SCANNED
RECEIVED
SEP 07 2010

Elevations : Sheet Title
10-067 : Project Number
9-2-2010 : Date

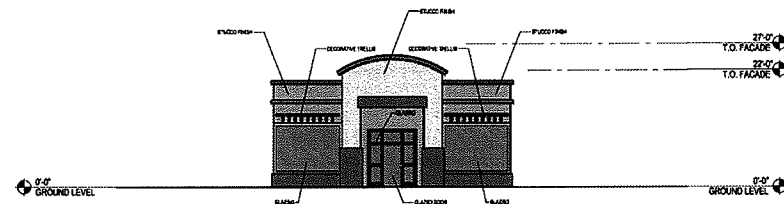
Horse and US 95 Retail Center
Las Vegas, NV 89166

ZON-39455
SDR-39453
10/21/10 PC

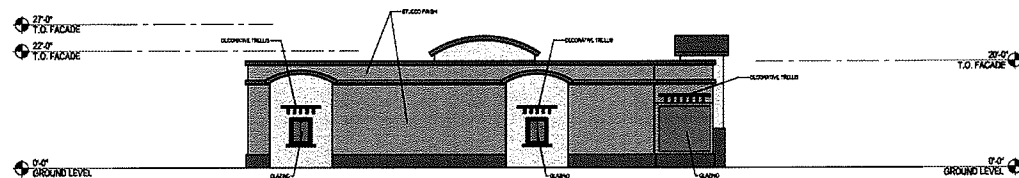
MOSER architecture studio



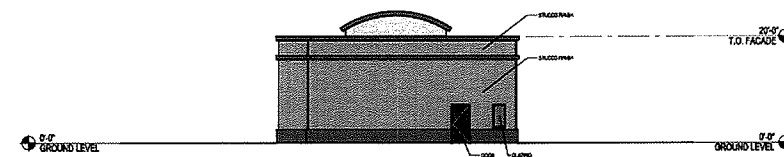
5 ELEVATION FAST FOOD B
SCALE : 1/16" = 1'-0"



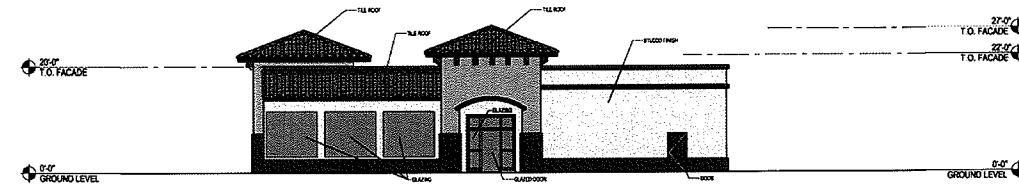
6 ELEVATION FAST FOOD B
SCALE : 1/16" = 1'-0"



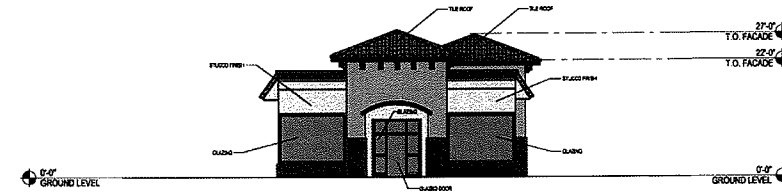
7 ELEVATION FAST FOOD B
SCALE : 1/16" = 1'-0"



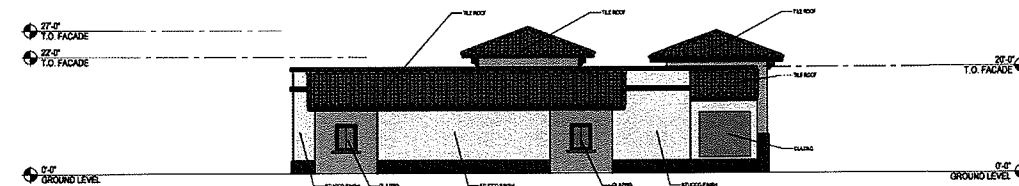
8 ELEVATION FAST FOOD B
SCALE : 1/16" = 1'-0"



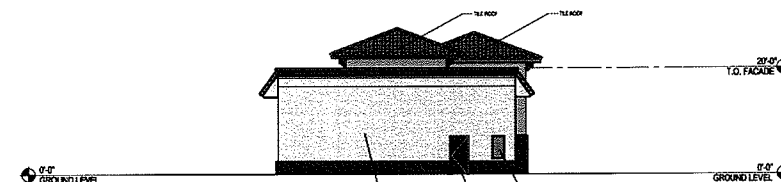
1 ELEVATION FAST FOOD A
SCALE : 1/16" = 1'-0"



2 ELEVATION FAST FOOD A
SCALE : 1/16" = 1'-0"



3 ELEVATION FAST FOOD A
SCALE : 1/16" = 1'-0"



4 ELEVATION FAST FOOD A
SCALE : 1/16" = 1'-0"

SCANNED

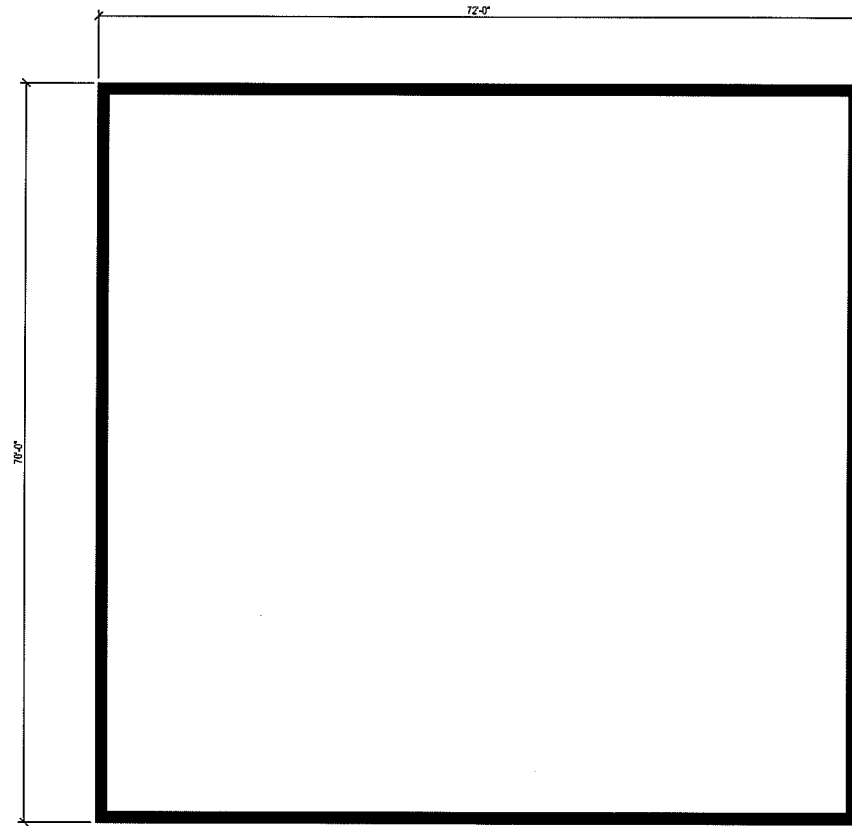
RECEIVED
SEP 07 2010

Elevations : Sheet Title
10-067 : Project Number
9-2-2010 : Date

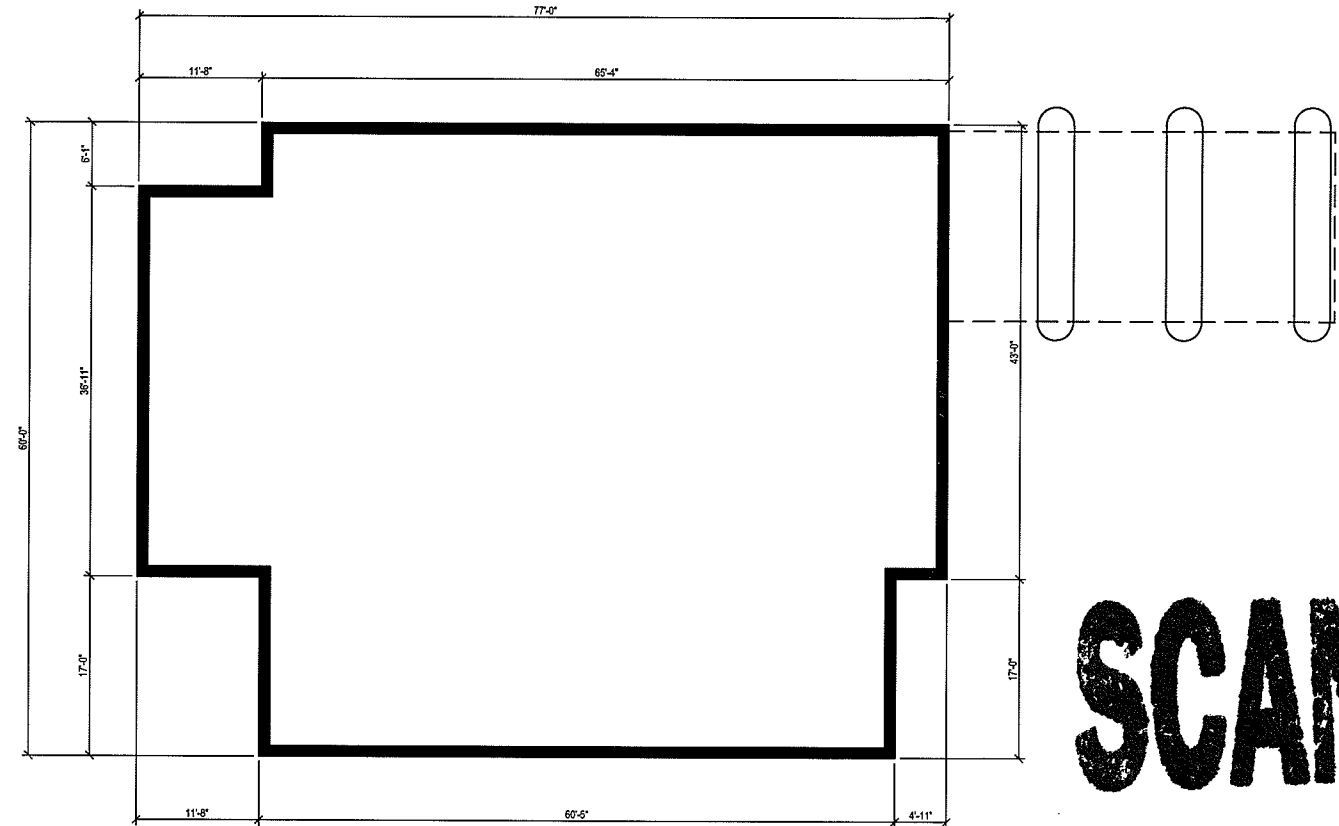
Horse and US 95 Retail Center
Las Vegas, NV 89166

ZON-39455
SDR-39453
10/21/10 PC

MOSER architecture studio



5 FLOOR PLAN PAD
SCALE: 1/8"=1'-0"



6 FLOOR PLAN BANK
SCALE: 1/8"=1'-0"

SCANNED

RECEIVED
SEP 07 2010

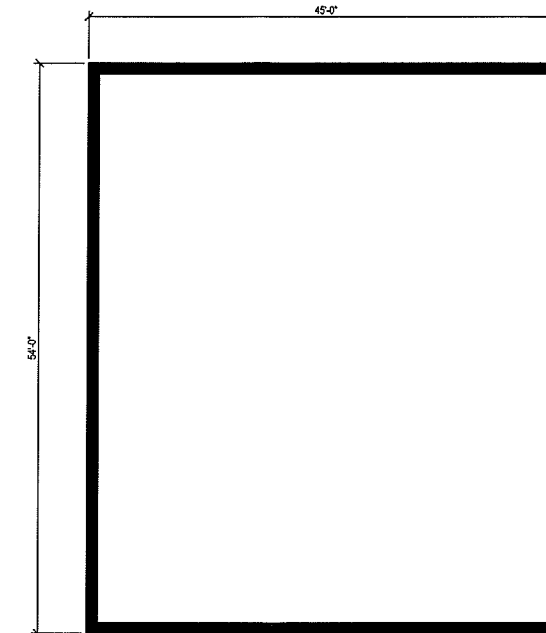
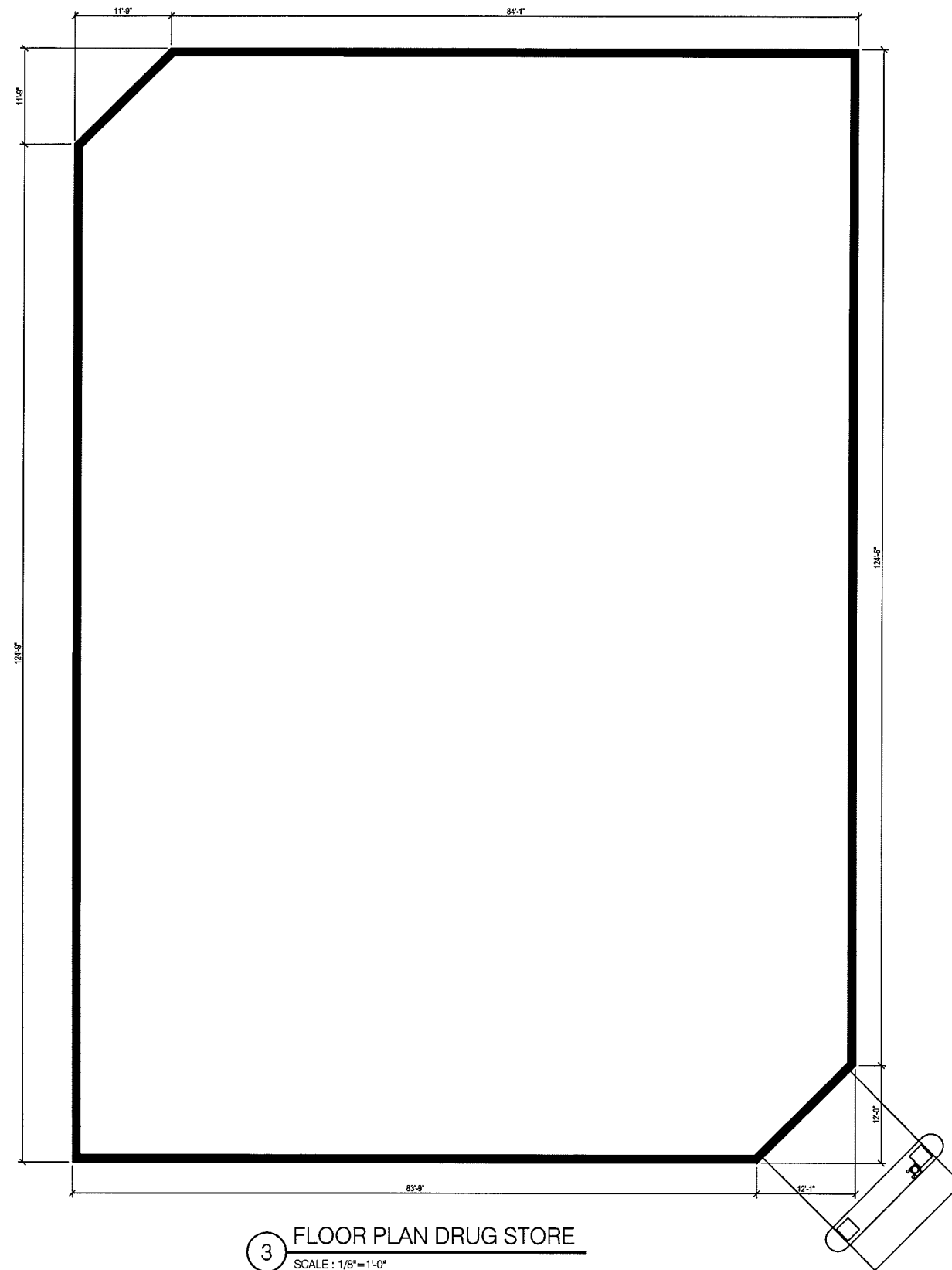
AREA:
PAD: 5,040 s.f.
BANK: 4,195 s.f.

Floor Plans 5 & 6 : Sheet Title
10-067 : Project Number
8-2-2010 : Date

Horse and US 95 Retail Center
Las Vegas, NV 89166

ZON-39455
SDR-39453





SCANNED
RECEIVED
SEP 07 2010

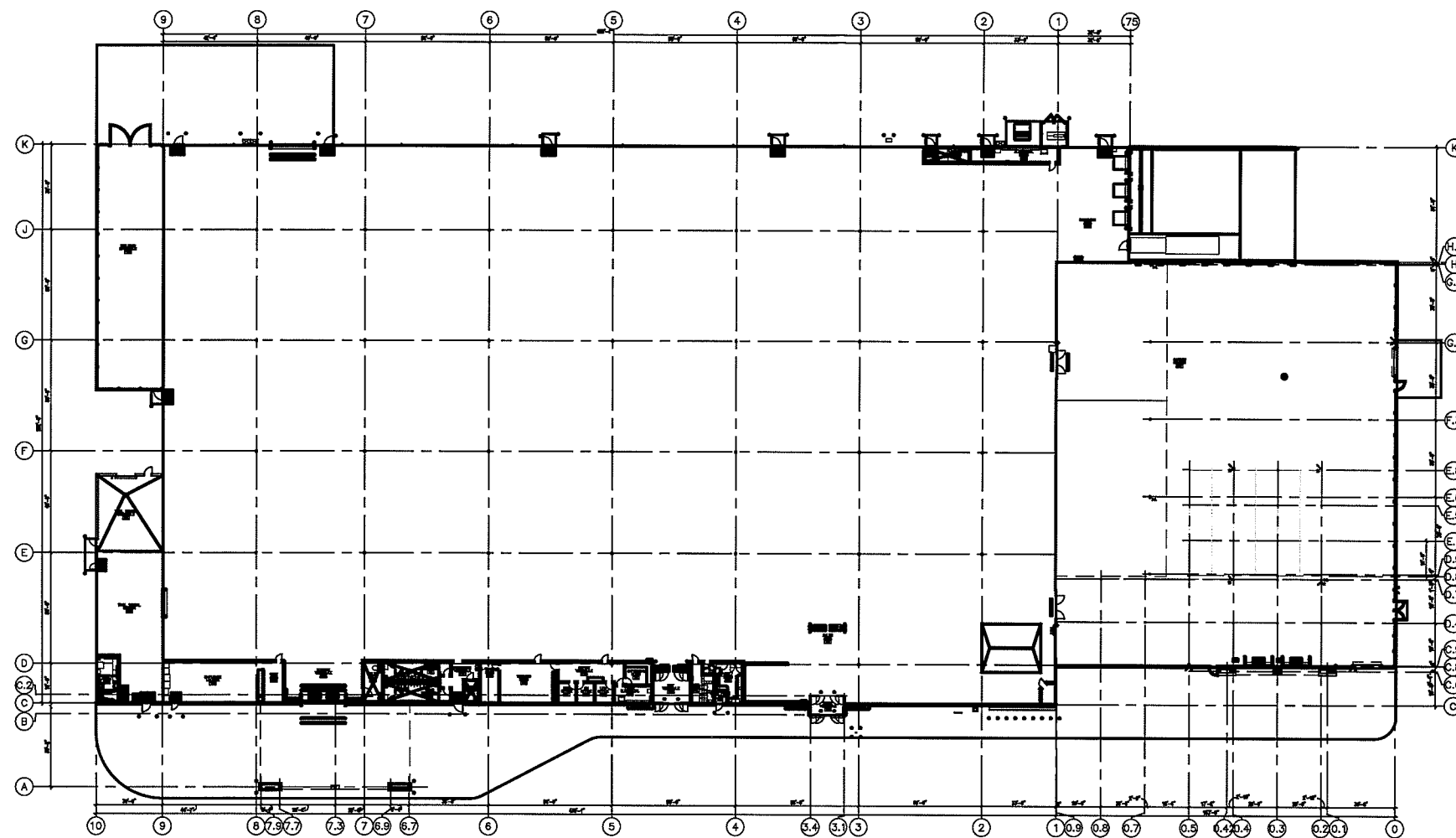
AREA:
DRUG STORE: 13,000 s.f.
C - STORE: 2,430 s.f.

ZON-39455
SDR-39453

Floor Plans 3 & 4 : Sheet Title
10-067 : Project Number
8-2-2010 : Date

Horse and US 95 Retail Center
Las Vegas, NV 89166





2 FLOOR PLAN HOME IMPROVEMENT STORE
SCALE : 1/32" = 1'-0"

SCANNED

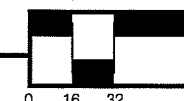
RECEIVED
SEP 07 2010

AREA: 142,000 s.f.

ZON-39455
SDR-39453
10/21/10 PC

Floor Plan 2 : Sheet Title
10-067 : Project Number
8-2-2010 : Date

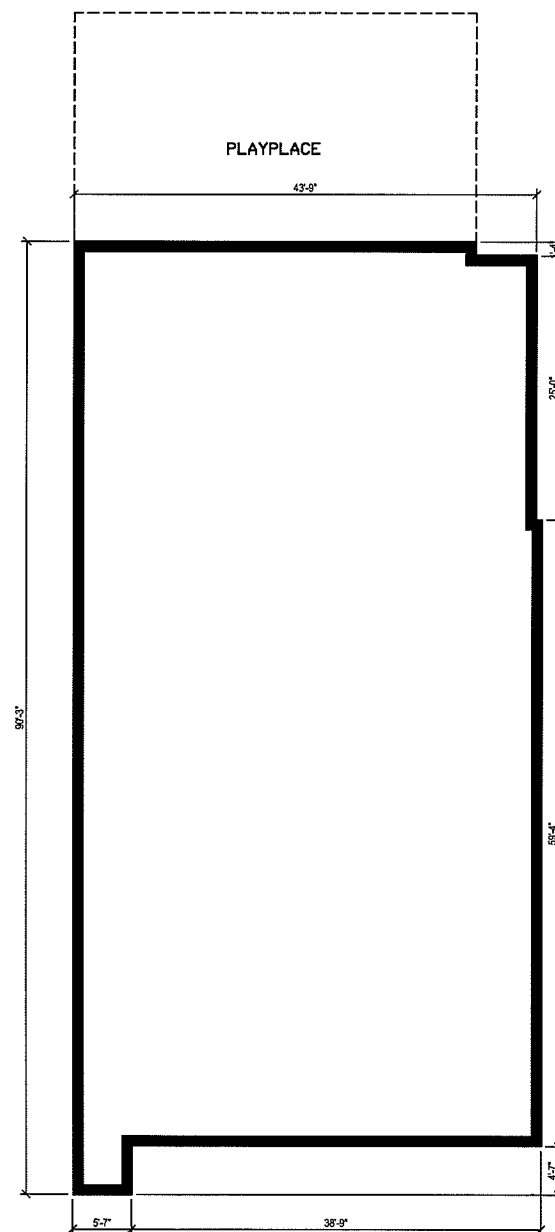
Scale: 1/32" = 1'-0"



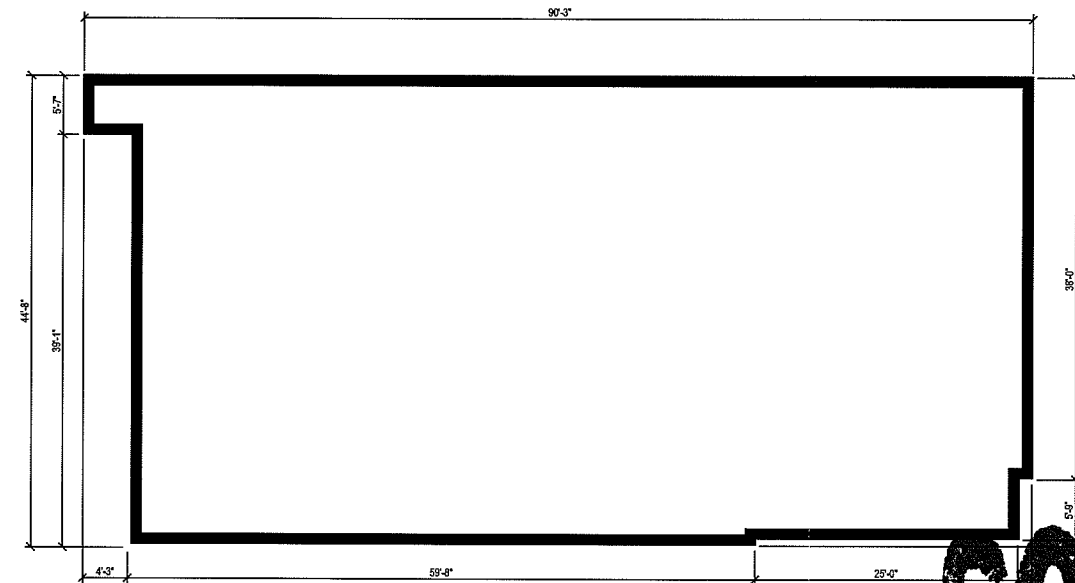
moser architecture studio

Horse and US 95 Retail Center

Las Vegas, NV 89166



7 FLOOR PLAN FAST FOOD A
SCALE : 1/8"=1'-0"



8 FLOOR PLAN FAST FOOD B
SCALE : 1/8"=1'-0"

SCANNED

RECEIVED
SEP 07 2010

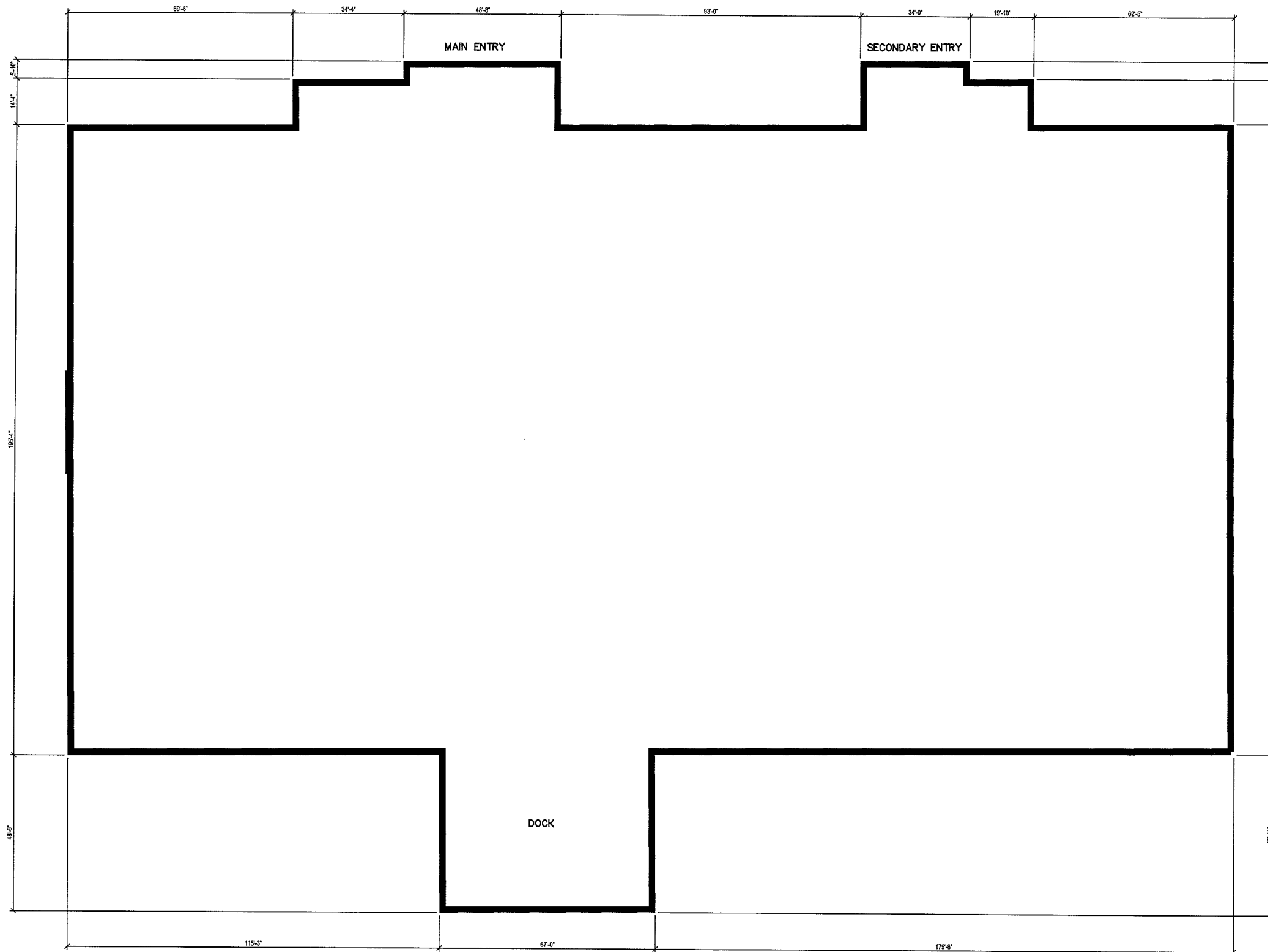
AREA:
FAST FOOD A: 3,787 s.f.
FAST FOOD B: 3,815 s.f.

Horse and US 95 Retail Center
Las Vegas, NV 89166

ZON-39455
SDR-39453
10/21/10 PC

Floor Plans 7 & 8 : Sheet Title
10-067 : Project Number
8-2-2010 : Date





① FLOOR PLAN MARKET
SCALE: 1/16"=1'-0"

SCANNED

RECEIVED
SEP 07 2010

AREA: 76,000 s.f.

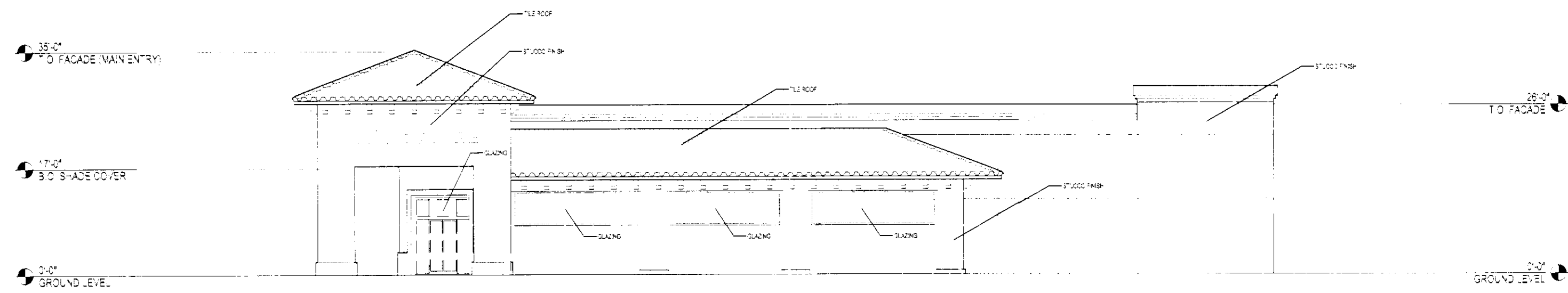
ZON-39455
SDR-39453

Floor Plan 1 : Sheet Title
10-067 : Project Number
8-2-2010 : Date

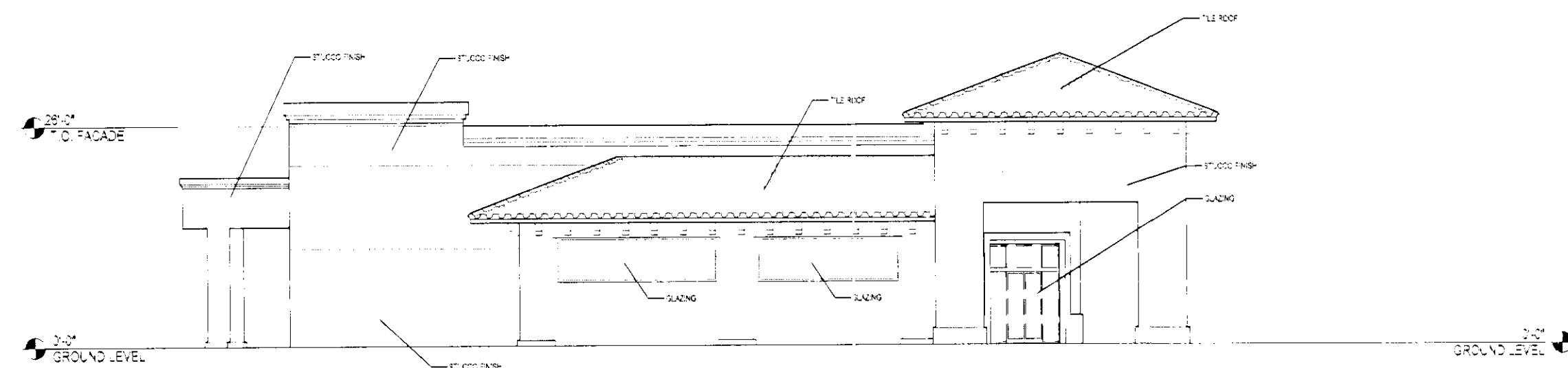
Horse and US 95 Retail Center

Las Vegas, NV 89166

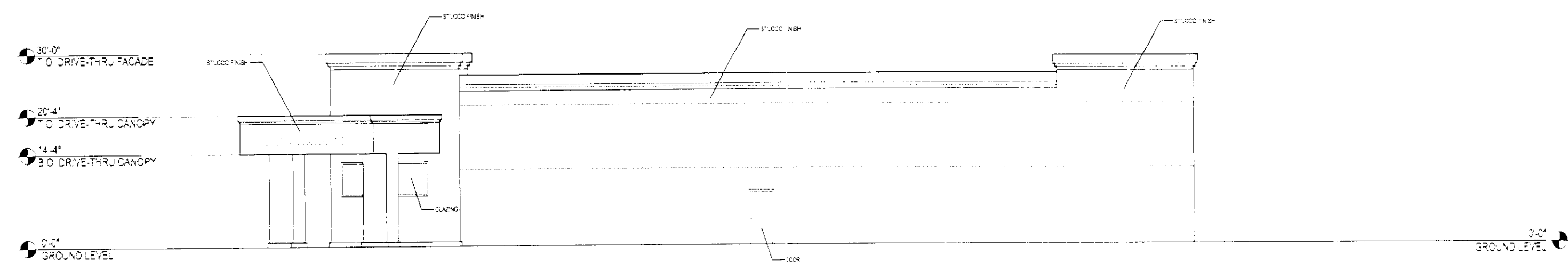
MOSER architecture studio



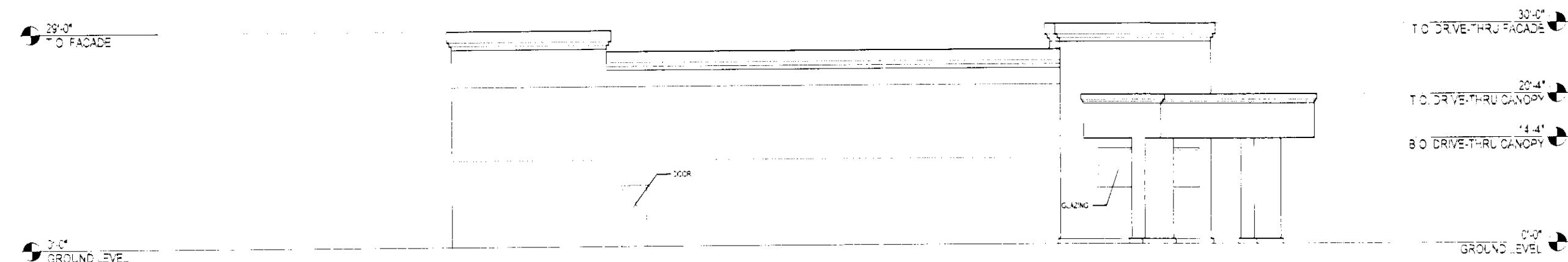
5 ELEVATION DRUG STORE
SCALE : 1/16" = 1'-0"



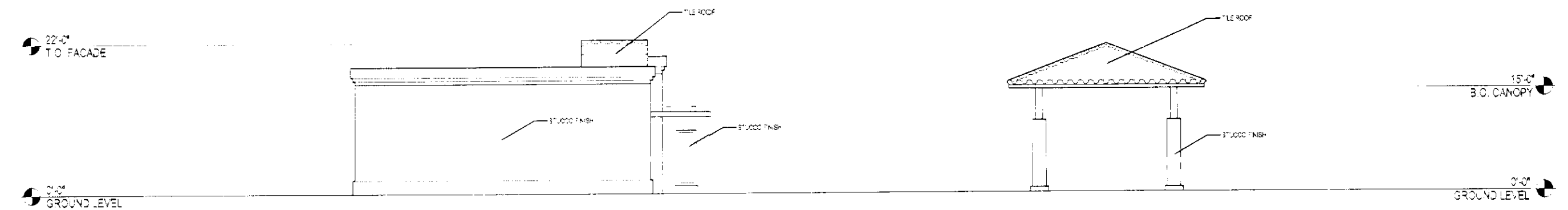
6 ELEVATION DRUG STORE
SCALE : 1/16" = 1'-0"



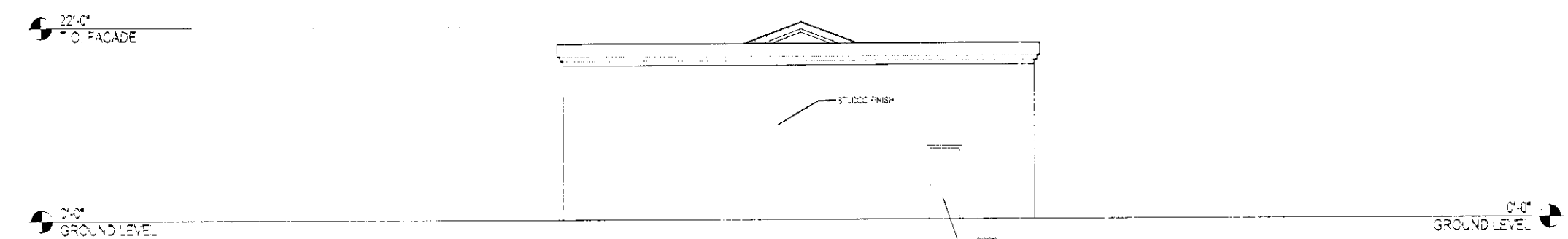
7 ELEVATION DRUG STORE
SCALE : 1/16" = 1'-0"



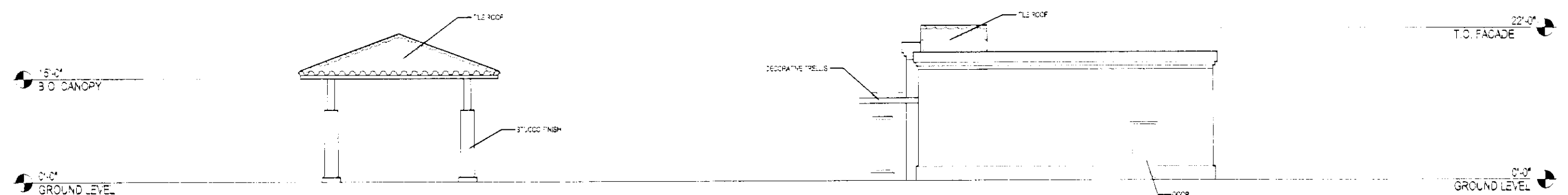
8 ELEVATION DRUG STORE
SCALE : 1/16" = 1'-0"



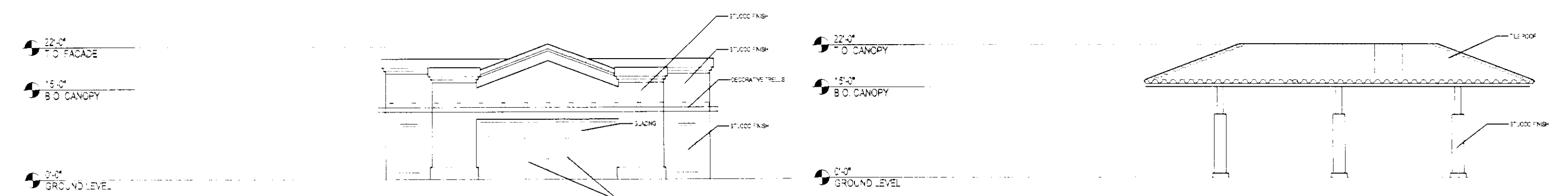
1 ELEVATION CONVENIENCE STORE
SCALE : 1/16" = 1'-0"



2 ELEVATION CONVENIENCE STORE
SCALE : 1/16" = 1'-0"



3 ELEVATION CONVENIENCE STORE
SCALE : 1/16" = 1'-0"



4 ELEVATION CONVENIENCE STORE
SCALE : 1/16" = 1'-0"

SEP 07 2010

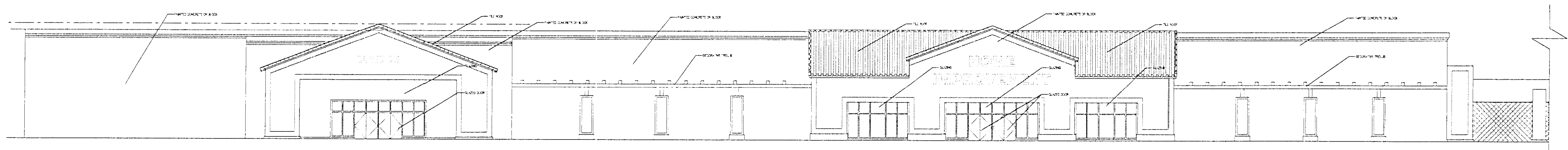
Elevations : Sheet Title
10-067 : Project Number
9-2-2010 : Date

Horse and US 95 Retail Center

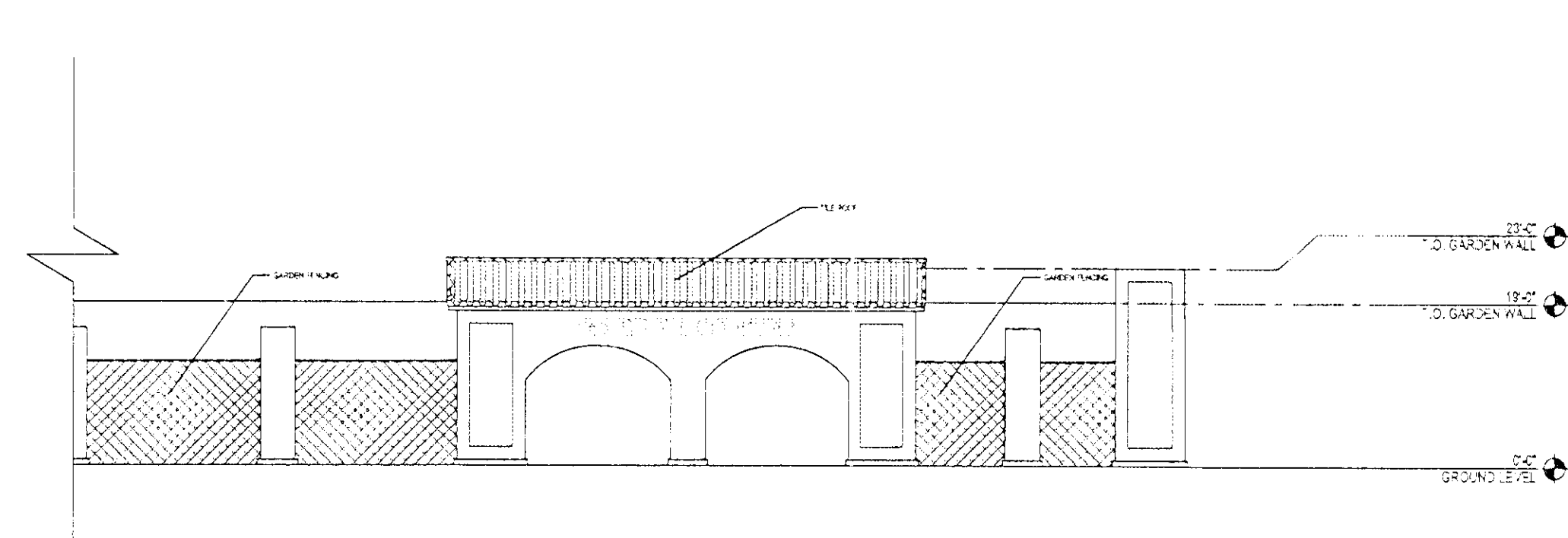
Las Vegas, NV 89166

ZON-39455
SDR-39453

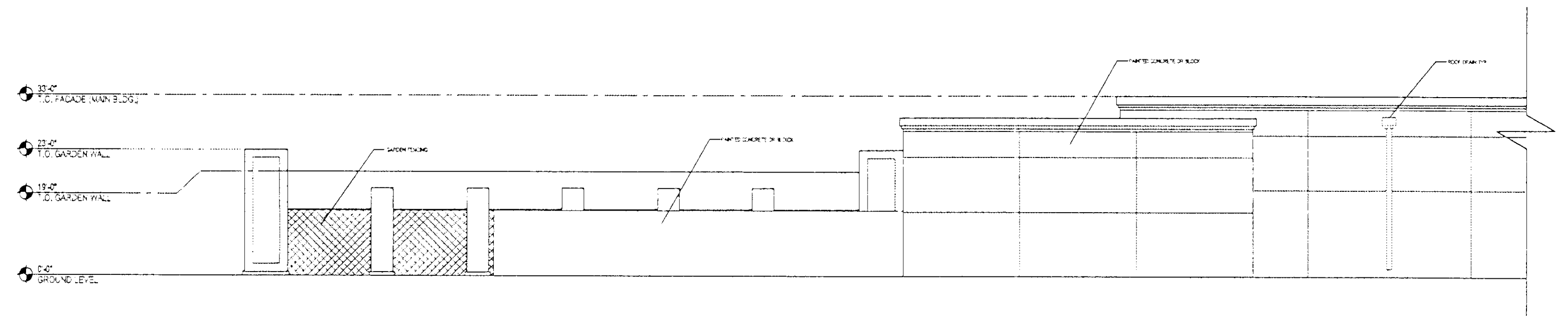
MOSER architecture studio



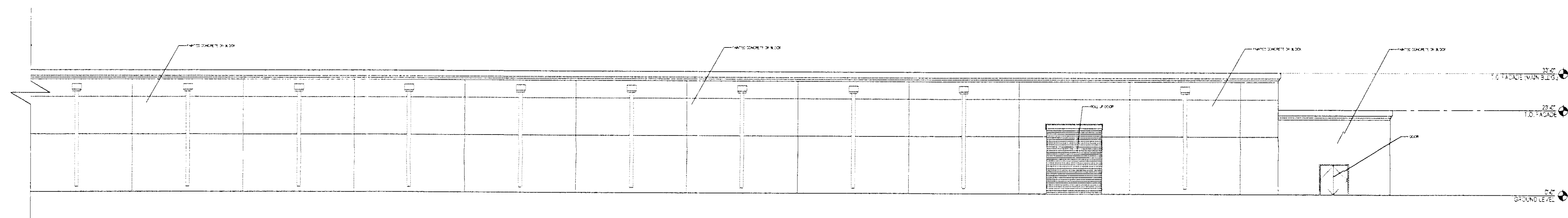
1 ELEVATION HOME IMPROVEMENT
SCALE : 1/16"=1'-0"



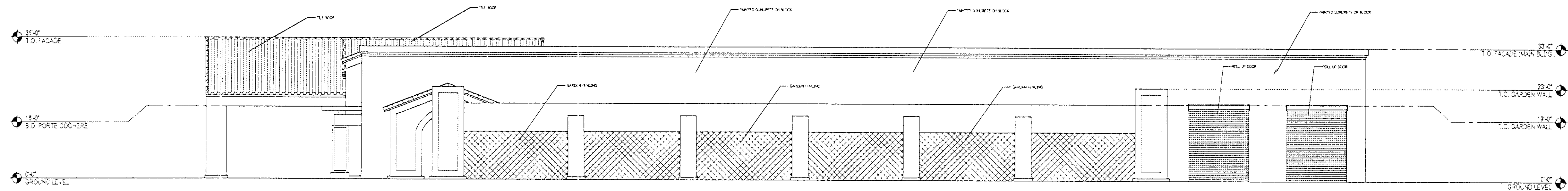
2 ELEVATION HOME IMPROVEMENT
SCALE : 1/16"=1'-0"



3 ELEVATION HOME IMPROVEMENT
SCALE : 1/16"=1'-0"



4 ELEVATION HOME IMPROVEMENT
SCALE : 1/16"=1'-0"



5 ELEVATION HOME IMPROVEMENT
SCALE : 1/16"=1'-0"

Horse and US 95 Retail Center

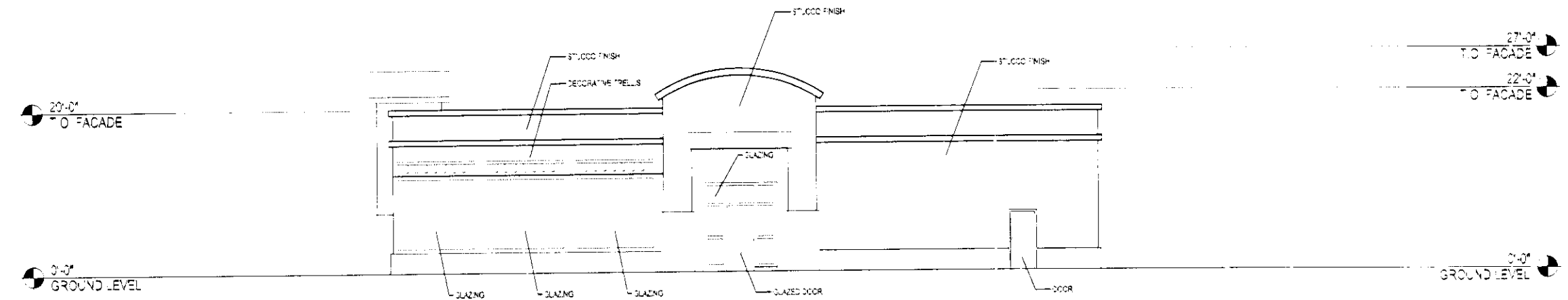
Las Vegas, NV 89166

Elevations : Sheet Title
10-067 : Project Number
9-2-2010 : Date

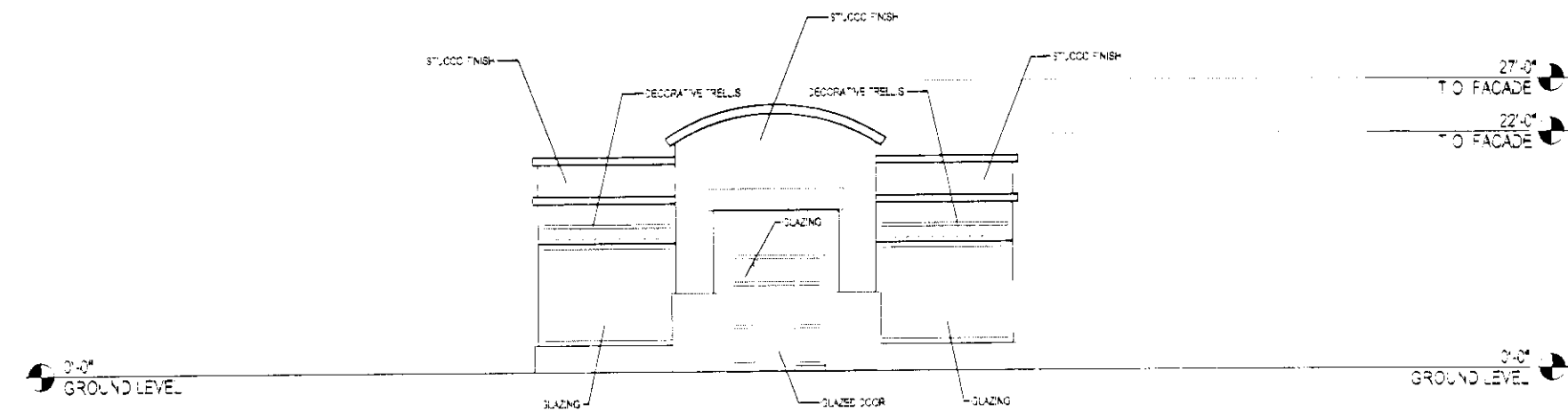


SEP 07 2010
ZON-39455
SDR-39453

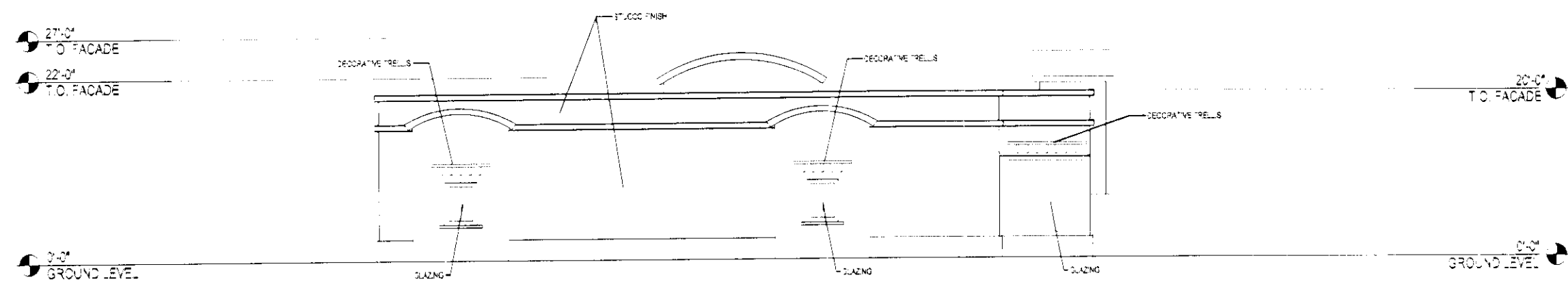
SEP 07 2010



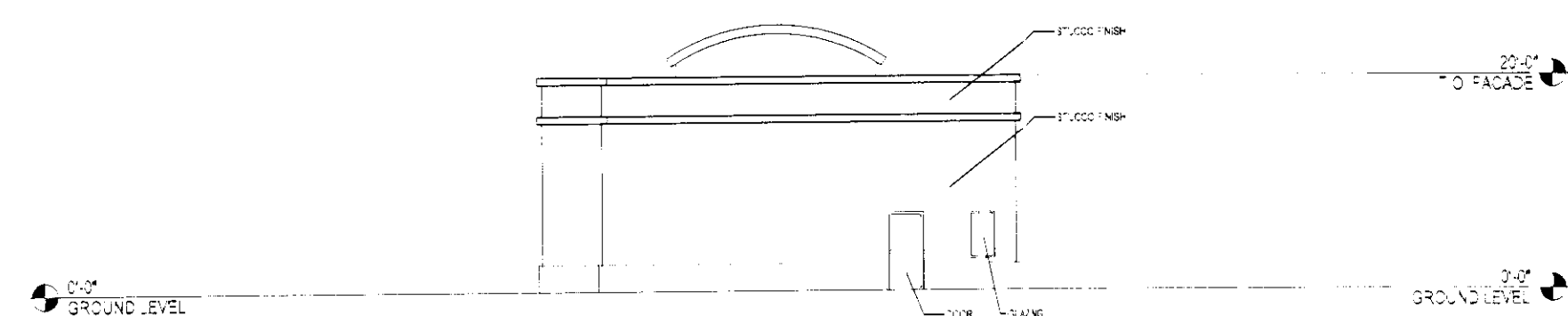
5 ELEVATION FAST FOOD B
SCALE : 1/16" = 1'-0"



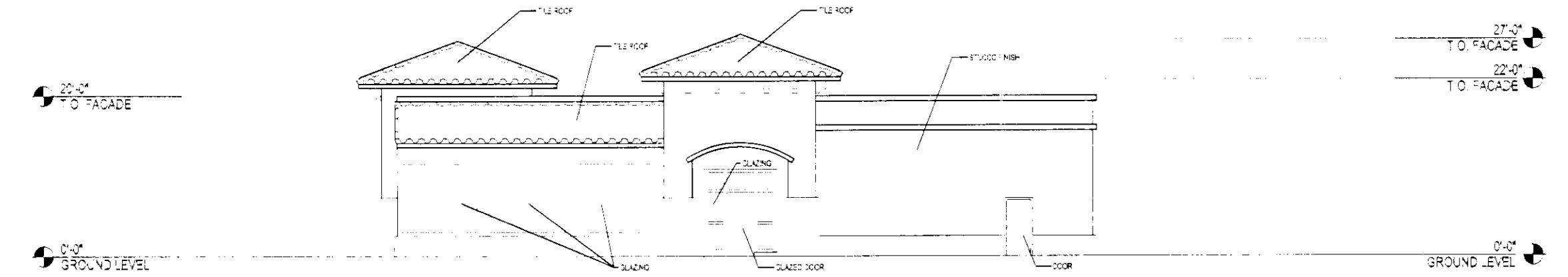
6 SCALE : 1/16" = 1'-0"



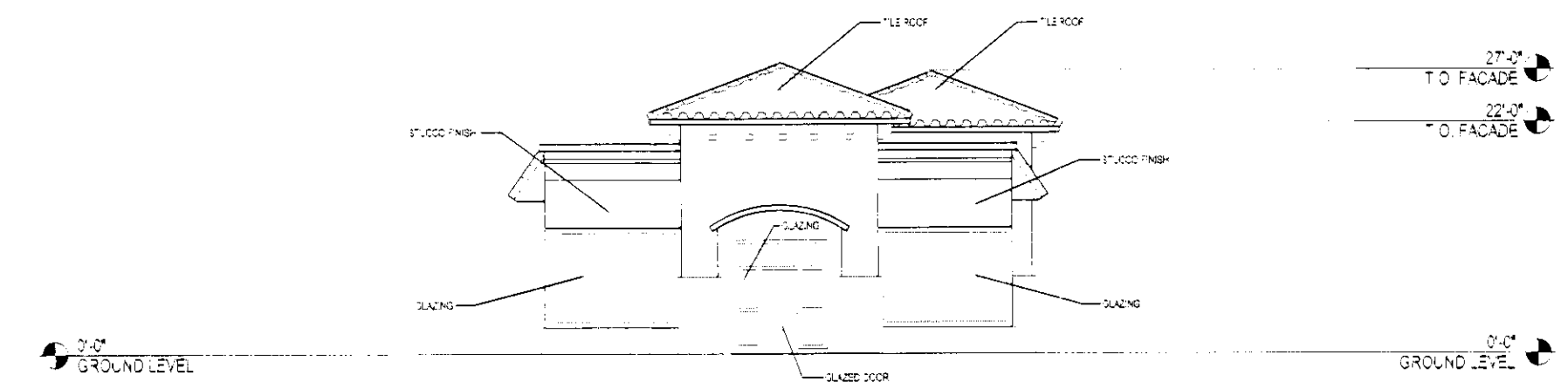
7 SCALE : 1/16" = 1'-0"



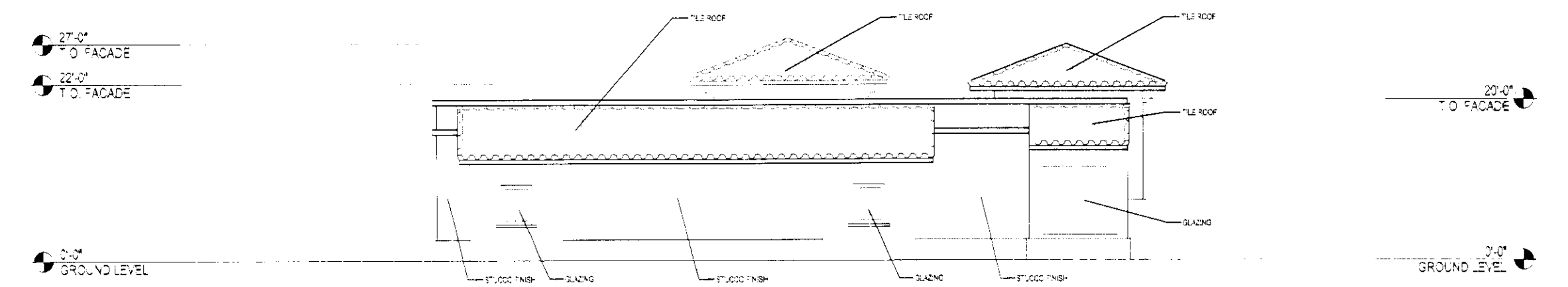
8 SCALE : 1/16" = 1'-0"



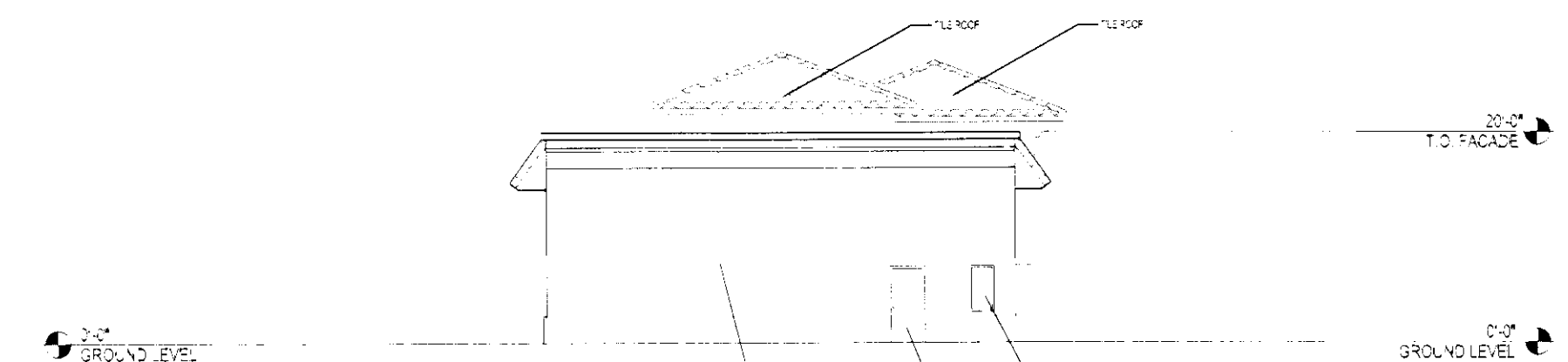
1 ELEVATION FAST FOOD A
SCALE : 1/16" = 1'-0"



2 ELEVATION FAST FOOD A
SCALE : 1/16" = 1'-0"



3 ELEVATION FAST FOOD A
SCALE : 1/16" = 1'-0"



4 ELEVATION FAST FOOD A
SCALE : 1/16" = 1'-0"

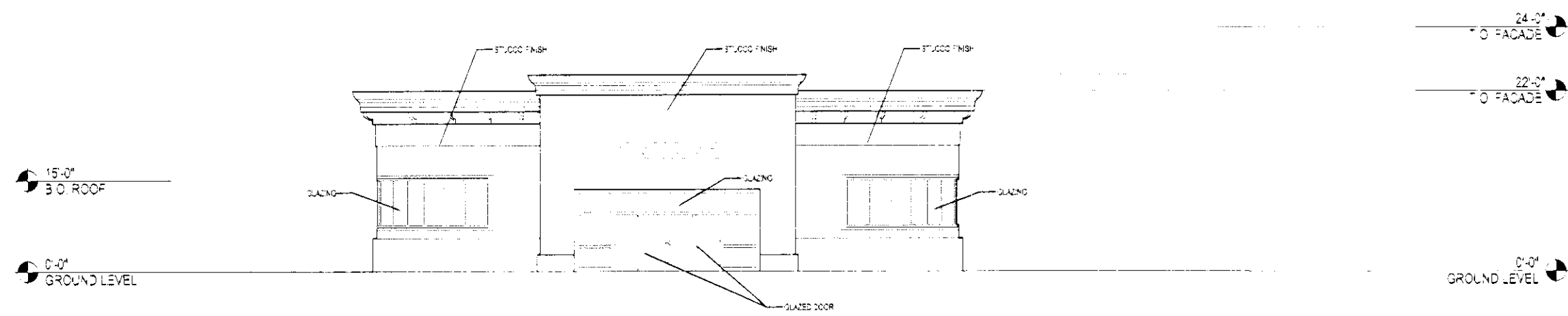
Horse and US 95 Retail Center

Las Vegas, NV 89166

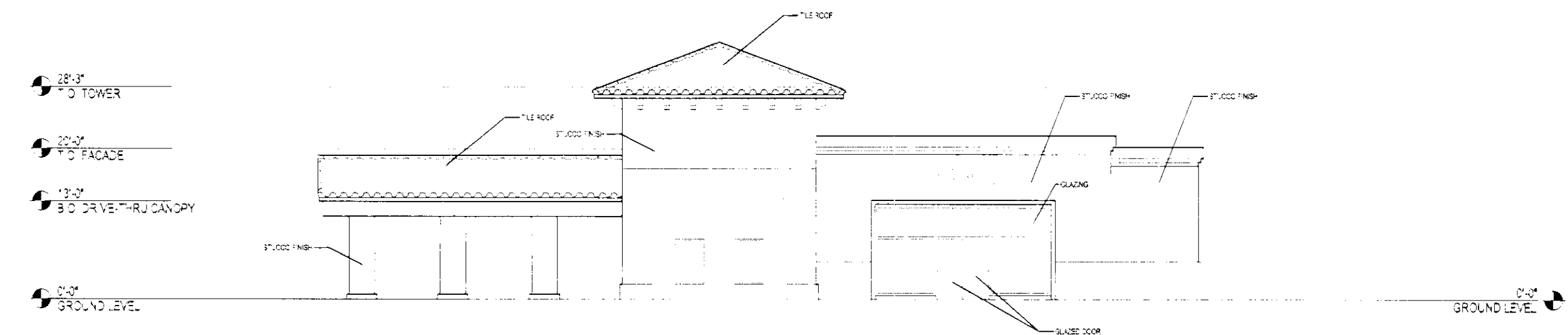
Elevations : Sheet Title
10-067 : Project Number
9-2-2010 : Date



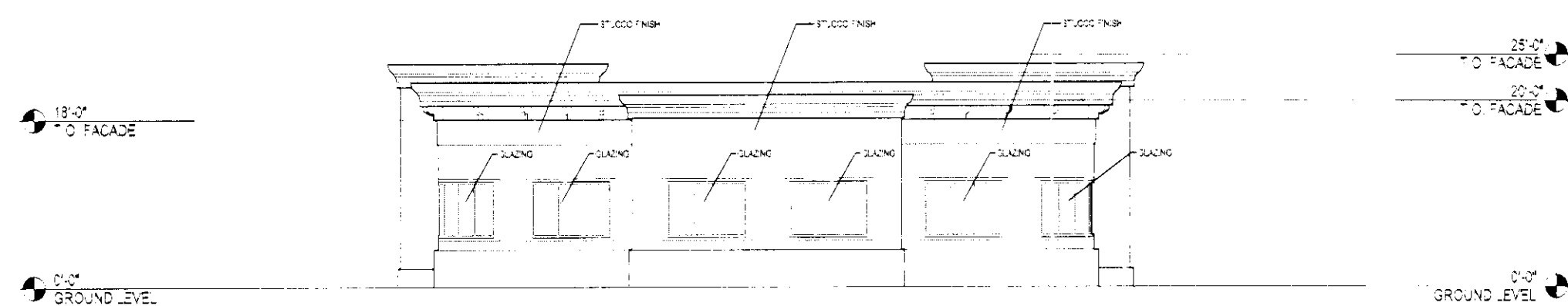
ZON-39455
SDR-39453



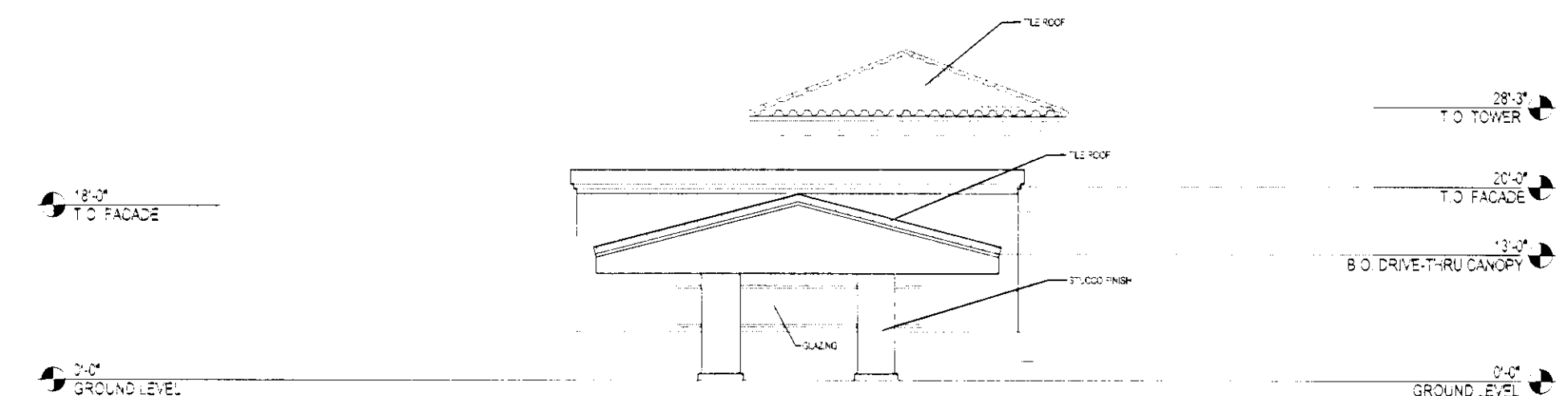
5 ELEVATION RETAIL STORE
SCALE : 1/16" = 1'-0"



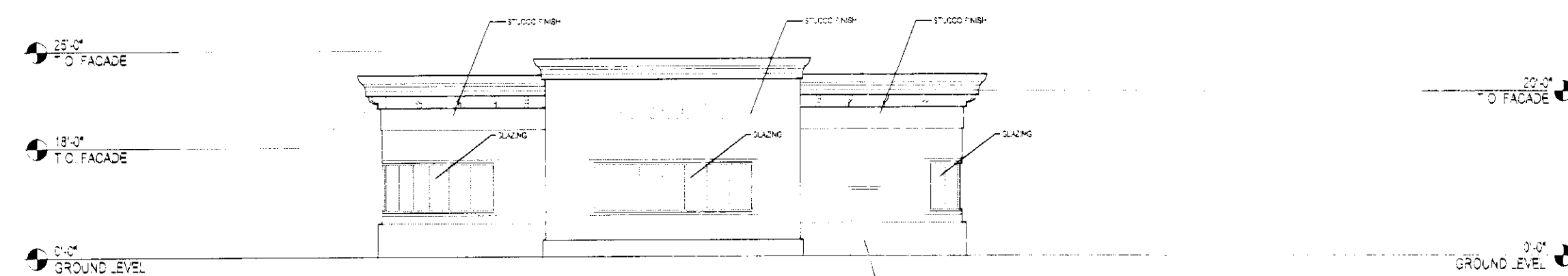
1 ELEVATION BANK
SCALE : 1/16" = 1'-0"



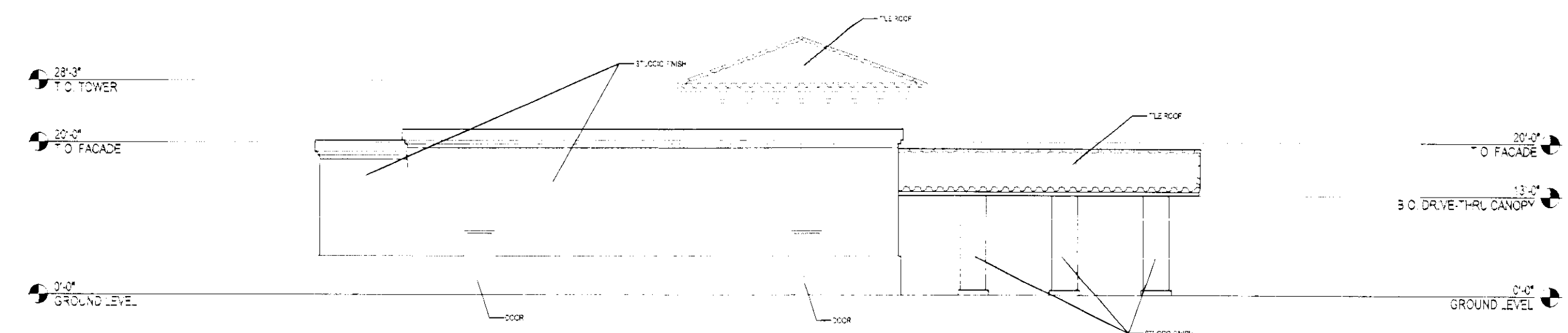
6 ELEVATION RETAIL STORE
SCALE : 1/16" = 1'-0"



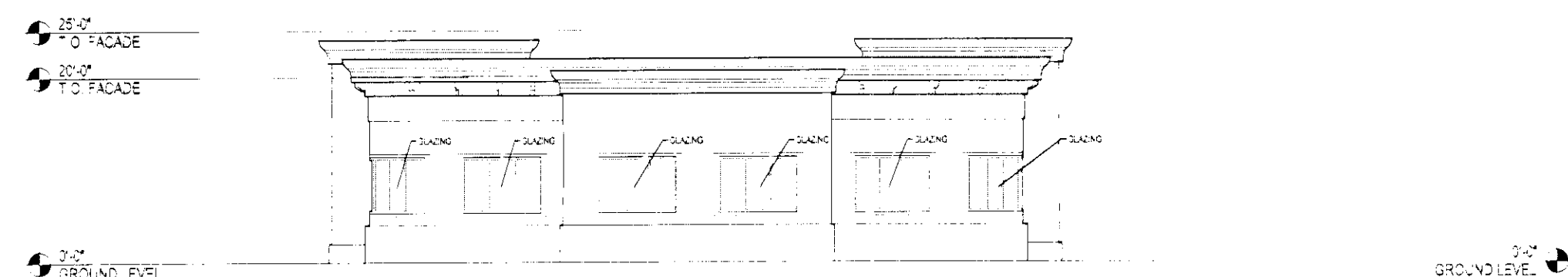
2 ELEVATION BANK
SCALE : 1/16" = 1'-0"



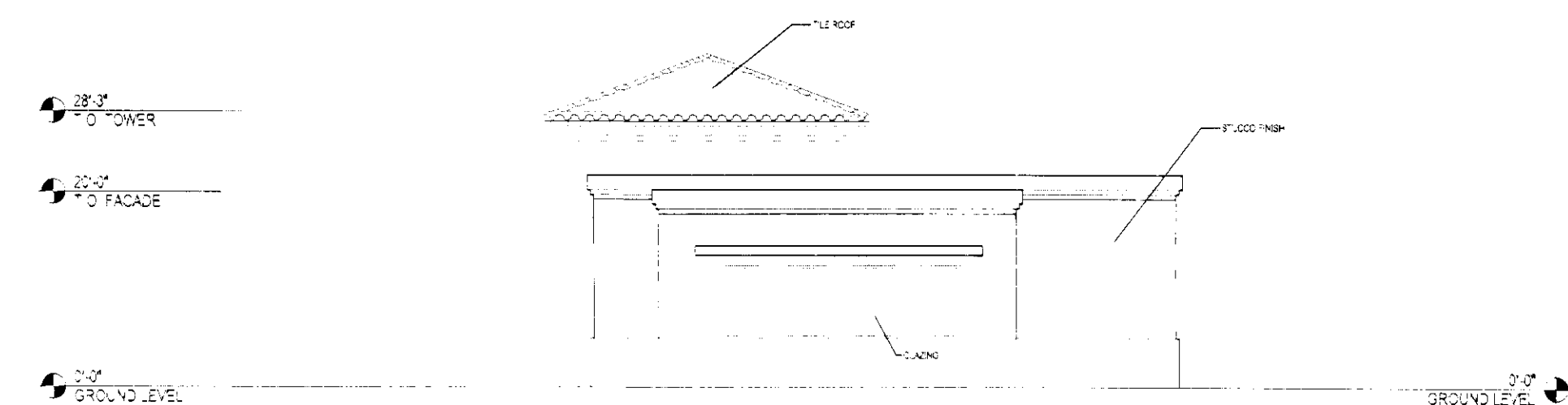
7 ELEVATION RETAIL STORE
SCALE : 1/16" = 1'-0"



3 ELEVATION BANK
SCALE : 1/16" = 1'-0"



8 ELEVATION RETAIL STORE
SCALE : 1/16" = 1'-0"



4 ELEVATION BANK
SCALE : 1/16" = 1'-0"

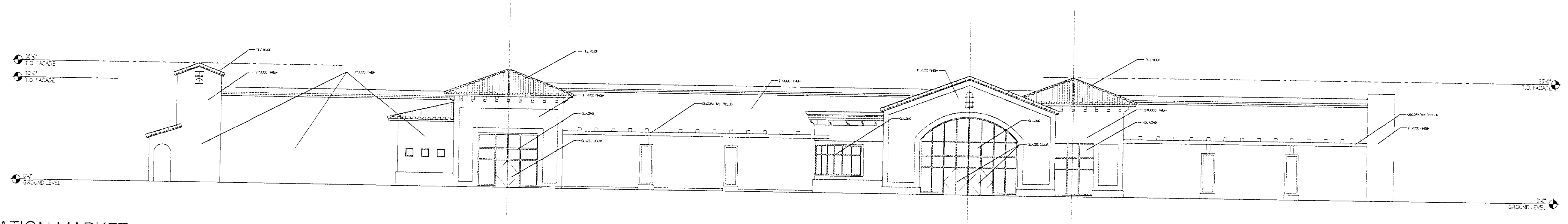
Horse and US 95 Retail Center

Las Vegas, NV 89166

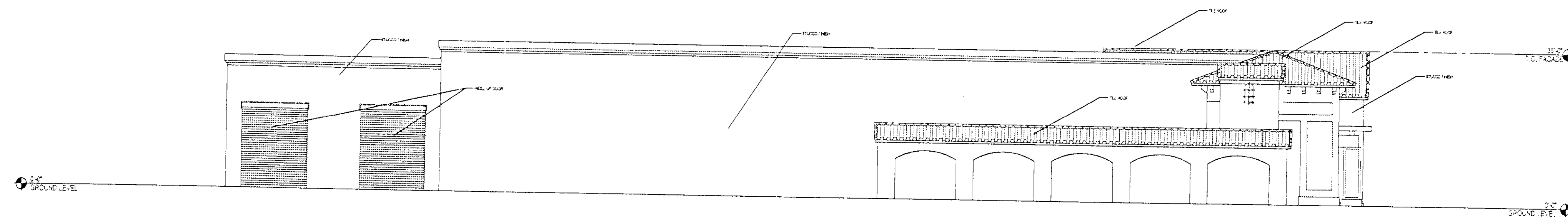
ZON-39455
SDR-39453

Elevations : Sheet Title
10-067 : Project Number
9-2-2010 : Date

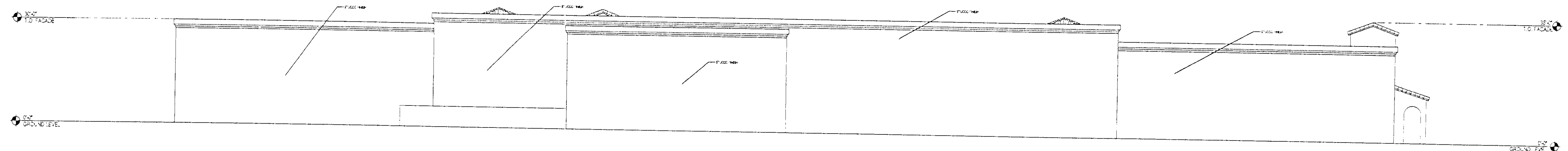




1 ELEVATION MARKET
SCALE : 1/16"=1'-0"



2 ELEVATION MARKET
SCALE : 1/16"=1'-0"



3 ELEVATION MARKET
SCALE : 1/16"=1'-0"

N / A

SEP 07 2010

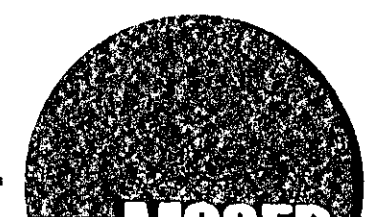
4 ELEVATION MARKET
SCALE : 1/16"=1'-0"

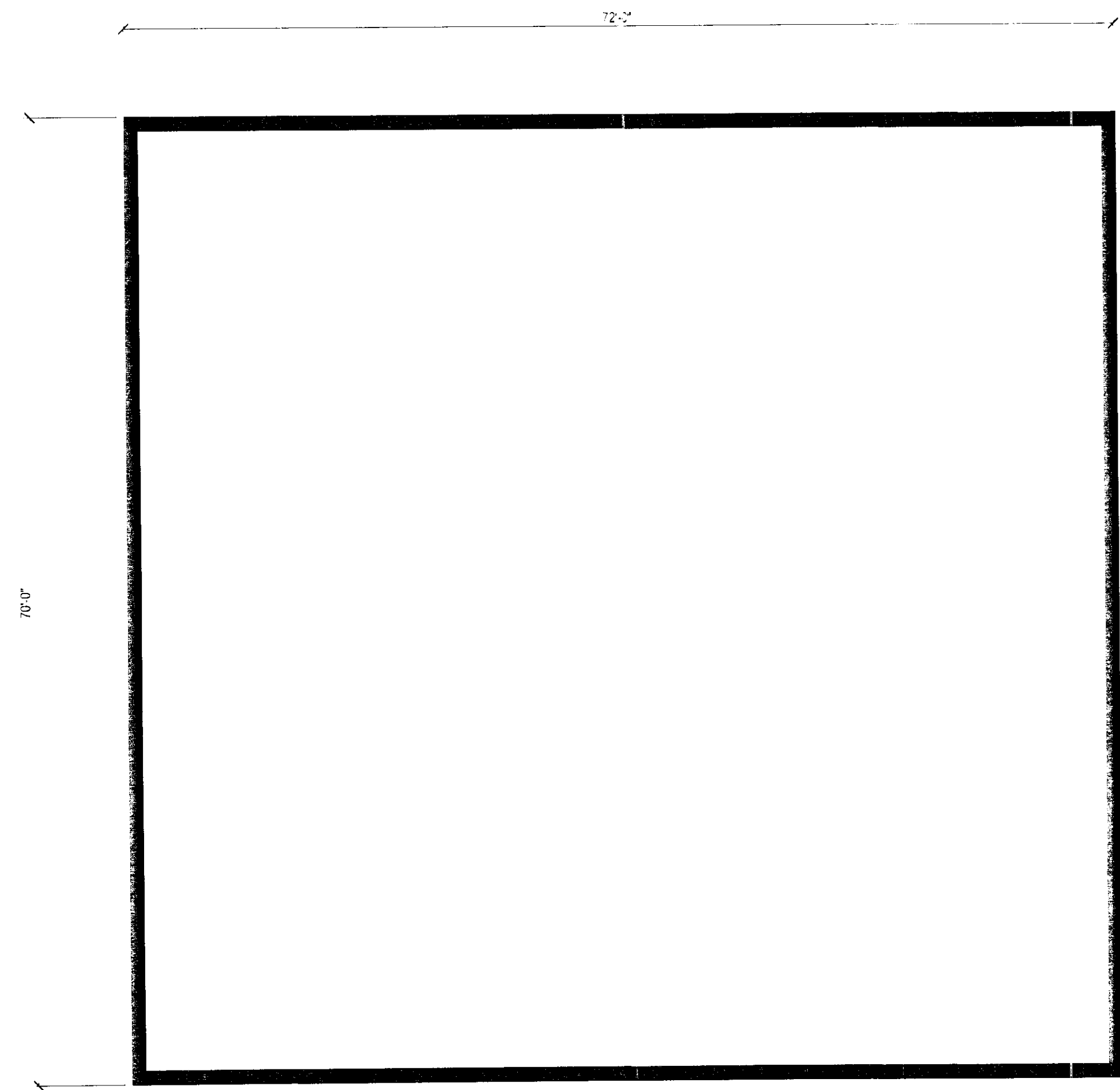
Horse and US 95 Retail Center

Las Vegas, NV 89166

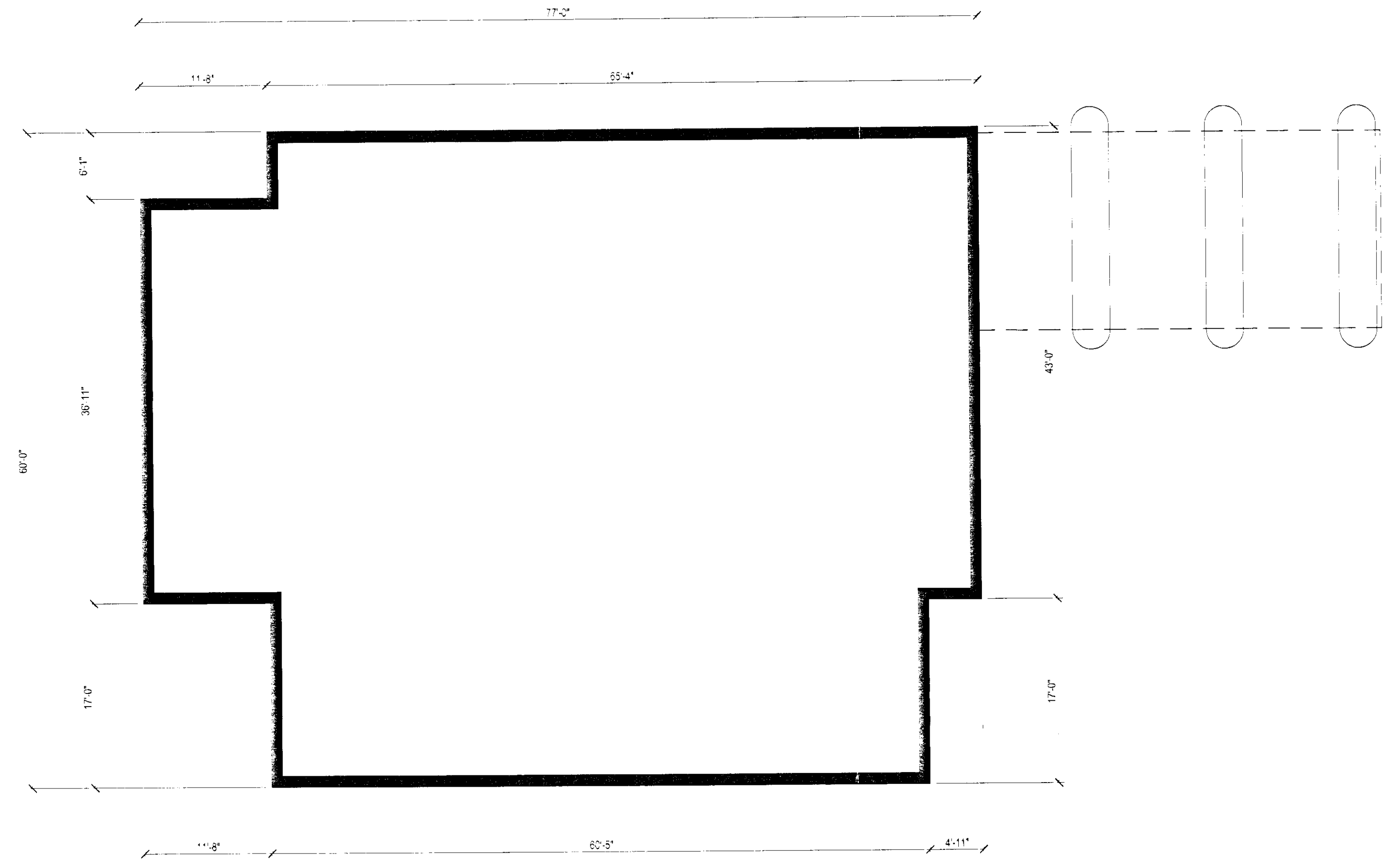
ZON-39455
SDR-39453

Elevations : Sheet Title
10-067 : Project Number
9-2-2010 : Date





5 FLOOR PLAN PAD
SCALE : 1/8" = 1'-0"



6 FLOOR PLAN BANK
SCALE : 1/8" = 1'-0"

SEP 07 2010

AREA:
PAD: 5,040 s.f.
BANK: 4,195 s.f.

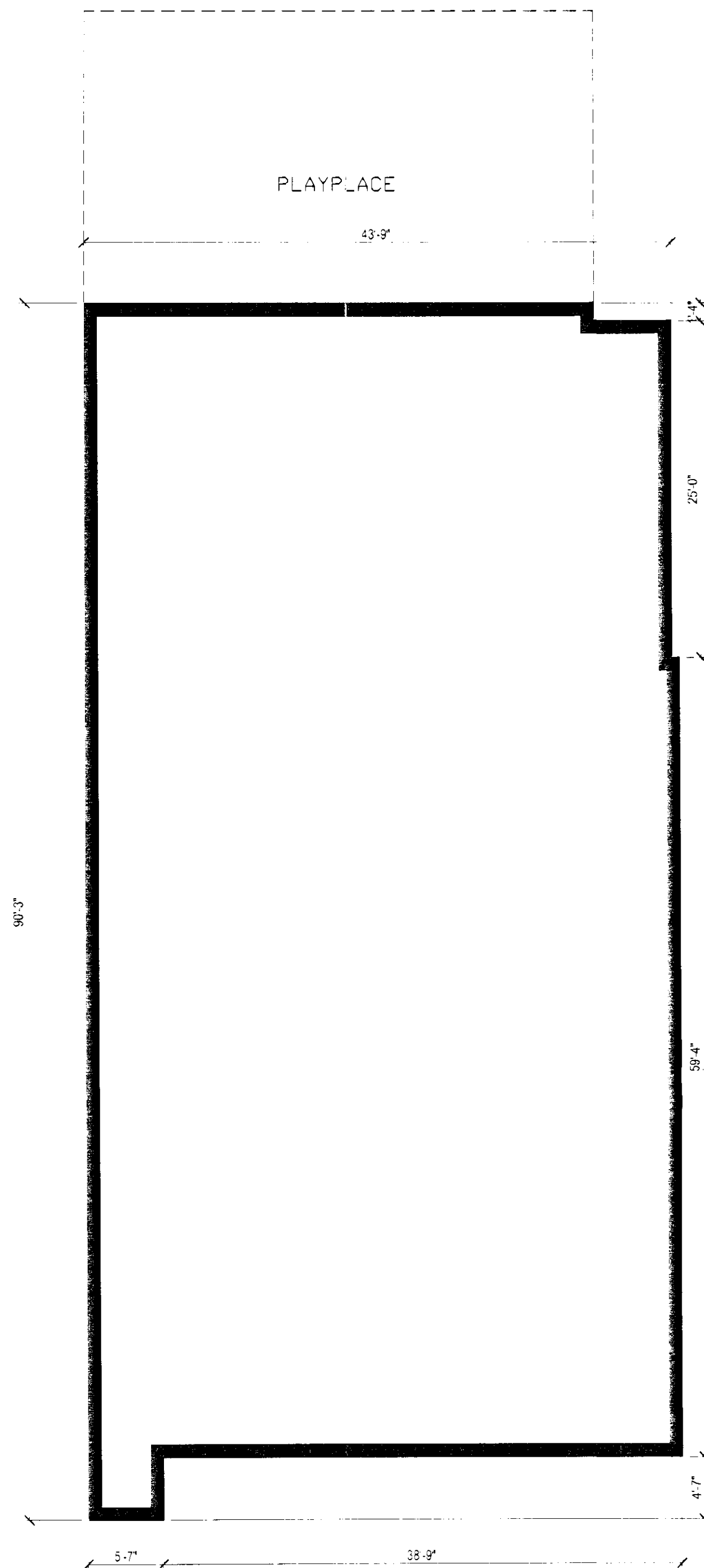
Floor Plans 5 & 6 : Sheet Title
10-067 : Project Number
8-2-2010 : Date

Horse and US 95 Retail Center

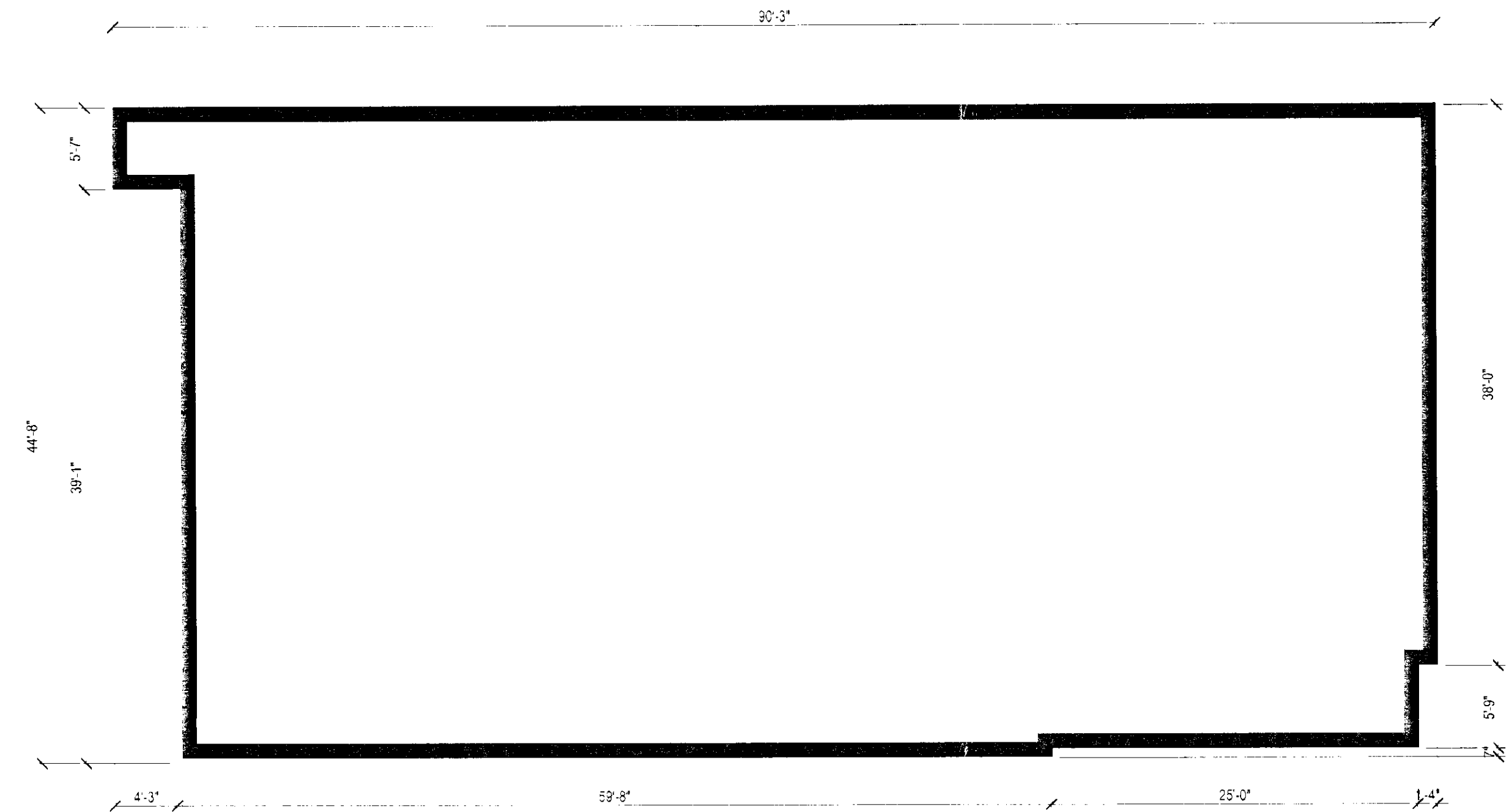
Las Vegas, NV 89166



ZON-39455
SDR-39453



7 FLOOR PLAN FAST FOOD A
SCALE: 1/8"=1'-0"



8 FLOOR PLAN FAST FOOD B
SCALE: 1/8"=1'-0"

SEP 07 2010

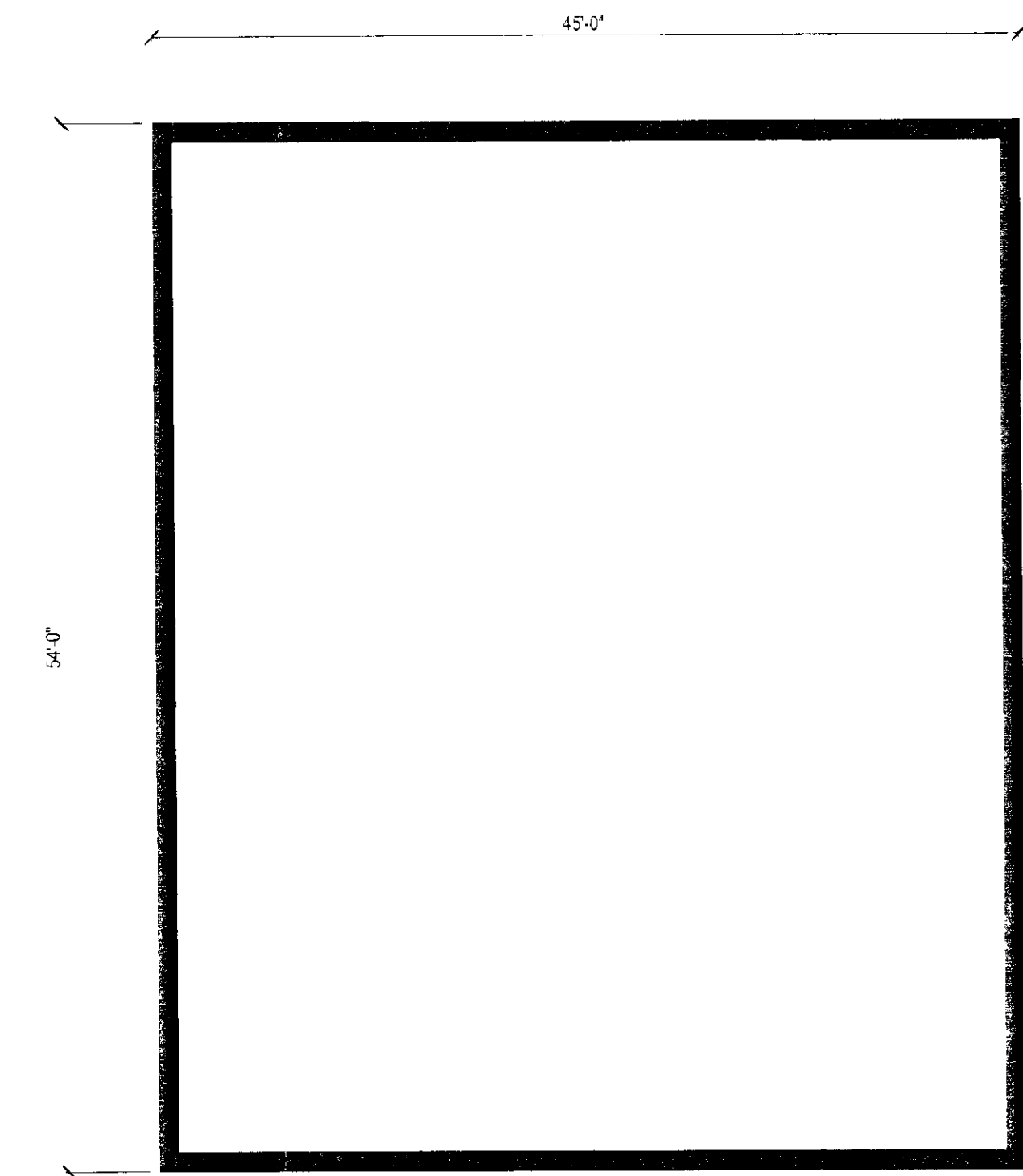
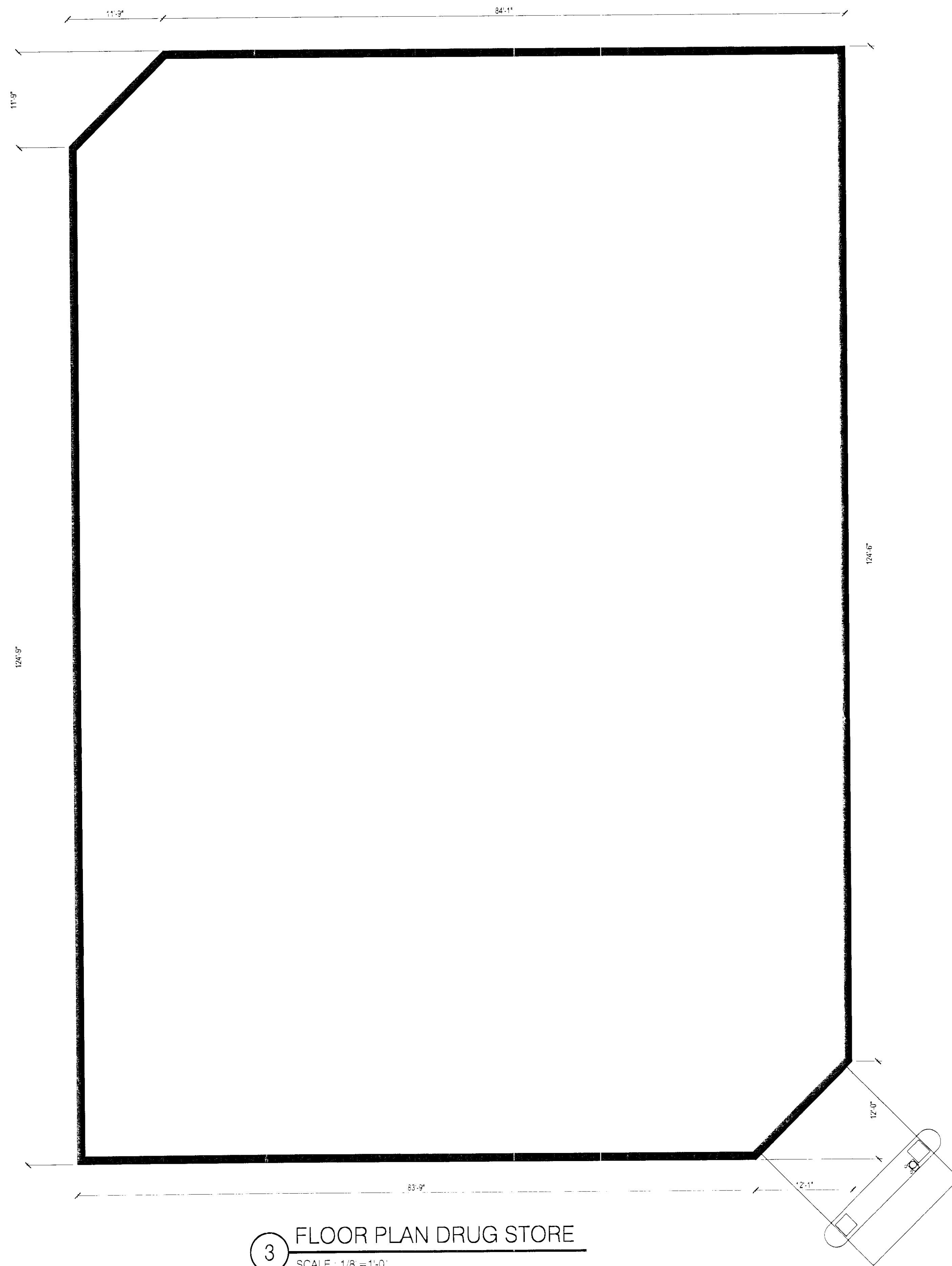
AREA:
FAST FOOD A: 3,787 s.f.
FAST FOOD B: 3,815 s.f.

Floor Plans 7 & 8 : Sheet Title
10-067 : Project Number
8-2-2010 : Date

Horse and US 95 Retail Center
Las Vegas, NV 89166



ZON-39455
SDR-39453



AREA:
 DRUG STORE: 13,000 s.f.
 C - STORE: 2,430 s.f.

SEP 07 2010

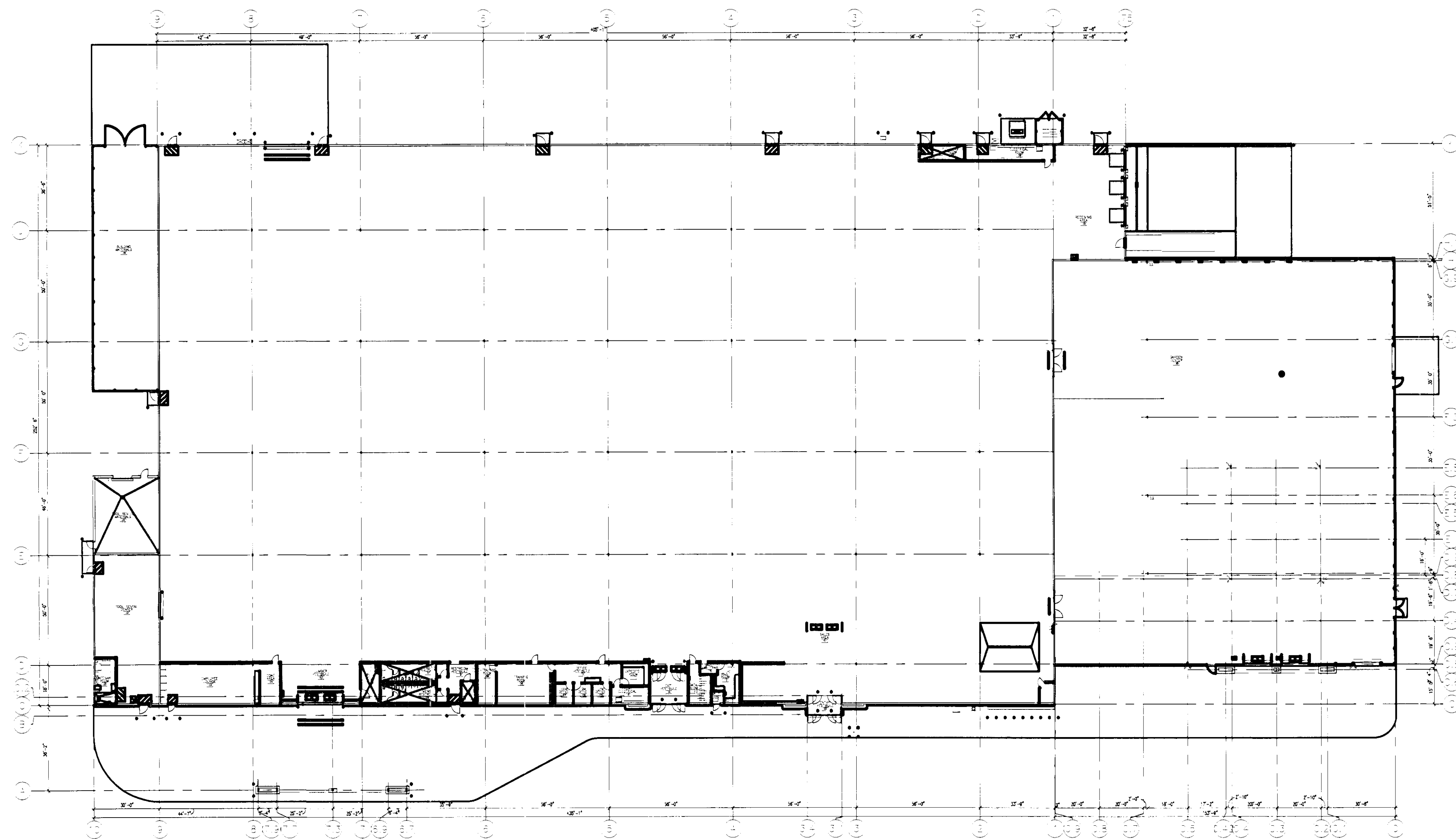
Floor Plans 3 & 4 : Sheet Title
 10-067 : Project Number
 8-2-2010 : Date

Horse and US 95 Retail Center

Las Vegas, NV 89166



ZON-39455
 SDR-39453



2 FLOOR PLAN HOME IMPROVEMENT STORE
SCALE: 1/32" = 1'-0"

SEP 07 2010

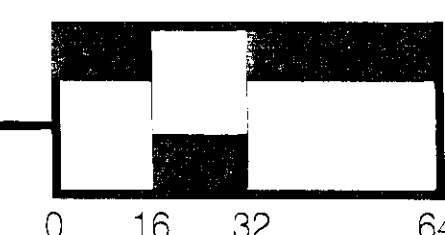
AREA: 142,000 s.f.

Floor Plan 2 : Sheet Title
10-067 : Project Number
8-2-2010 : Date

Horse and US 95 Retail Center

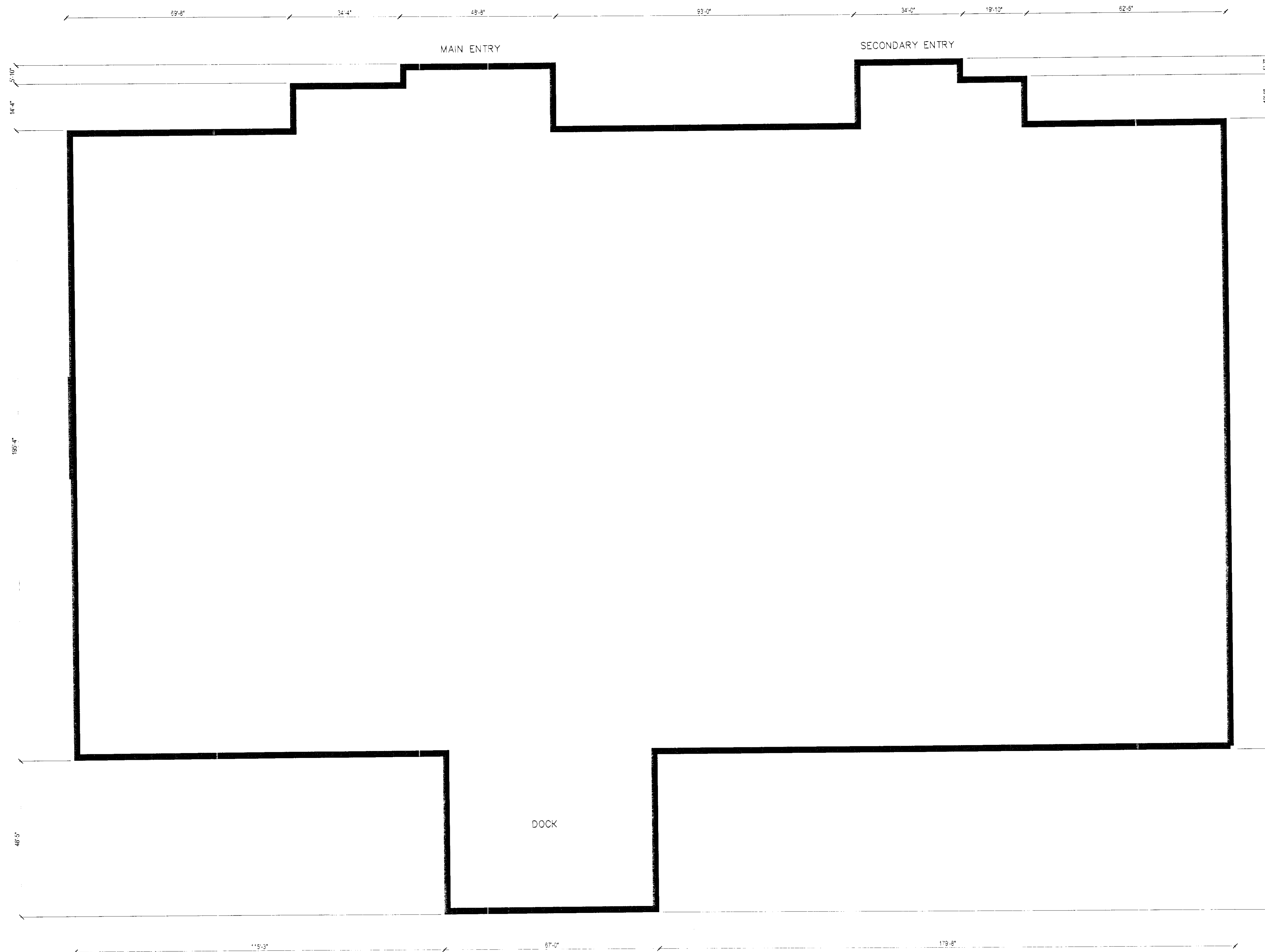
Las Vegas, NV 89166

Scale: 1/32" = 1'-0"



MOSER architecture studio

ZON-39455
SDR-39453



① FLOOR PLAN MARKET
SCALE: 1/16" = 1'-0"

AREA: 76,000 s.f.

SEP 07 2010

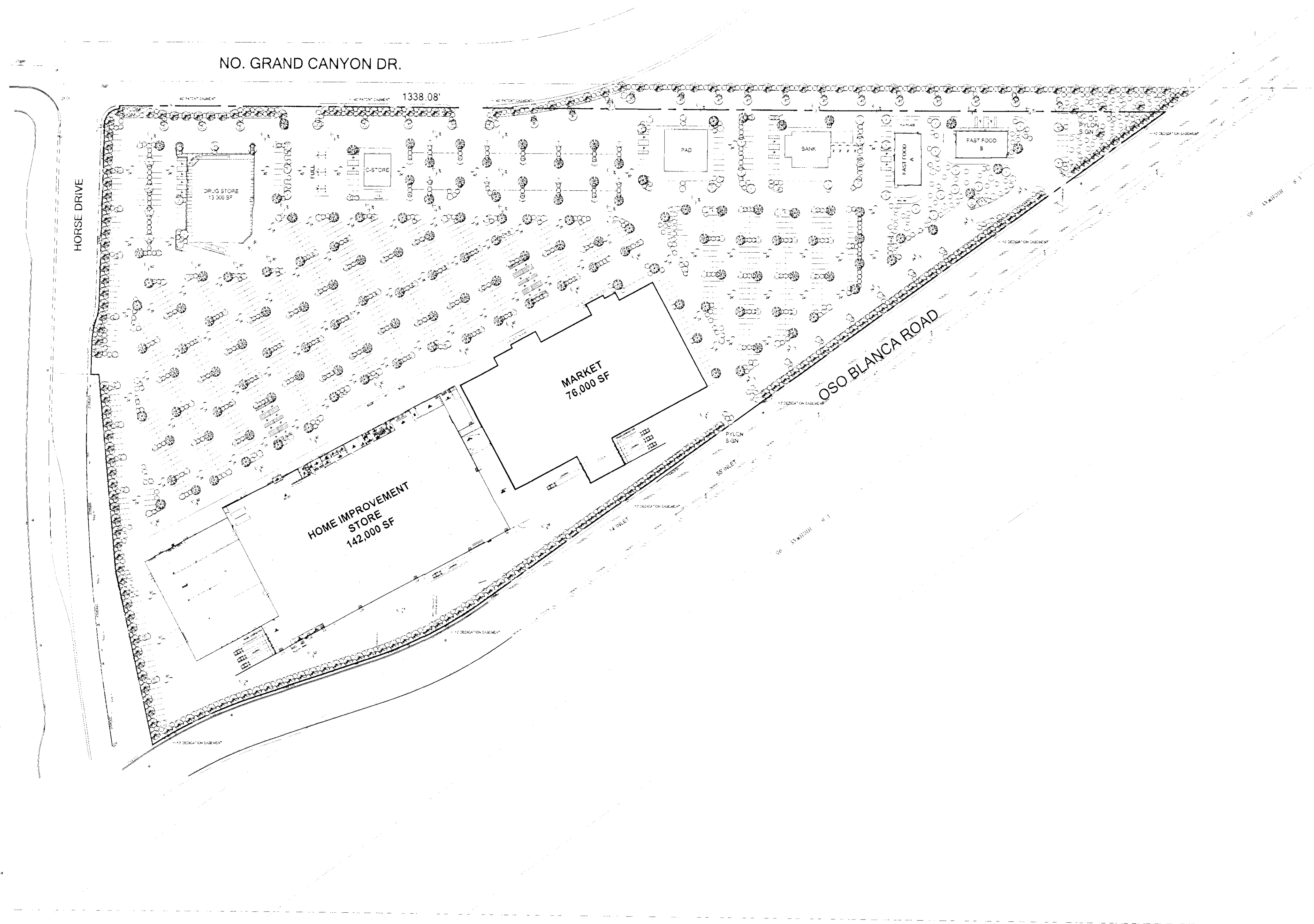
Floor Plan 1 : Sheet Title
10-067 : Project Number
8-2-2010 : Date

Horse and US 95 Retail Center

Las Vegas, NV 89166



ZON-39455
SDR-39453



Plant List

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	0	24" Box	20'-30' On Center	MODESTO ASH	FRAXINUS VELUTINA "MODESTO"
	135	24" Box	20'-30' On Center	TEXAS MOUNTAIN LAUREL	SOPHORA SECUNDIFLORA
	63	24" Box	20'-30' On Center	HOLLY OAK	QUERCUS ILEX
	210	24" Box	20'-30' On Center	MONDEL PINE	PINUS ELDERICA
	0	Height Varies	Varies. See Setback Requirements	MEXICAN BLUE PALM	BRAHEA ARMATA
	153	24" Box	Varies. See Setback Requirements	PURPLE LEAF PLUMB	PRUNUS CERASIFERA
	1155	1- 5 Gallon	N/A	Ornamental Ground Shrubs and Cover	Ornamental Ground Shrubs and Cover
		N/A	N/A	*Xeroscape	

* Xeroscape. No turf to be used. Only rock, crushed rock or other Low-water use, approved ground cover will be used.
* All plant material per Appendix B Grand Canyon Village Plan Palette
* All landscaping is per Title 19.12.040 G Street Trees

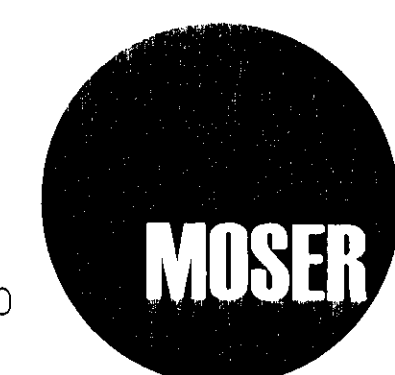
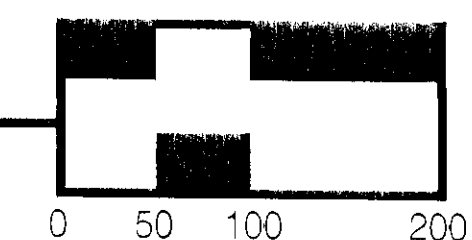
Horse and US 95 Retail Center

Las Vegas, NV 89166

Conceptual Landscape Plan : Sheet Title
10-067 : Project Number
10-05-2010 : Date



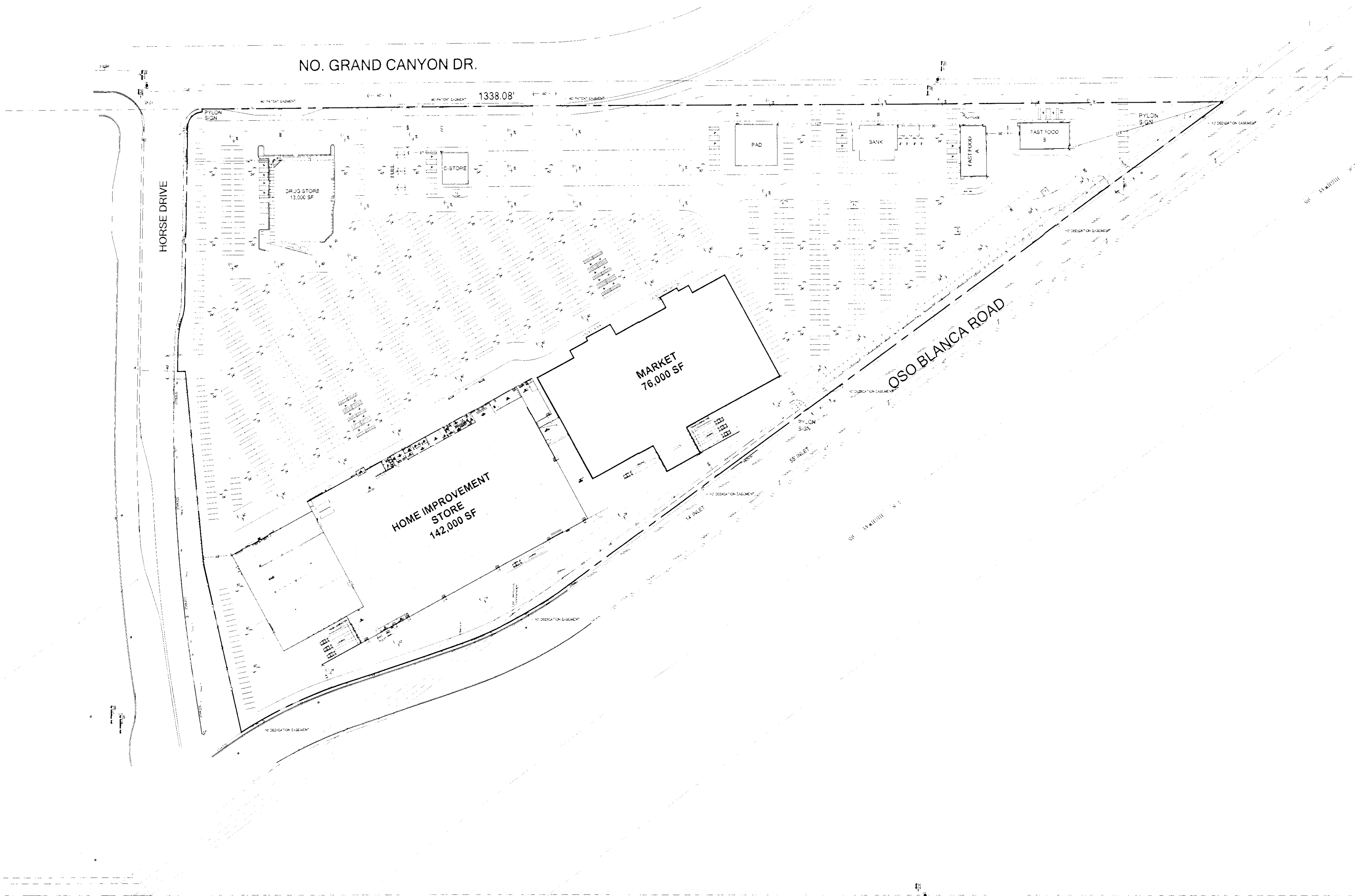
Scale: 1" = 100'



architecture studio

ZON-39455
SDR-39453
REVISED

OCT 9 2010



Site Information

Horse and Oso Blanca, Las Vegas, NV 89166

Jurisdiction: Las Vegas, NV
Current Zoning: R-E PD
Proposed Zoning: PD
Planned Landuse: Planned Community Development
APN #: 125-07-601-005

Area (approximate, to be verified)
Gross Area: 1,109,909 s f 25.48 acres
Net Area: 1,039,655 s f 23.87 acres

Building	Use	Gross
Home Improvement Center	retail	142,000 s.f.
Market	retail	76,000 s.f.
Fast Food A	restaurant	3,787 s.f.
Fast Food B	restaurant	3,815 s.f.
Pad	retail	5,040 s.f.
Bank	retail	4,195 s.f.
C-Store	retail	2,430 s.f.
Drug Store	retail	13,000 s.f.
Total Area	Total Area	250,267 s.f.

Parking Shopping Center per 19.04 Table 2
1 per 250 sf = 1,001 spaces

Total spaces required 1,001 spaces
Total Provided parking spaces 1,382 spaces

Accessible parking 20 spaces +1 for each 100 sf over 1,000 24 Required 28 Provided
Loading Spaces 7 Required 7 Provided

Building Height Allowed 35'-0"
Provided 35'-0"

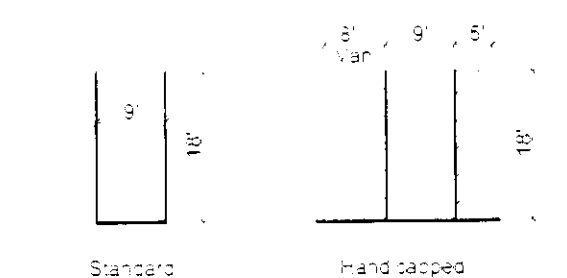
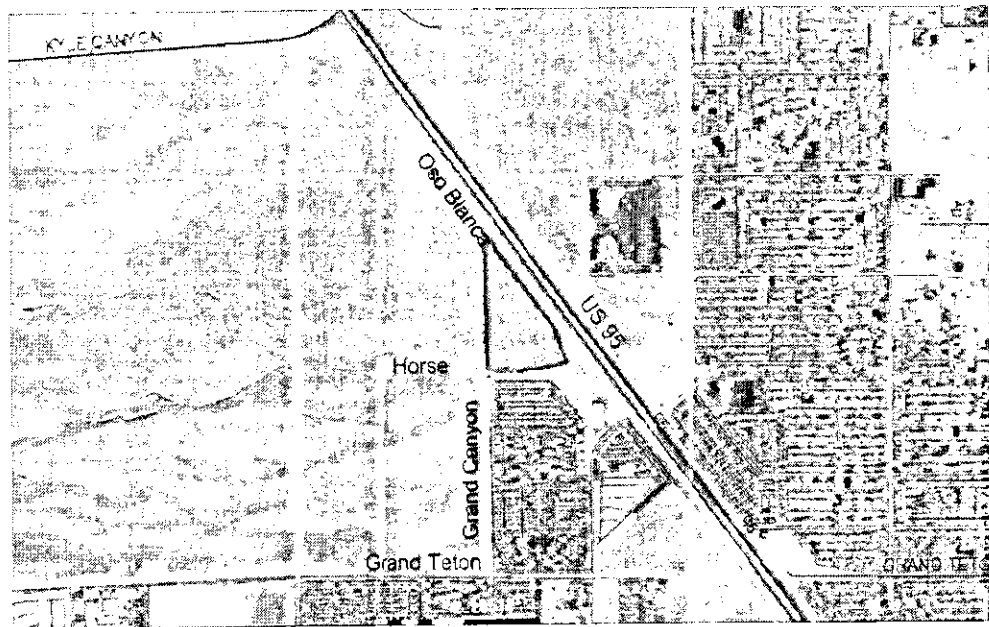
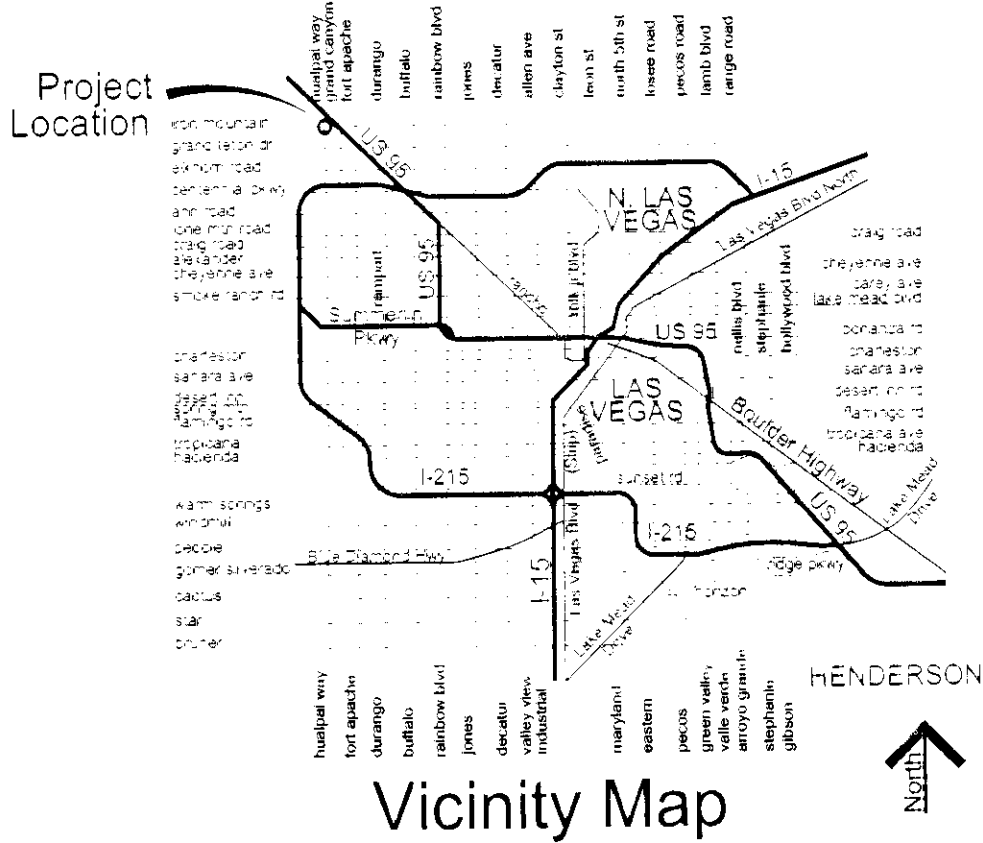
Three (3) Pylon Signs Allowed 60'
Provided 60'

Landscape
Parking lot landscaping to conform to 19.12
Adjacent to Horse and Grand Canyon - 15'
Minimum Zone at Interior Lot Lines- 8'
Trees located 1 per 30 linear feet

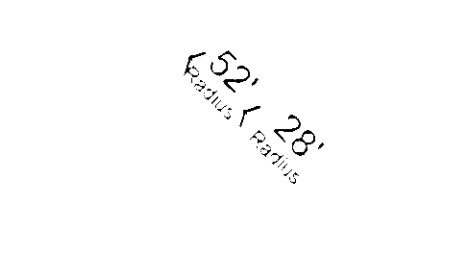
Open Space
Plaza Space required 50 sf per gross acre
Required: 1,274 Provided: 1,274

Lot Coverage
Allowed : 50% Provided : 22.5%

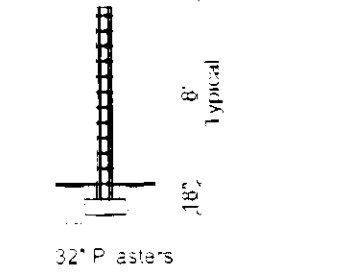
Setbacks	Required:	20 ft.	Provided:	49 ft. Minimum *See Site plan for Setback Dimensions
Front	Required:	10 ft.	Provided:	68 ft. Minimum *See Site plan for Setback Dimensions
Side Street - G.C.	Required:	10 ft.	Provided:	48 ft. Minimum *See Site plan for Setback Dimensions
Side Street - Oso Blanca	Required:	20 ft.	Provided:	273 ft. Minimum *See Site plan for Setback Dimensions
Rear	Required:	20 ft.	Provided:	



Typical Parking Spaces



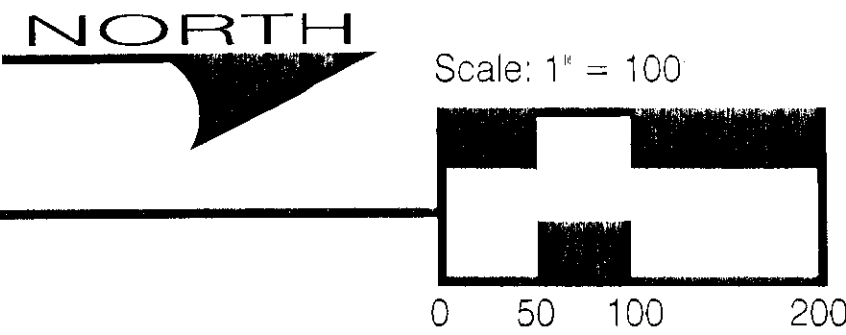
Fire Turning Radius



CMU Wall C-C

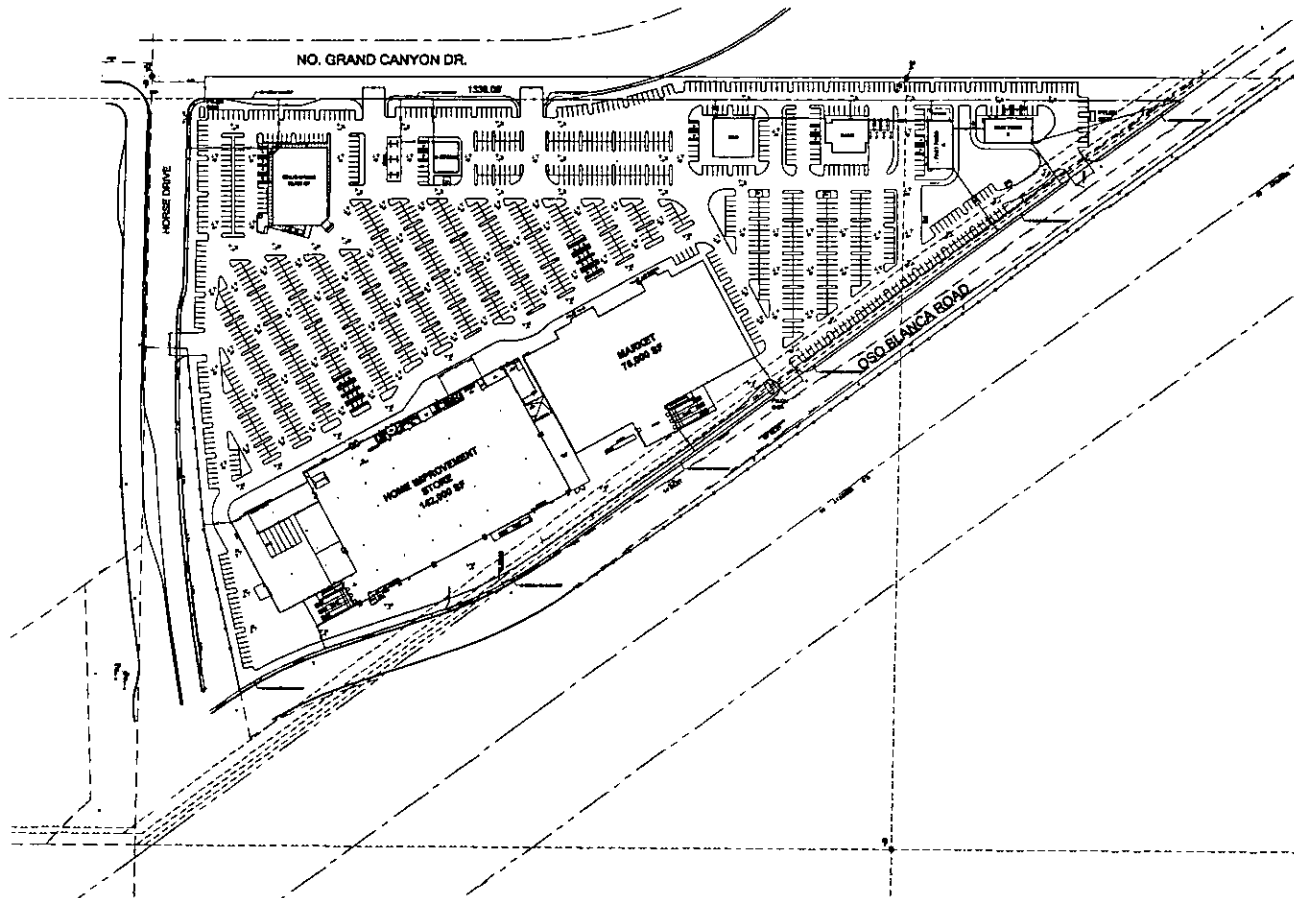
Horse and US 95 Retail Center

Las Vegas, NV 89166



Conceptual Site Plan : Sheet Title
10-067 : Project Number
10-05-2010 : Date

ZON-39455
SDR-39453
REVISED



Site Information

Horse and Oso Blanca, Las Vegas, NV 89105

Jurisdiction Las Vegas, NV
 Current Zoning R.E., PD
 Proposed Zoning PD
 Planned Landuse Planned Community Development
 APN # 125-01-001-005

Area (approximate, to be verified)
 Gross Area 1,106,929 s.f. 25.48 acres
 Net Area 1,039,555 s.f. 23.87 acres

Building Area	Use	Gross
Home Improvement Center	retail	142,000 s.f.
Market	retail	75,000 s.f.
Fast Food A	restaurant	3,797 s.f.
Fast Food B	restaurant	3,915 s.f.
Pad	retail	5,040 s.f.
Barbq	retail	4,195 s.f.
C. Store	retail	2,430 s.f.
Drug Store	retail	13,000 s.f.
Total Area	Total Area	250,267 s.f.

Parking per 19.04 Table 2
 Shopping Center 1 per 250 s.f. = 1,001 spaces

Total spaces required 1,001 spaces
 Total Provided parking spaces 1,382 spaces

Accessible parking 20 spaces - 1 for each 100 s.f. over 1,000 24 Required
 Loading Spaces 7 Required
 7 Provided

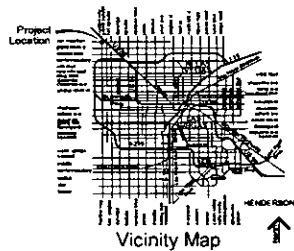
Building Height Allowed 35'-0"
 Provided 35'-0"
 Tree (3) Pylon Signs Allowed 80'
 Provided 80'

Landscape
 Parking lot landscape to conform to 19.12
 Adjacent to Horse and Grand Canyon - 15'
 Minimum Zone at Interior Lot Lines - 8'
 Trees located 1 per 30 linear feet

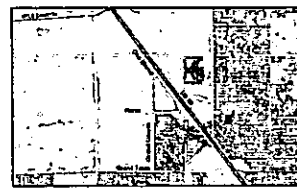
Open Space
 Plaza Space required 50 s.f. per gross acre
 Required 1,274 Provided 1,274

Lot Coverage Allowed 50% Provided 22.5%

Setbacks	Required	20 ft	Provided	49 ft Minimum *See Site plan for Setback Dimensions
Front	Required	10 ft	Provided	68 ft Minimum *See Site plan for Setback Dimensions
Side Street - G.C.	Required	10 ft	Provided	49 ft Minimum *See Site plan for Setback Dimensions
Side Street - Oso Blanca	Required	20 ft	Provided	273 ft Minimum *See Site plan for Setback Dimensions



Vicinity Map



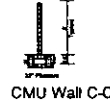
Location Map



Typical Parking Spaces



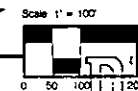
Fire Turning Radius



CMU Wall C-C

Horse and US 95 Retail Center

Las Vegas, NV 89166



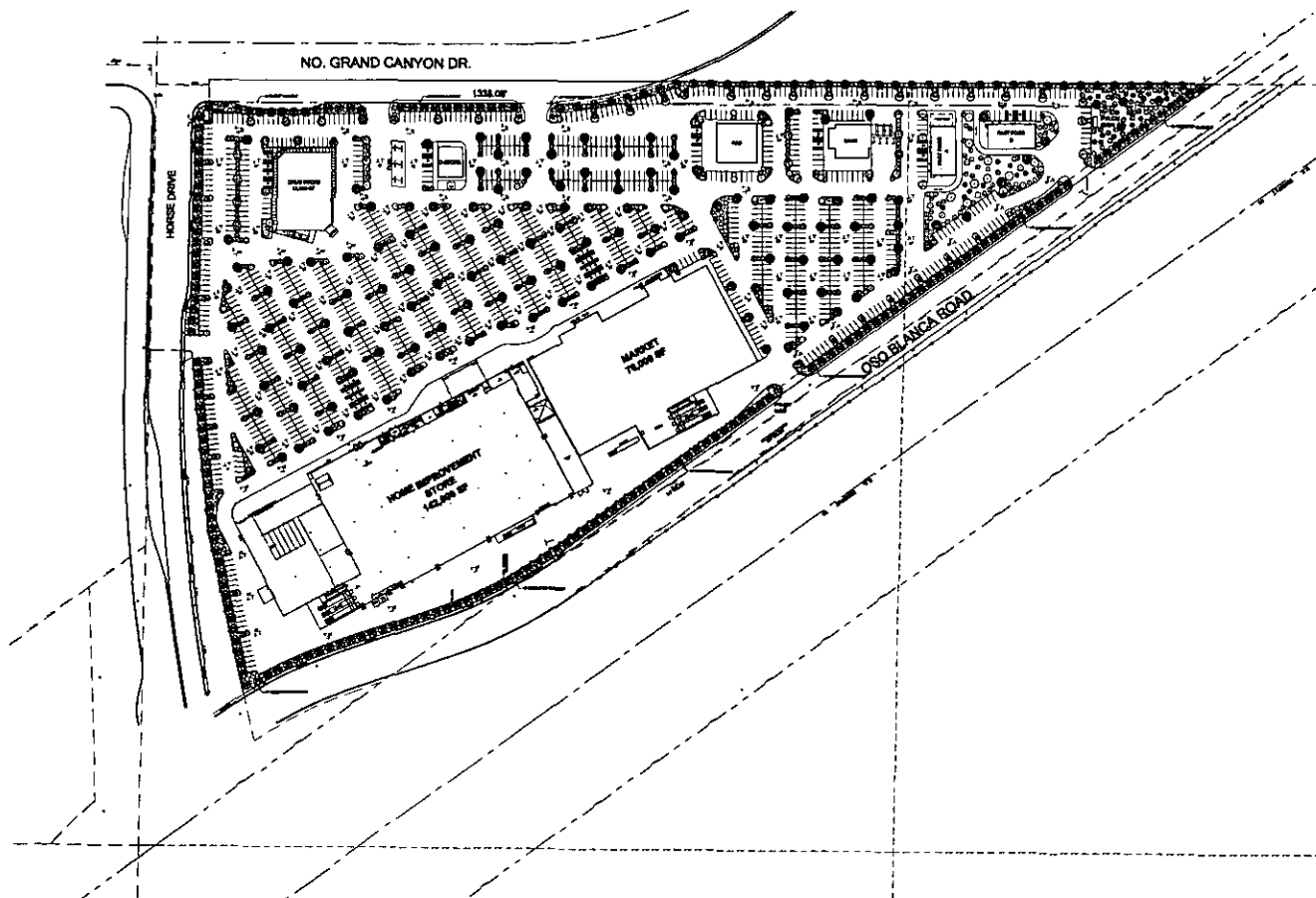
Scale 1" = 100'



Conceptual Site Plan Sheet Title
 10-067 Project Number
 10-05-2010 Date

ZON-39455
SDR-39453
REVISED

OCT 06 2010



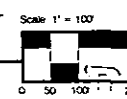
Plant List

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	6	2' x 8'	20' x 30' On Center	MODERATO ARB	FRAXINUS VELUTINA 'MODERATO'
	135	2' x 8'	20' x 30' On Center	TEXAS MOUNTAIN LAUREL	SOPHORA SECUNDIFLORA
	63	2' x 8'	20' x 30' On Center	HOLLY OAK	QUERCUS ILEX
	210	2' x 8'	20' x 30' On Center	MONDEL PINO	PINUS ELDARICA
	9	Height Varies	Varies 2' to 10' x 10' to 20'	MEXICAN BLUE PALM	BRAVEA ARIZONA
	183	2' x 8'	Varies 2' to 10' x 10' to 20'	PURPLE LEAF PLUMB	PRUNUS CERASIFERA
	1186	1'-1'5" Diameter	N/A	Ornamental Ground Shrubs and Cover	Ornamental Ground Shrubs and Cover
		N/A	N/A	*Landscape	

* Landscape - No turf to be used. Only such, Crotched rock or other Low-water use material ground cover will be used.
 * All plant material per Appendix B Grand Canyon Village Plant List
 * All landscaping is per Title 19 12 040 00 Street Trees

Horse and US 95 Retail Center

Las Vegas, NV 89166

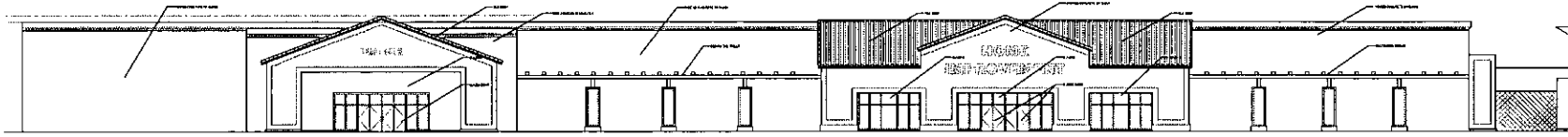


Conceptual Landscape Plan Sheet Title
 10-067 Project Number
 10-05-2010 Date

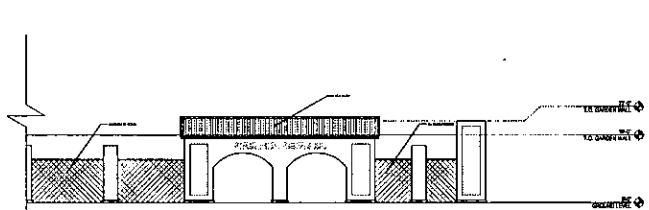


ZON-39455
SDR-39453
RFVISED

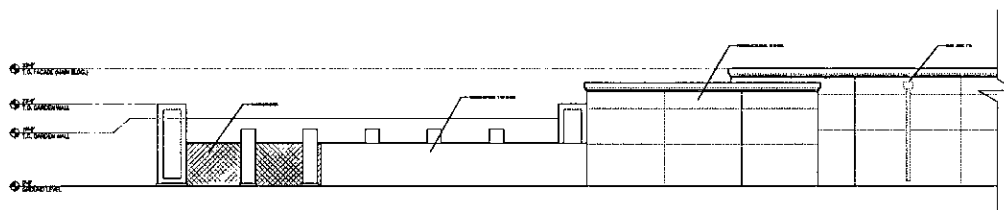
OCT 06 2010



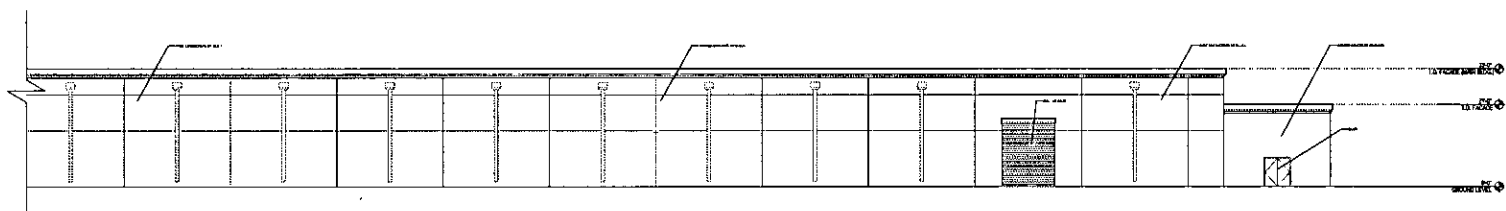
1 ELEVATION HOME IMPROVEMENT
SCALE: 1/16"=1'-0"



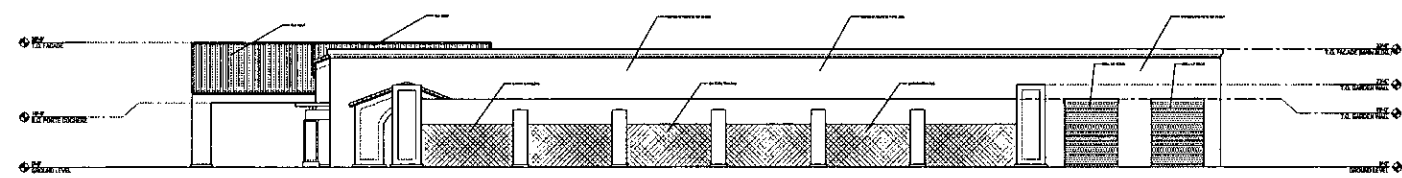
2 ELEVATION HOME IMPROVEMENT
SCALE: 1/16"=1'-0"



3 ELEVATION HOME IMPROVEMENT
SCALE: 1/16"=1'-0"



4 ELEVATION HOME IMPROVEMENT
SCALE: 1/16"=1'-0"



5 ELEVATION HOME IMPROVEMENT
SCALE: 1/16"=1'-0"

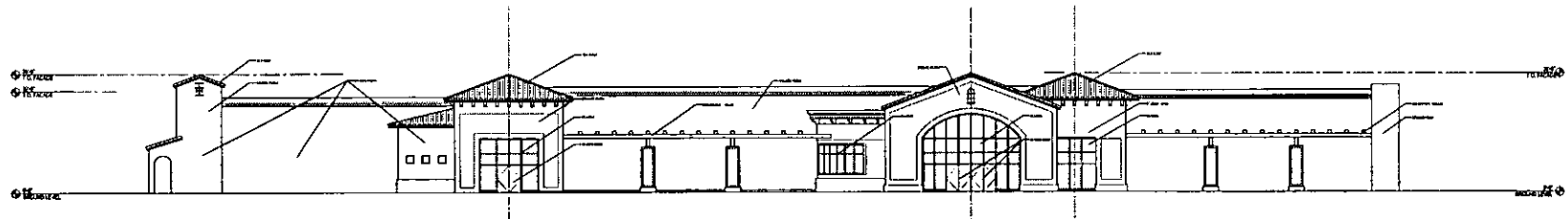
Horse and US 95 Retail Center
Las Vegas, NV 89166

Elevations : Sheet Title
10-067 : Project Number
9-2-2010 : Date

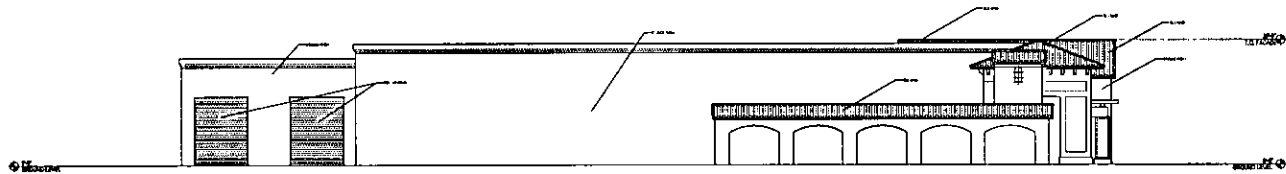
RECEIVED
SEP 07 2010

MOSER architecture studio

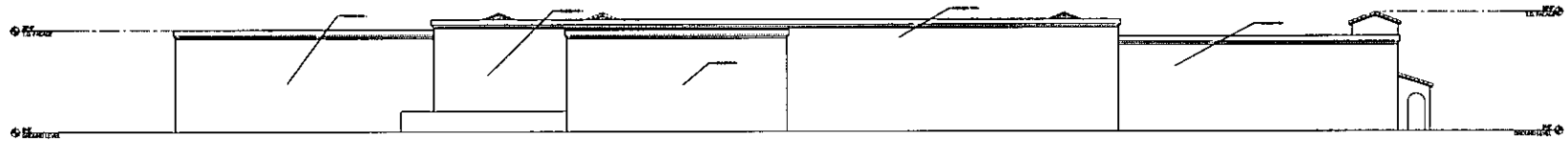
SDR-39453



① ELEVATION MARKET
SCALE: 1/16" = 1'-0"



② ELEVATION MARKET
SCALE: 1/16" = 1'-0"



③ ELEVATION MARKET
SCALE: 1/16" = 1'-0"

N / A

④ ELEVATION MARKET
SCALE: 1/16" = 1'-0"

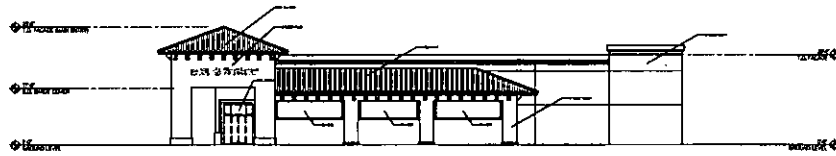
Horse and US 95 Retail Center
Las Vegas, NV 89166

Elevations : Sheet Title
10-067 : Project Number
9-2-2010 : Date

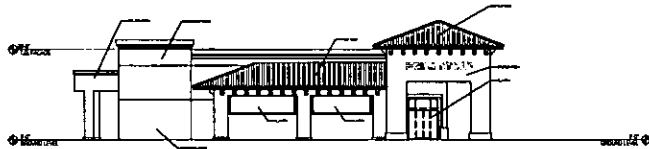
RECEIVED
SEP 07 2010

MODER architecture studio

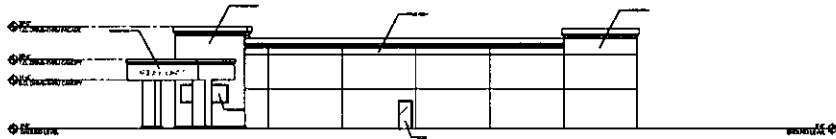
SDR-39453



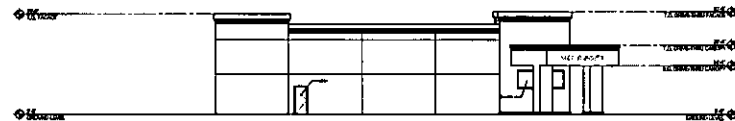
5 ELEVATION DRUG STORE
SCALE: 1/16"=1'-0"



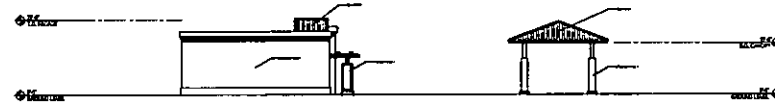
6 ELEVATION DRUG STORE
SCALE: 1/16"=1'-0"



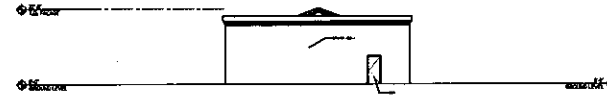
7 ELEVATION DRUG STORE
SCALE: 1/16"=1'-0"



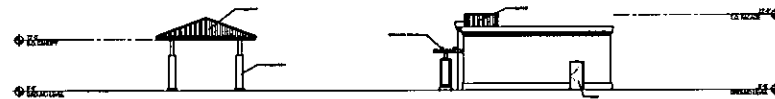
8 ELEVATION DRUG STORE
SCALE: 1/16"=1'-0"



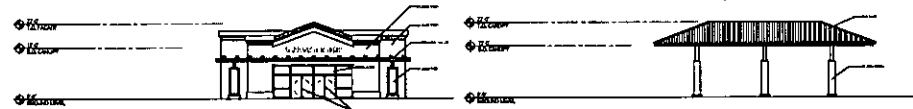
1 ELEVATION CONVENIENCE STORE
SCALE: 1/16"=1'-0"



2 ELEVATION CONVENIENCE STORE
SCALE: 1/16"=1'-0"



3 ELEVATION CONVENIENCE STORE
SCALE: 1/16"=1'-0"

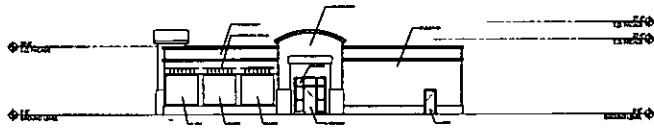


4 ELEVATION CONVENIENCE STORE
SCALE: 1/16"=1'-0"

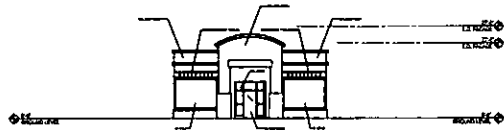
Elevation : Sheet Title
10-007 : Project Number
9-2-2010 : Date

Horse and US 95 Retail Center
Las Vegas, NV 89166

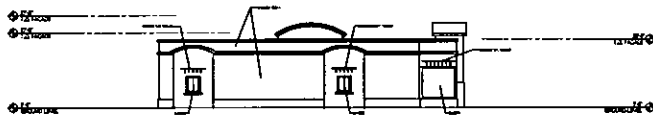
RECEIVED
SEP 07 2010
SDR-39453
moser architecture studio



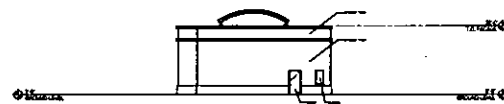
5 ELEVATION FAST FOOD B
SCALE: 1/16"=1'-0"



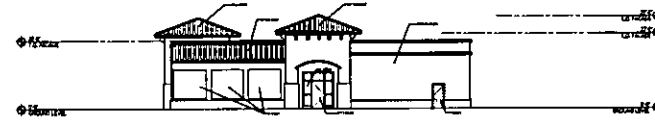
6 SCALE: 1/16"=1'-0"



7 SCALE: 1/16"=1'-0"



8 SCALE: 1/16"=1'-0"



1 ELEVATION FAST FOOD A
SCALE: 1/16"=1'-0"



2 ELEVATION FAST FOOD A
SCALE: 1/16"=1'-0"



3 ELEVATION FAST FOOD A
SCALE: 1/16"=1'-0"



4 ELEVATION FAST FOOD A
SCALE: 1/16"=1'-0"

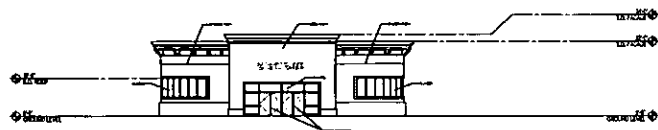
RECEIVED
SEP 07 2010

Elevations : Sheet Title
10-067 : Project Number
9-2-2010 : Date

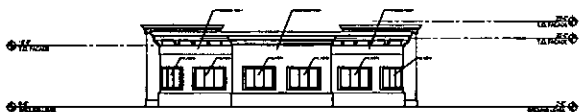
Horse and US 95 Retail Center
Las Vegas, NV 89166

MOSER architecture studio

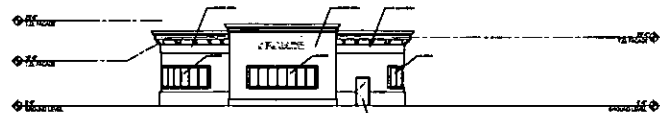
SDR-39453



5 ELEVATION RETAIL STORE
SCALE: 1/16"=1'-0"



6 ELEVATION RETAIL STORE
SCALE: 1/16"=1'-0"



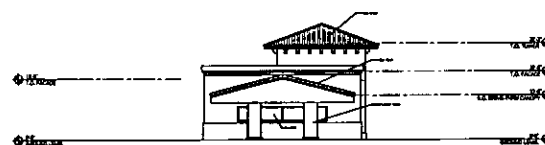
7 ELEVATION RETAIL STORE
SCALE: 1/16"=1'-0"



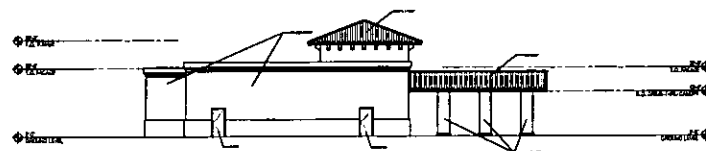
8 ELEVATION RETAIL STORE
SCALE: 1/16"=1'-0"



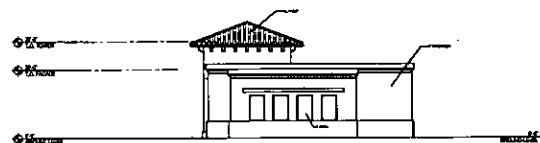
1 ELEVATION BANK
SCALE: 1/16"=1'-0"



2 ELEVATION BANK
SCALE: 1/16"=1'-0"



3 ELEVATION BANK
SCALE: 1/16"=1'-0"



4 ELEVATION BANK
SCALE: 1/16"=1'-0"

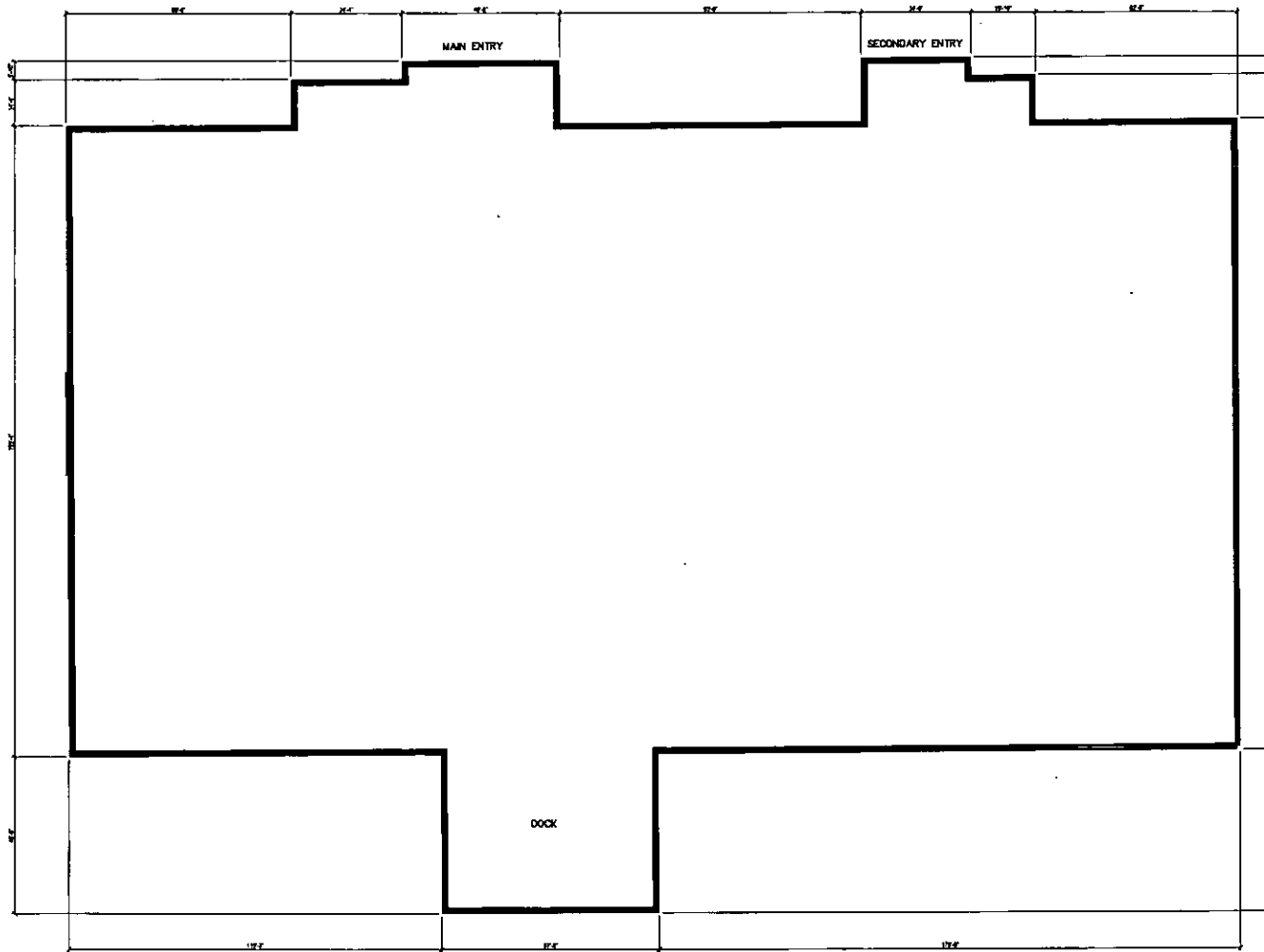
RECEIVED
SEP 07 2010

Elevations : Sheet Title
10-067 : Project Number
9-2-2010 : Date

MOSER architecture studio

SDR-39453

Horse and US 95 Retail Center
Las Vegas, NV 89166



AREA: 76,000 s.f.

① FLOOR PLAN MARKET
SCALE: 1/16"=1'-0"

Floor Plan 1 : Sheet Title
10-067 : Project Number
8-2-2010 : Date

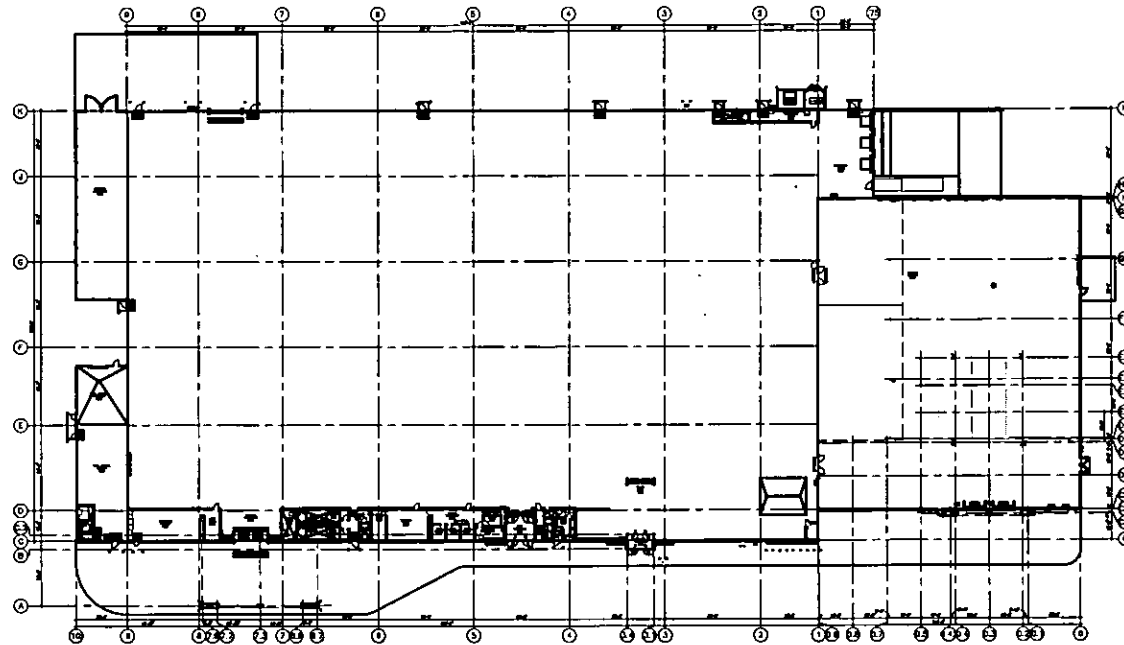
Horse and US 95 Retail Center

Las Vegas, NV 89166

RECEIVED
SEP 07 2010

MOSER architecture studio

SDR-39453



② FLOOR PLAN HOME IMPROVEMENT STORE
SCALE: 1/32" = 1'-0"

RECEIVED
SEP 07 2010

AREA: 142,000 s.f.

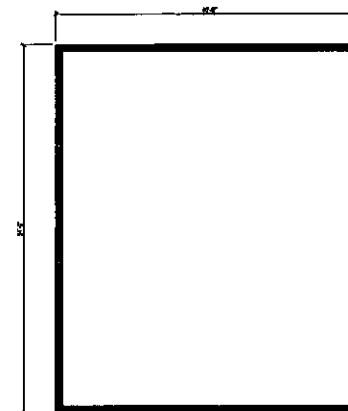
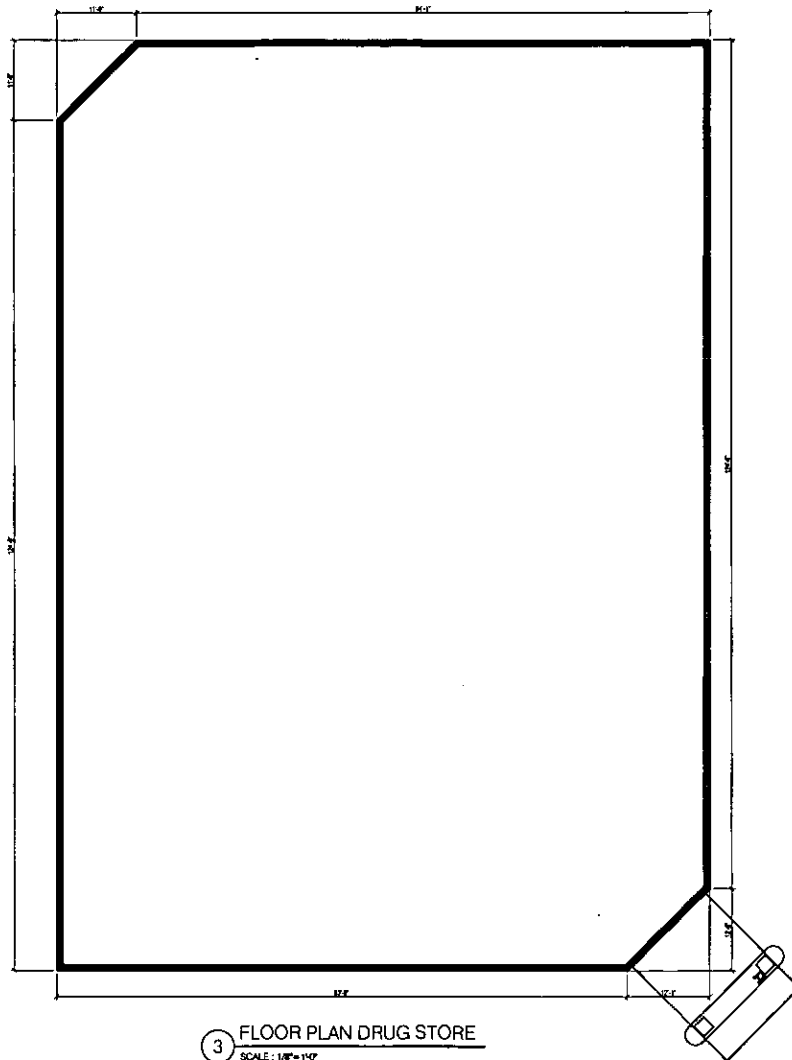
Floor Plan 2 : Sheet Title
10-067 : Project Number
8-2-2010 : Date

Horse and US 95 Retail Center
Las Vegas, NV 89166

Scale: 1/32" = 1'-0"



SDR-39453



RECEIVED
SEP 07 2010

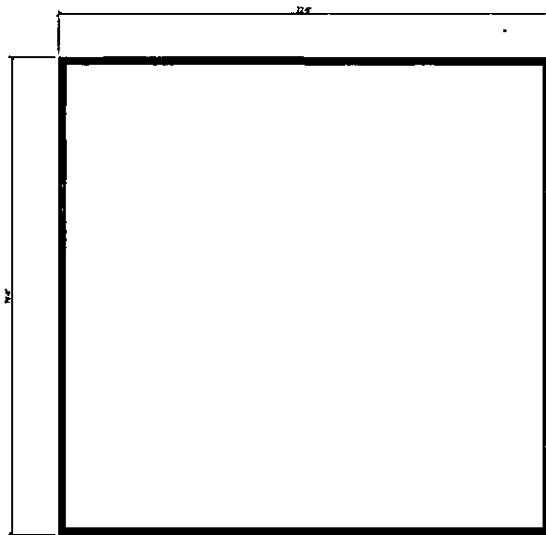
AREA:
DRUG STORE: 13,000 s.f.
C - STORE: 2,430 s.f.

Floor Plans 3 & 4 : Sheet Title
10-067 : Project Number
6-2-2010 : Date

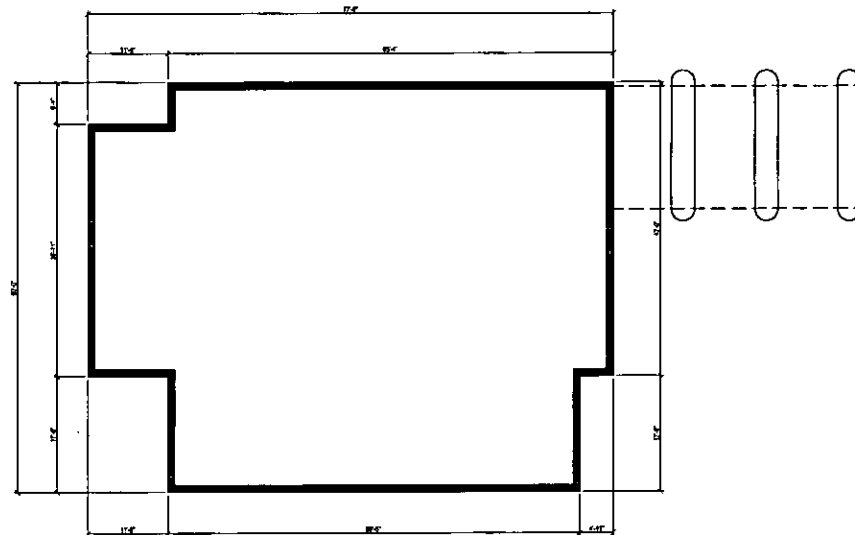
Horse and US 95 Retail Center
Las Vegas, NV 89166



SDR-39453



⑤ FLOOR PLAN PAD
SCALE: 1/8"=1'-0"



⑥ FLOOR PLAN BANK
SCALE: 1/8"=1'-0"

RECEIVED
SEP 07 2010

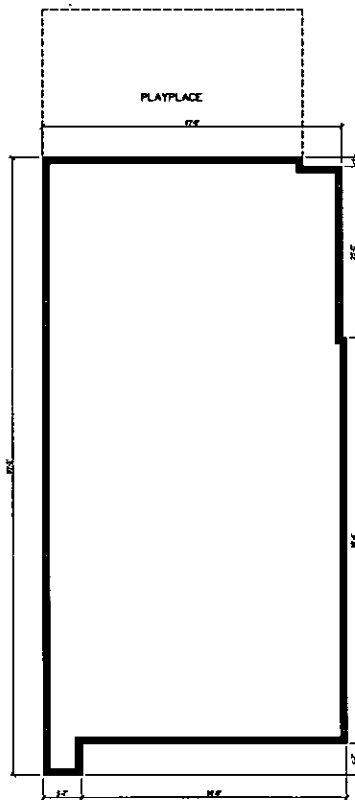
AREA:
PAD: 5,040 s.f.
BANK: 4,195 s.f.

Floor Plans 5 & 6 : Sheet Title
10-067 : Project Number
6-2-2010 : Date

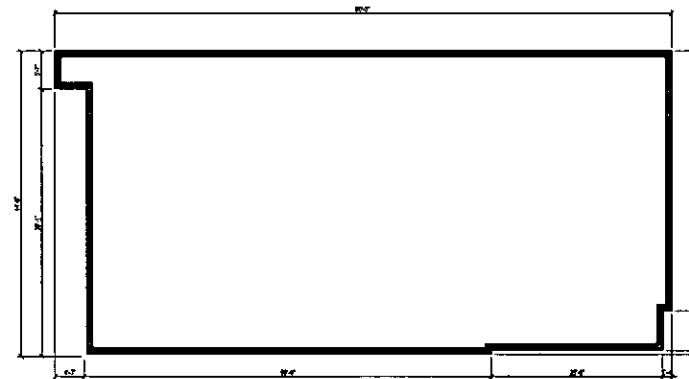
Horse and US 95 Retail Center
Las Vegas, NV 89166



SDR-39453



7 FLOOR PLAN FAST FOOD A
SCALE: 1/8" = 1'-0"



8 FLOOR PLAN FAST FOOD B
SCALE: 1/8" = 1'-0"

AREA:
FAST FOOD A: 3,787 s.f.
FAST FOOD B: 3,815 s.f.

Floor Plans 7 & 8 : Sheet Title
10-067 : Project Number
8-2-2018 : Date

Horse and US 95 Retail Center
Las Vegas, NV 89166

RECEIVED
SEP 07 2010

MOSER architecture studio

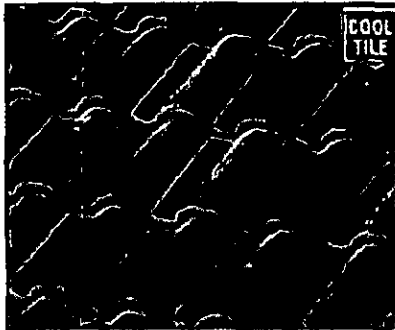
SDR-39453



MOSER architecture studio

COLOR BOARD

ROOF TILE



Product Name: California
Mission Blend

Product Sku: 1HBCS6464

Reflectance: 0.19

Emittance: 0.91

SRI: 18

PRIMARY

SW 7571

Casa Blanca

SECONDARY

SW 117

SW 6416

Tetani Tan

ACCENT - 1

Casa Blanca

ACCENT - 2

SW 7571

Fortran Jpg

SCANNED

RECEIVED
SEP 07 2010

4455 Diamond Street, Suite 110

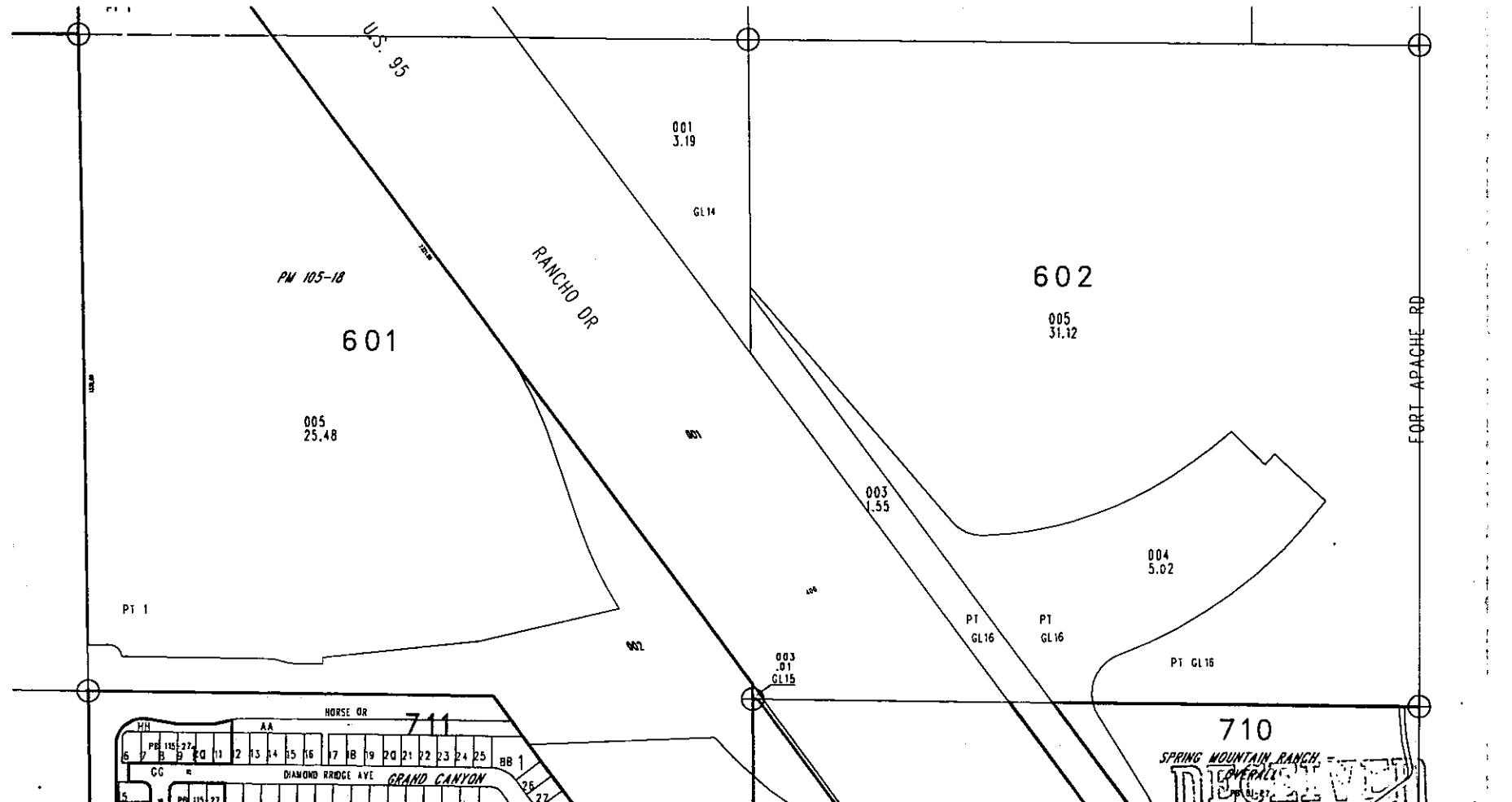
Las Vegas, NV 89118

Phone: 702.322.1177

Fax: 702.322.1177

SDR-39453

NOTES	This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.	MAP LEGEND	AVERAGE OR VALUE 55	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T19S R60E	07	S 2 NE 4	125-07-6																																																																																																																																												
			PARCEL BOUNDARY 001 SUBD BOUNDARY 1.00 ROAD EASEMENT 202 PM/LD BOUNDARY PM 25-45 NDN-PARCEL LOT LINE 5 WATCH LINE / LEADER LINE 5 ROAD ID NUMBER GL5	PARCEL NUMBER ACREAGE PARCEL SUB/SEO NUMBER PLAT RECORDING NUMBER BLDCK NUMBER LOT NUMBER GDV. LOT NUMBER	<table border="1" style="font-size: x-small;"> <tr><td>R59E</td><td>R50E</td><td>R51E</td></tr> <tr><td>99</td><td>100</td><td>101</td></tr> <tr><td colspan="3">T19S</td></tr> <tr><td>126</td><td>125</td><td>124</td></tr> <tr><td colspan="3">T20S</td></tr> <tr><td>137</td><td>130</td><td>139</td></tr> </table>	R59E	R50E	R51E	99	100	101	T19S			126	125	124	T20S			137	130	139	<table border="1" style="font-size: x-small;"> <tr><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td></tr> <tr><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td></tr> <tr><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td></tr> <tr><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td></tr> <tr><td>29</td><td>30</td><td>31</td><td>32</td><td>33</td></tr> <tr><td>34</td><td>35</td><td>36</td><td>37</td><td>38</td></tr> <tr><td>39</td><td>40</td><td>41</td><td>42</td><td>43</td></tr> <tr><td>44</td><td>45</td><td>46</td><td>47</td><td>48</td></tr> <tr><td>49</td><td>50</td><td>51</td><td>52</td><td>53</td></tr> <tr><td>54</td><td>55</td><td>56</td><td>57</td><td>58</td></tr> <tr><td>59</td><td>60</td><td>61</td><td>62</td><td>63</td></tr> <tr><td>64</td><td>65</td><td>66</td><td>67</td><td>68</td></tr> <tr><td>69</td><td>70</td><td>71</td><td>72</td><td>73</td></tr> <tr><td>74</td><td>75</td><td>76</td><td>77</td><td>78</td></tr> <tr><td>79</td><td>80</td><td>81</td><td>82</td><td>83</td></tr> <tr><td>84</td><td>85</td><td>86</td><td>87</td><td>88</td></tr> <tr><td>89</td><td>90</td><td>91</td><td>92</td><td>93</td></tr> <tr><td>94</td><td>95</td><td>96</td><td>97</td><td>98</td></tr> <tr><td>99</td><td>100</td><td>101</td><td>102</td><td>103</td></tr> </table>	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	<table border="1" style="font-size: x-small;"> <tr><td>8</td><td>4</td><td>8</td><td>4</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> <tr><td>6</td><td>2</td><td>6</td><td>2</td></tr> <tr><td>7</td><td>3</td><td>7</td><td>3</td></tr> <tr><td>8</td><td>4</td><td>8</td><td>4</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> </table>	8	4	8	4	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1	5	1
	R59E		R50E	R51E																																																																																																																																																	
	99		100	101																																																																																																																																																	
T19S																																																																																																																																																					
126	125	124																																																																																																																																																			
T20S																																																																																																																																																					
137	130	139																																																																																																																																																			
4	5	6	7	8																																																																																																																																																	
9	10	11	12	13																																																																																																																																																	
14	15	16	17	18																																																																																																																																																	
19	20	21	22	23																																																																																																																																																	
24	25	26	27	28																																																																																																																																																	
29	30	31	32	33																																																																																																																																																	
34	35	36	37	38																																																																																																																																																	
39	40	41	42	43																																																																																																																																																	
44	45	46	47	48																																																																																																																																																	
49	50	51	52	53																																																																																																																																																	
54	55	56	57	58																																																																																																																																																	
59	60	61	62	63																																																																																																																																																	
64	65	66	67	68																																																																																																																																																	
69	70	71	72	73																																																																																																																																																	
74	75	76	77	78																																																																																																																																																	
79	80	81	82	83																																																																																																																																																	
84	85	86	87	88																																																																																																																																																	
89	90	91	92	93																																																																																																																																																	
94	95	96	97	98																																																																																																																																																	
99	100	101	102	103																																																																																																																																																	
8	4	8	4																																																																																																																																																		
5	1	5	1																																																																																																																																																		
6	2	6	2																																																																																																																																																		
7	3	7	3																																																																																																																																																		
8	4	8	4																																																																																																																																																		
5	1	5	1																																																																																																																																																		
USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1817 ORIGINAL 	Scale: 1"=200' Rev: 08/18/08																																																																																																																																																				



710
 SPRING MOUNTAIN RANCH
 LOWER RANCH
 RECEIVED
 SEP 07 2010
 TAX DIST 200

February 15, 2012

Mr. Doug Rankin/Ms. Linda Hartman-Maynard
City of Las Vegas Current Planning
333 Rancho Drive
Las Vegas, Nevada 89106

Subject: Stockpile Plan, NE corner of Horse and Grand Canyon
Approval of site grade difference of more than 2 feet
Lochsa Engineering No. 121018

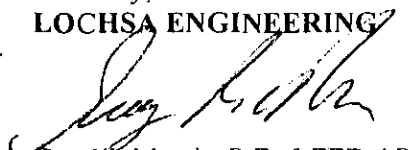
Dear Doug/Linda;

The proposed project is APN #125-07-601-005 and is located on the northeast corner of Horse and Grand Canyon. The property is currently vacant and the intent of this letter is to provide justification to fill the project site with more than 2 feet of fill material for the purpose of stockpiling for future development.

The project site is located in the valley area created by the construction of the Horse interchange. Prior analysis of the site determined that substantial fill would be required to bring the site up to a grade capable of supporting commercial development. Properties to the north and west of the project are vacant. To the east is Highway 95 and to the south is existing residential. Horse Road and the interchange are between the project site and nearest residential development on the south. The proposed stockpile locations are planned for areas between the natural washes and do not impact the existing drainage patterns. There are no walls, drainage structures, existing improvements, etc. that are impacted with this permit. The project is not in a Flood Zone. The fill material will be coming from the City's Floyd Lamb park project

If you have any additional comments or questions, please feel free to contact our office at your convenience.

Sincerely,
LOCHSA ENGINEERING

A handwritten signature in black ink, appearing to read 'Guy M. Morris', is written over the company name.

Guy M. Morris, P.E., LEED AP
Principal



Change Your Picture

You can change or remove the picture appearing in the MS Lync main window using the **My Picture** options. The **My Picture** option can be opened in one of three ways:

1. Open Lync main window and click the **Options** button, and then click **My Picture**; or

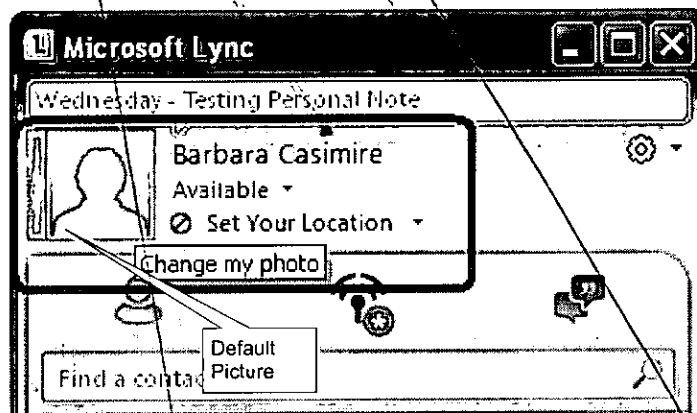
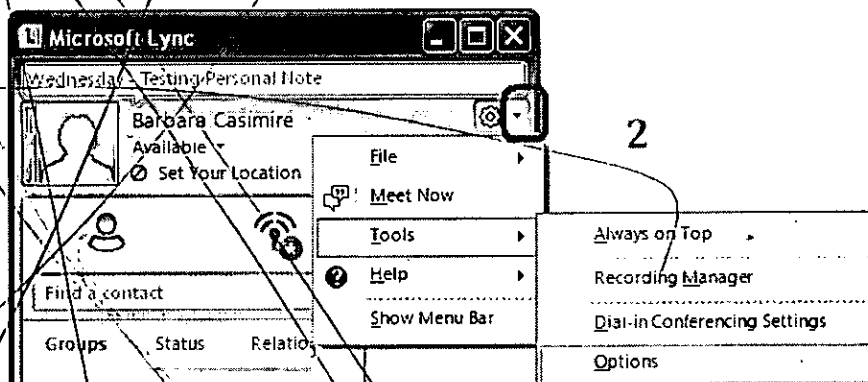
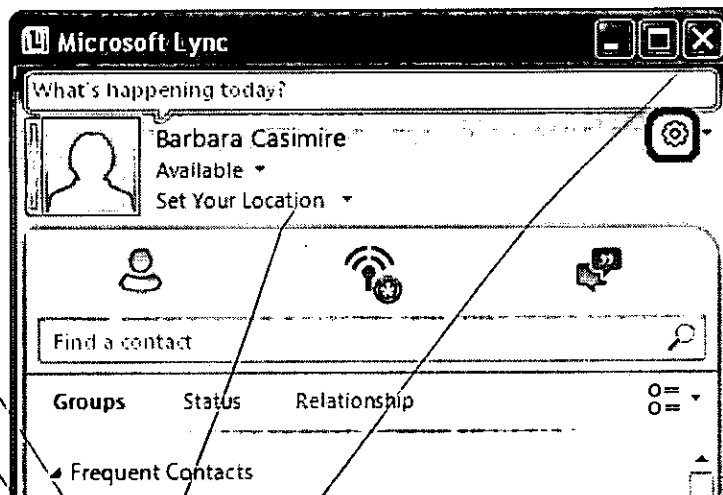


Note: You can only change add a picture if it is located on the Internet, such as a "social networking" site.

2. Next to the **Options** button, click the **Show Menu** arrow, click **Tools**, click **Options**, and then click **My Picture**; or

3. Hover on current picture and click when "change my photo" caption appears.

Any of these methods will open the **Lync Options** window.



Pre-Application Conference Item Required <table style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">YES</td> <td style="width: 50%; text-align: center;">NO</td> </tr> </table>		YES	NO	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST																																									
YES	NO																																												
APPLICATION PACKET																																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">☒</td> <td style="width: 5%; text-align: center;">☐</td> <td style="width: 80%;">Application signed and notarized by all property owners or authorized agent(s)</td> <td rowspan="10" style="width: 10%; vertical-align: top; padding: 5px;"> NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications") </td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Grant deed and legal description</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Detailed justification letter</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Original meeting notes and checklist(s) signed by planner</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 1030.00 Total</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> <td>Development Impact Notice and Assessment (DINA)</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> <td>Project of Regional Significance (PRS)</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Color & Materials Board per Site Development Plan Review Submittal Requirements</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☒)</td> </tr> </table>				☒	☐	Application signed and notarized by all property owners or authorized agent(s)	NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")	☒	☐	Grant deed and legal description	☒	☐	Detailed justification letter	☒	☐	Original meeting notes and checklist(s) signed by planner	☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 1030.00 Total	☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)	☐	☒	Development Impact Notice and Assessment (DINA)	☐	☒	Project of Regional Significance (PRS)	☒	☐	Color & Materials Board per Site Development Plan Review Submittal Requirements	☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☒)											
☒	☐	Application signed and notarized by all property owners or authorized agent(s)	NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")																																										
☒	☐	Grant deed and legal description																																											
☒	☐	Detailed justification letter																																											
☒	☐	Original meeting notes and checklist(s) signed by planner																																											
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 1030.00 Total																																											
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)																																											
☐	☒	Development Impact Notice and Assessment (DINA)																																											
☐	☒	Project of Regional Significance (PRS)																																											
☒	☐	Color & Materials Board per Site Development Plan Review Submittal Requirements																																											
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☒)																																											
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)																																													
SITE PLAN																																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">☒</td> <td style="width: 5%; text-align: center;">☐</td> <td style="width: 80%;">11" x 17" min. to 24" x 36" max. page size</td> <td style="width: 10%; text-align: right;">Folded Plans:</td> <td style="width: 10%; text-align: center;">6</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>North arrow, scale, and vicinity map</td> <td style="text-align: right;">Colored, Rolled Plans:</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>All property lines and present dimensions labeled</td> <td style="text-align: right;">Reduced Copy (8-1/2x11 BW):</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>All building setbacks labeled</td> <td colspan="2" rowspan="6" style="vertical-align: top; padding: 5px;"> NOTES: </td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>All adjacent existing land uses and street names labeled</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>All points of ingress and egress shown</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>ADA accessibility requirements shown/labeled</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Parking standard(s) utilized:</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>All free-standing sign locations shown and heights and sizes noted</td> <td colspan="2"></td> </tr> </table>				☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	6	☒	☐	North arrow, scale, and vicinity map	Colored, Rolled Plans:	1	☒	☐	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW):	1	☒	☐	All building setbacks labeled	NOTES:		☒	☐	All adjacent existing land uses and street names labeled	☒	☐	All points of ingress and egress shown	☒	☐	ADA accessibility requirements shown/labeled	☒	☐	Parking standard(s) utilized:	☒	☐	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				
☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	6																																									
☒	☐	North arrow, scale, and vicinity map	Colored, Rolled Plans:	1																																									
☒	☐	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW):	1																																									
☒	☐	All building setbacks labeled	NOTES:																																										
☒	☐	All adjacent existing land uses and street names labeled																																											
☒	☐	All points of ingress and egress shown																																											
☒	☐	ADA accessibility requirements shown/labeled																																											
☒	☐	Parking standard(s) utilized:																																											
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total																																											
☒	☐	All free-standing sign locations shown and heights and sizes noted																																											
LANDSCAPE PLAN																																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">☒</td> <td style="width: 5%; text-align: center;">☐</td> <td style="width: 80%;">11" x 17" min. to 24" x 36" max. page size</td> <td style="width: 10%; text-align: right;">Folded Plans:</td> <td style="width: 10%; text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>North arrow, scale, and vicinity map</td> <td style="text-align: right;">Colored, Rolled Plans:</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>All property lines and present dimensions labeled</td> <td style="text-align: right;">Reduced Copy (8-1/2x11 BW):</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>All required perimeter landscape planters shown</td> <td colspan="2" rowspan="3" style="vertical-align: top; padding: 5px;"> NOTES: </td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>All required parking lot fingers/islands shown</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Quantity, size, species/variety of all trees, shrubs, and ground cover</td> </tr> </table>				☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	1	☒	☐	North arrow, scale, and vicinity map	Colored, Rolled Plans:	1	☒	☐	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW):	1	☒	☐	All required perimeter landscape planters shown	NOTES:		☒	☐	All required parking lot fingers/islands shown	☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover																
☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	1																																									
☒	☐	North arrow, scale, and vicinity map	Colored, Rolled Plans:	1																																									
☒	☐	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW):	1																																									
☒	☐	All required perimeter landscape planters shown	NOTES:																																										
☒	☐	All required parking lot fingers/islands shown																																											
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover																																											
BUILDING ELEVATIONS																																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">☒</td> <td style="width: 5%; text-align: center;">☐</td> <td style="width: 80%;">11" x 17" min. to 24" x 36" max. page size</td> <td style="width: 10%; text-align: right;">Folded Plans:</td> <td style="width: 10%; text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Scale and building dimensions labeled</td> <td style="text-align: right;">Colored, Rolled Plans:</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>North, south, east, and west elevations of all buildings</td> <td style="text-align: right;">Reduced Copy (8-1/2x11 BW):</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>All building materials and colors noted</td> <td colspan="2" rowspan="3" style="vertical-align: top; padding: 5px;"> NOTES: </td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>8" x 10" photo of original color and material board</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> <td>All wall sign locations shown and sizes noted</td> </tr> </table>				☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	1	☒	☐	Scale and building dimensions labeled	Colored, Rolled Plans:	1	☒	☐	North, south, east, and west elevations of all buildings	Reduced Copy (8-1/2x11 BW):	1	☒	☐	All building materials and colors noted	NOTES:		☒	☐	8" x 10" photo of original color and material board	☐	☒	All wall sign locations shown and sizes noted																
☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	1																																									
☒	☐	Scale and building dimensions labeled	Colored, Rolled Plans:	1																																									
☒	☐	North, south, east, and west elevations of all buildings	Reduced Copy (8-1/2x11 BW):	1																																									
☒	☐	All building materials and colors noted	NOTES:																																										
☒	☐	8" x 10" photo of original color and material board																																											
☐	☒	All wall sign locations shown and sizes noted																																											
FLOOR PLANS																																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">☒</td> <td style="width: 5%; text-align: center;">☐</td> <td style="width: 80%;">11" x 17" min. to 24" x 36" max. page size</td> <td style="width: 10%; text-align: right;">Folded Plans:</td> <td style="width: 10%; text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Scale and building dimensions labeled</td> <td style="text-align: right;">Rolled Plans:</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>All building entrances/exits shown</td> <td style="text-align: right;">Reduced Copy (8-1/2x11 BW):</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Use of all rooms noted/labeled</td> <td colspan="2" rowspan="3" style="vertical-align: top; padding: 5px;"> NOTES: </td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Maximum Occupancy (per I.B.C.)</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td>Seating Capacity (where applicable)</td> </tr> </table>				☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	1	☒	☐	Scale and building dimensions labeled	Rolled Plans:	1	☒	☐	All building entrances/exits shown	Reduced Copy (8-1/2x11 BW):	1	☒	☐	Use of all rooms noted/labeled	NOTES:		☒	☐	Maximum Occupancy (per I.B.C.)	☒	☐	Seating Capacity (where applicable)																
☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	1																																									
☒	☐	Scale and building dimensions labeled	Rolled Plans:	1																																									
☒	☐	All building entrances/exits shown	Reduced Copy (8-1/2x11 BW):	1																																									
☒	☐	Use of all rooms noted/labeled	NOTES:																																										
☒	☐	Maximum Occupancy (per I.B.C.)																																											
☒	☐	Seating Capacity (where applicable)																																											
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.																																													
Owner / Applicant: Grand Canyon Village Square, LLC. Representative: Kaempfer Crowell Renshaw Gronauer & Fiorentino APN: 125-07-601-005 Planner's Signature: <i>John Grider</i> 8/31/10 Planner: John Grider, Planner I - 229-6711 Yorgo Kagafas, Planner II		Application Type: Site Development Plan Review - <i>7510</i> Application Purpose: Commercial Shopping Center Site Location: NW corner of Oso Blanca Road and Horse Drive Pre-App. Meeting Date: 08/27/10 Submittal Deadline: 09/07/10 - no later than 2:00 pm Earliest PC / CC Meeting Dates: 10/21/10 PC - 11/17/10 CC - Cycle 8																																											



CITY OF LAS VEGAS

- ☒ Meeting
☐ Conversation Record
☐ Telephone

Page: 1 of 1
Date: 08/27/10
Time: 10:00 a.m.

Project Name: Horse & US 95

Conversation between CLV P&D Representative: John Grider, Planner I (229-6711 Office / 385-7268 Fax / jgrider@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. John Grider	Planning & Development	229-6711		
2. Yorgo Kagafas	Planning & Development	229-6196		
3. Ann Pierce	Kaempfer Crowell Renshaw Gronauer & Fiorentino	792-7048		
4. <i>Betty Casey</i>	<i>Moser Architecture</i>			
5. <i>Brent Cajthaml</i>	<i>Moser Architecture</i>	<i>322-1177</i>		
6.	CLV - Finance (Business License)	229-6321	383-0769	
7. <i>Roger Bailey</i>	CLV - PW - Dev Co	229-6578	474-7599	
8. <i>Rick Schroder</i>	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☒ NO
If yes, please address how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered by the City of Las Vegas.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: Grand Canyon Village

Meeting Notes:

1. Non-owner applicants must be a lessee, contract purchaser or optionee of the property. This is consistent with the requirements of Title 19.18 Applications and Procedures. Architectural, engineering and legal firms (among others) that do not fall within these categories may act as the representative only, not as the applicant.
2. All drawings shall be to scale.
3. *Horse Drive Front*
4. *Horse Dr - 100 ft Artificial*
5. *Grand Canyon - 80 ft*
6. *2 Easternly driveways on Grand Canyon would not be allowed.*
7. *MST plan indicates Grand Canyon Turning North.*
8. *Traffic Impact Analysis.*
9. *Drainage Study.*
10. *Provide Trip Analysis for Duna @ Time of Application*
11. *Curb cut on Horse may need to be moved (East)*

RECEIVED
SEP 07 2010

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is "often best." Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

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

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



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

December 8, 2010

Mr. Hank Gordon
Grand Canyon Village Square, LLC
1770 North Buffalo Road, Suite #101
Las Vegas, Nevada 89128

RE: SDR-39453 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-39455
CITY COUNCIL MEETING OF NOVEMBER 17, 2010

Dear Mr. Gordon:

The City Council at a regular meeting held November 17, 2010, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 250,267 SQUARE-FOOT SHOPPING CENTER on 25.48 acres at the northwest corner of Horse Drive and Oso Blanca Road (APN 125-07-601-005). The Notice of Final Action was filed with the Las Vegas City Clerk on November 18, 2010. This approval is subject to:

Added Condition:

- A. The property shall be posted with signage at the east, west and south property lines with information regarding the approved zone change (ZON-39455). Signs shall be submitted to the Planning and Development Department for approval as to size, material, content, and location. Building permits shall be required to ensure proper construction. Signs shall be continuously maintained until construction commences on development of the site.

Planning and Development

1. Approval of Rezoning (ZON-39455) shall be required, if approved.
2. This approval shall be void five years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 10/06/10 and building elevations, date stamped 09/07/10, except as amended by conditions herein.
4. An Exception from Title 19.10 is hereby approved, to allow 317 parking lot landscape island trees, where 376 parking lot landscape islands trees are required.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

5. 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 10/06/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
6. Prior to occupancy, 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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. Per the Grand Canyon Village Master Plan, the required shrub size is five gallon and one gallon mixed. The required ground cover size is one gallon; additional smaller sizes are allowable, subject to review. A minimum of 15% of the total parcel area shall be landscaped. The landscape will include plant (organic) materials as well as inorganic elements such as rock mulch, boulders, etc. The proportion of organic material which comprises the total landscaped area shall range from (40%-60%) after one year of growth. The number of trees shall meet code, subject to the approval of the Planning and Development Department.
9. A minimum of ten percent contrasting material or color is required on commercial buildings. Glazing will constitute 20% at the ground floor (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Trash enclosures shall be gated, with a roof or trellis, to comply with Title 19.08.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Per the Grand Canyon Village Master Plan, parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.

14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
16. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Dedicate 40 feet of right-of-way along Grand Canyon Drive in accordance with the City's Master Plan of Streets and Highways Plan, an additional 10 feet of right-of-way along the Frontage Road (AKA Oso Blanca Road), appropriate right-of-way for a taper per Standard Drawing #201.1 along Grand Canyon Drive, and appropriate right-of-way for a bus turnout on Grand Canyon Drive at the northeast corner of Horse Drive and Grand Canyon Drive adjacent to this site concurrent with onsite development activities.
19. Construct half-street improvements including appropriate overpaving on Grand Canyon Drive, full width improvements on the Frontage Road (AKA Oso Blanca Road), and construct all incomplete half street improvements on Horse Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
20. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the construction of improvements in the Frontage Road (AKA Oso Blanca Road) public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
21. Prior to the issuance of any permits for buildings overlying existing Public Sewer Easements or any other City of Las Vegas Public Easements on this site, record a Petition of Vacation to vacate any such public easements in conflict with proposed buildings on this site.
22. Meet with the Traffic Engineering Representative for assistance in the possible redesign of the proposed driveway access from Grand Canyon Drive prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

Mr. Hank Gordon
SDR-39453 – Page Four
December 8, 2010

23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Mark Fiorentino
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113



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

December 8, 2010

Mr. Hank Gordon
Grand Canyon Village Square, LLC
1770 North Buffalo Road, Suite #101
Las Vegas, Nevada 89128

RE: SDR-39453 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-39455
CITY COUNCIL MEETING OF NOVEMBER 17, 2010

Dear Mr. Gordon:

The City Council at a regular meeting held November 17, 2010, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 250,267 SQUARE-FOOT SHOPPING CENTER on 25.48 acres at the northwest corner of Horse Drive and Oso Blanca Road (APN 125-07-601-005). The Notice of Final Action was filed with the Las Vegas City Clerk on November 18, 2010. This approval is subject to:

Added Condition:

- A. The property shall be posted with signage at the east, west and south property lines with information regarding the approved zone change (ZON-39455). Signs shall be submitted to the Planning and Development Department for approval as to size, material, content, and location. Building permits shall be required to ensure proper construction. Signs shall be continuously maintained until construction commences on development of the site.

Planning and Development

1. Approval of Rezoning (ZON-39455) shall be required, if approved.
2. This approval shall be void five years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 10/06/10 and building elevations, date stamped 09/07/10, except as amended by conditions herein.
4. An Exception from Title 19.10 is hereby approved, to allow 317 parking lot landscape island trees, where 376 parking lot landscape islands trees are required.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

5. 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 10/06/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
6. Prior to occupancy, 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.
7. These Conditions of Approval shall be affixed to the cover sheet of ny plan set submitted for building permit.
8. 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. Per the Grand Canyon Village Master Plan, the required shrub size is five gallon and one gallon mixed. The required ground cover size is one gallon; additional smaller sizes are allowable, subject to review. A minimum of 15% of the total parcel area shall be landscaped. The landscape will include plant (organic) materials as well as inorganic elements such as rock mulch, boulders, etc. The proportion of organic material which comprises the total landscaped area shall range from (40%-60%) after one year of growth. The number of trees shall meet code, subject to the approval of the Planning and Development Department.
9. A minimum of ten percent contrasting material or color is required on commercial buildings. Glazing will constitute 20% at the ground floor (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Trash enclosures shall be gated, with a roof or trellis, to comply with Title 19.08.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Per the Grand Canyon Village Master Plan, parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.

14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
16. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Dedicate 40 feet of right-of-way along Grand Canyon Drive in accordance with the City's Master Plan of Streets and Highways Plan, an additional 10 feet of right-of-way along the Frontage Road (AKA Oso Blanca Road), appropriate right-of-way for a taper per Standard Drawing #201.1 along Grand Canyon Drive, and appropriate right-of-way for a bus turnout on Grand Canyon Drive at the northeast corner of Horse Drive and Grand Canyon Drive adjacent to this site concurrent with onsite development activities.
19. Construct half-street improvements including appropriate overpaving on Grand Canyon Drive, full width improvements on the Frontage Road (AKA Oso Blanca Road), and construct all incomplete half street improvements on Horse Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
20. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the construction of improvements in the Frontage Road (AKA Oso Blanca Road) public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
21. Prior to the issuance of any permits for buildings overlying existing Public Sewer Easements or any other City of Las Vegas Public Easements on this site, record a Petition of Vacation to vacate any such public easements in conflict with proposed buildings on this site.
22. Meet with the Traffic Engineering Representative for assistance in the possible redesign of the proposed driveway access from Grand Canyon Drive prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

Mr. Hank Gordon
SDR-39453 – Page Four
December 8, 2010

23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Mark Fiorentino
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

October 22, 2010

Mr. Hank Gordon
Grand Canyon Village Square, LLC
1770 North Buffalo Road, Suite #101
Las Vegas, Nevada 89128

**RE: SDR-39453 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
ZON-39455
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Gordon:

Your request for a Site Development Plan Review FOR A PROPOSED 250,267 SQUARE-FOOT SHOPPING CENTER on 25.48 acres at the northwest corner of Horse Drive and Oso Blanca Road (APN 125-07-601-005), Ward 6 (Ross), was considered by the Planning Commission on October 21, 2010.

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

Planning and Development

1. Approval of Rezoning (ZON-39455) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 10/06/10 and building elevations, date stamped 09/07/10, except as amended by conditions herein.
4. An Exception from Title 19.10 is hereby approved, to allow 317 parking lot landscape island trees, where 376 parking lot landscape islands trees are required.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



5. 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 10/06/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
6. Prior to occupancy, 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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. Per the Grand Canyon Village Master Plan, the required shrub size is five gallon and one gallon mixed. The required ground cover size is one gallon; additional smaller sizes are allowable, subject to review. A minimum of 15% of the total parcel area shall be landscaped. The landscape will include plant (organic) materials as well as inorganic elements such as rock mulch, boulders, etc. The proportion of organic material which comprises the total landscaped area shall range from (40%-60%) after one year of growth. The number of trees shall meet code, subject to the approval of the Planning and Development Department.
9. A minimum of ten percent contrasting material or color is required on commercial buildings. Glazing will constitute 20% at the ground floor (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Trash enclosures shall be gated, with a roof or trellis, to comply with Title 19.08.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

12. Per the Grand Canyon Village Master Plan, parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
16. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Dedicate 40 feet of right-of-way along Grand Canyon Drive in accordance with the City's Master Plan of Streets and Highways Plan, an additional 10 feet of right-of-way along the Frontage Road (AKA Oso Blanca Road), appropriate right-of-way for a taper per Standard Drawing #201.1 along Grand Canyon Drive, and appropriate right-of-way for a bus turnout on Grand Canyon Drive at the northeast corner of Horse Drive and Grand Canyon Drive adjacent to this site concurrent with onsite development activities.

19. Construct half-street improvements including appropriate overpaving on Grand Canyon Drive, full width improvements on the Frontage Road (AKA Oso Blanca Road), and construct all incomplete half street improvements on Horse Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
20. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the construction of improvements in the Frontage Road (AKA Oso Blanca Road) public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
21. Prior to the issuance of any permits for buildings overlying existing Public Sewer Easements or any other City of Las Vegas Public Easements on this site, record a Petition of Vacation to vacate any such public easements in conflict with proposed buildings on this site.
22. Meet with the Traffic Engineering Representative for assistance in the possible redesign of the proposed driveway access from Grand Canyon Drive prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Mr. Hank Gordon
SDR-39453 - Page Five
October 22, 2010

24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

This item will be considered by the City Council on **November 17, 2010**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Mark Fiorentino
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

October 8, 2010

Mr. Hank Gordon
Grand Canyon Village Square, LLC
1770 North Buffalo Road, Suite #101
Las Vegas, Nevada 89128

**RE: SDR-39453 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
ZON-39455
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Gordon:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **October 21, 2010** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, October 15, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Mark Fiorentino
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Steve Wallson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

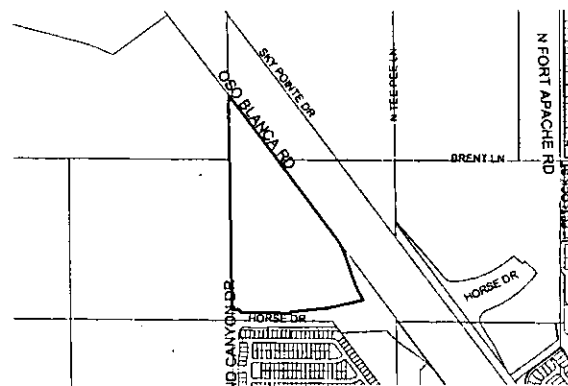


Application Information

ZON-39455 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE SQUARE, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: PD (PLANNED DEVELOPMENT) on a portion of 25.48 acres at the northwest corner of Horse Drive and Oso Blanca Road (APN 125-07-601-005), Ward 6 (Ross).

SDR-39453 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-39455 - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE SQUARE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 250,267 SQUARE-FOOT SHOPPING CENTER on 25.48 acres at the northwest corner of Horse Drive and Oso Blanca Road (APN 125-07-601-005), Ward 6 (Ross).

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: October 21, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

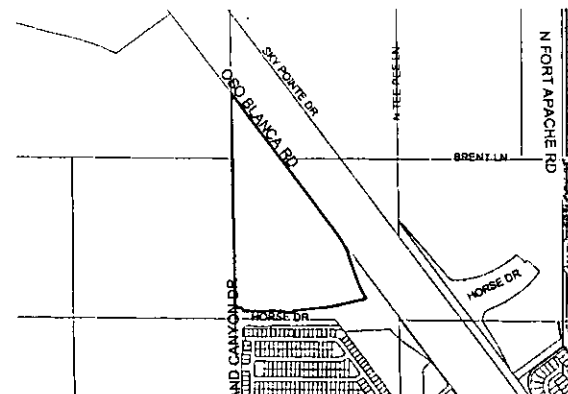
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

ZON-39455 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE SQUARE, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: PD (PLANNED DEVELOPMENT) on a portion of 25.48 acres at the northwest corner of Horse Drive and Oso Blanca Road (APN 125-07-601-005), Ward 6 (Ross).

SDR-39453 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-39455 - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE SQUARE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 250,267 SQUARE-FOOT SHOPPING CENTER on 25.48 acres at the northwest corner of Horse Drive and Oso Blanca Road (APN 125-07-601-005), Ward 6 (Ross).

Application Location



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

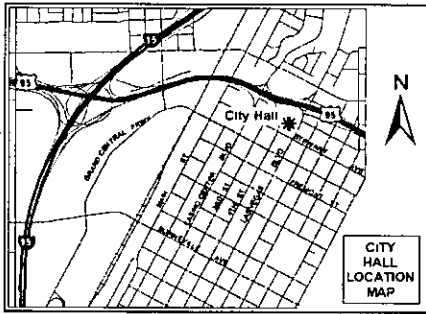
Public Hearing Information

Meeting: Planning Commission
Date: October 21, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

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

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

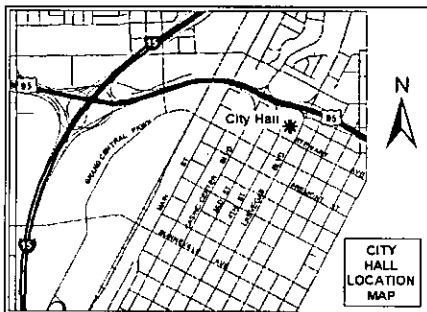
Please use available blank space on card for your comments.

ZON-39455 & SDR-39453

Planning Commission Meeting of 10/21/2010

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

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

ZON-39455 & SDR-39453

Planning Commission Meeting of 10/21/2010

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: September 23, 2010
Re: **SDR-39453** Laurich Properties, Inc. NWC Horse Dr. & Oso Blanca Rd.
Request for a Site Development Plan Review for a proposed shopping center

CONDITIONS OF APPROVAL:

1. Dedicate 40 feet of right-of-way along Grand Canyon Drive in accordance with the City's Master Plan of Streets and Highways Plan, an additional 10 feet of right-of-way along the Frontage Road (AKA Oso Blanca Road), appropriate right-of-way for a taper per Standard Drawing #201.1 along Grand Canyon Drive, and appropriate right-of-way for a bus turnout on Grand Canyon Drive at the northeast corner of Horse Drive and Grand Canyon Drive adjacent to this site concurrent with onsite development activities.
2. Construct half-street improvements including appropriate overpaving on Grand Canyon Drive, full width improvements on the Frontage Road (AKA Oso Blanca Road), and construct all incomplete half street improvements on Horse Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
3. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the construction of improvements in the Frontage Road (AKA Oso Blanca Road) public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
4. Prior to the issuance of any permits for buildings overlying existing Public Sewer Easements or any other City of Las Vegas Public Easements on this site, record a Petition of Vacation to vacate any such public easements in conflict with proposed buildings on this site.
5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

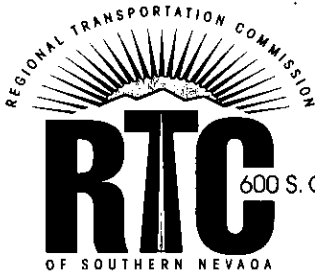
Carman Burney

From: Albert Sung
Sent: Friday, September 24, 2010 9:21 AM
To: Carman Burney
Cc: Steve Gebeke; Robert Welch
Subject: DINA: SDR-39453; Grand Teton Village at Horse / US95

Carman,

Flood Control requires a technical drainage study regarding the subject project to address and mitigate the drainage impact to the vicinity areas. The drainage study must be prepared by a Nevada registered civil engineer and submitted to *City of Las Vegas Flood Control Division* for review and approval. If you have any questions, please call me at 229-2001.

Albert Sung, P.E.
Flood Control Division
Public Works Department



600 S. Grand Central Parkway, Suite 350 • Las Vegas, Nevada 89106-4512 • 702-676-1500 • Fax: 702-676-1518

Jacob L. Snow,
General Manager

September 27, 2010

Carman Burney and Nora Lares, Agenda Technicians
Development Services Center
City of Las Vegas Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

**RTC COMMENT TO CITY OF LAS VEGAS PLANNING COMMISSION AGENDA OF
OCTOBER 21, 2010: ITEM # 37 DEVELOPMENT IMPACT NOTICE AND ASSESSMENT
(DINA) PROJECTS OF REGIONAL SIGNIFICANCE**

Dear Ms. Burney and Ms. Lares:

We have reviewed the following DINA's:

<i>Project Title</i>	<i>Application #</i>	<i>APN#</i>
Grand Teton Village	CLV-SDR-39453	125-07-601-005

The RTC wishes to commend the developer for provision of a bus turnout adjacent to the proposed project near the northeast corner of Horse Drive and Grand Canyon Drive.

The RTC recommends that in view of the planned US-95 interchange at Horse Drive, vehicular access to the project from Horse Drive be restricted to westbound traffic only, due to potential conflicts in crossing Horse Drive from an eastbound direction.

In addition, the RTC recommends consolidation of access points to the project from Grand Canyon Drive. The proposal is for three access points, which could result in significant impediments to traffic along Grand Canyon Drive.

Thank you for the opportunity to provide comments. Should you have questions or wish to clarify any matters, please feel free to contact me at 702-676-1715.

Sincerely,

MARTYN JAMES
Director of Planning Services

MJ/db

Development Notification

PC Meeting: October 21, 2010

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SDR-39453

23

Antelope HOA

Astoria Iron Mountain HOA

Astoria Trails North HOA

Astoria Trails South HOA

Aventine-Tramonti HOA

Cascade HOA

Centennial Heights HOA

Centennial Point Community Association

Centennial Village North HOA

Centennial Village South HOA

Citizens Action Committee of Tule Springs

Elkridge HOA

Grand Canyon Village HOA

Grand Teton Village HOA

Madison Colony at Providence HOA

Pine Meadows Community HOA

Providence Master Association

Quarterhorse Falls II HOA

Silver Crossing HOA

Spring Mountain Ranch Master Association

The Terragona Estates HOA

Turtle Rock HOA

Twilight North HOA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-39453

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEUMUS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEUMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEUMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

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

SDPR
09/07/2010

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

SDR-39453 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-39455 - PUBLIC HEARING -
APPLICANT: LAURICH PROPERTIES, INC. - OWNER: GRAND CANYON VILLAGE SQUARE, LLC -

Request for a Site Development Plan Review FOR A PROPOSED 250,267 SQUARE-FOOT SHOPPING CENTER on a 25.48 acres at the northwest corner of Horse Drive and, Oso Blanca Road (APN 125-07-601-005), Ward 6 (Ross).

PLANNING COMMISSION: OCTOBER 21, 2010
CITY COUNCIL: NOVEMBER 17, 2010

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: SEPTEMBER 21, 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 **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:

10/21/10 PH *Roma*

Report Date 09/07/2010 03:02 PM

Submitted By

Page 1

A/P # 39453 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/07/2010 10:42	982998	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

SDR-39453 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-39455 - PUBLIC HEARING - APPLICANT: LAURICH PROPERTIES, INC. - OWNER: GRAND CANYON VILLAGE SQUARE, LLC. - Request for a Site Development Plan Review FOR A PROPOSED 250,267 SQUARE-FOOT SHOPPING CENTER on a 25.48 acres at the northwest corner of Horse Drive and Oso Blanca Road (APN 125-07-601-005), Ward 6 (Ross).

Parent A/P #

Project # 39453 Project/Phase Name HORSE & 95 RETAIL CENTER Phase #
Size/Area 25.48 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12507601005

Location

Owner/Tenant

Contact ID AC1808739 Name GRAND CANYON VILLAGE SQUARE LLC
Mailing Address 1770 N BUFFALO #101 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89128-2679 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

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

12507601005

Report Date 09/07/2010 03:02 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1808739 ☐ Foreign
Effective Expire
Name GRAND CANYON VILLAGE SQUARE LLC
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 1770 N BUFFALO #101
LAS VEGAS, NV 89128-2679
Seasonal Addr
Valid From To
Comments No Comments

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 3800 HOWARD HUGHES PARKWAY
LAS VEGAS, NV 89169
Seasonal Addr
Valid From To
Comments Mark H. Fiorentino

Primary Y Capacity APPL Contact ID AC464409 ☐ Foreign
Effective Expire
Name LAURICH PROPERTIES
Day Phone (702)220-4500 x Eve Phone Organization
Pager PIN # Position
Fax (702)220-4900 Mobile Profession
E-Mail
Address 1770 NORTH BUFFALO DRIVE, SUITE #101
LAS VEGAS, NEVADA 89128
Seasonal Addr
Valid From To
Comments Hank Gordon

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	09/07/2010 11:06	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	09/07/2010 11:06	30.00
PROCESSING FEE	P	09/07/2010 11:06	500.00
Total Unpaid		0.00	Total Paid 1030.00

Report Date 09/07/2010 03:02 PM

Submitted By

Page 3

Inspections

There are no Inspections for this Report

Review Activities Review # Comments

Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
DEVCO	1	Incomplete	☐	09/07/2010 14:48			
NEIGH P&S	1	Incomplete	☐	09/07/2010 14:48			
B&S PLAN	1	Incomplete	☐	09/07/2010 14:48			
FLOOD	1	Incomplete	☐	09/07/2010 14:48			
ROW	1	Incomplete	☐	09/07/2010 14:48			
TRAFFIC	1	Incomplete	☐	09/07/2010 14:48			
TEFO	1	Incomplete	☐	09/07/2010 14:48			
SURVEY	1	Incomplete	☐	09/07/2010 14:48			
SID	1	Incomplete	☐	09/07/2010 14:48			
SEWER	1	Incomplete	☐	09/07/2010 14:48			
LAND DEV	1	Incomplete	☐	09/07/2010 14:48			
FIRE ENG	1	Incomplete	☐	09/07/2010 14:48			

Activity/Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By JMARSHALL

Modified Date/Time 09/07/2010 10:41

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- | | |
|--|--|
| Y Pre-Application Conference Checklist | Y Site Plans (6 Folded Blue Lines, 1 Rolled Color) |
| Y Application/Petition Form | Y Landscape Plan (1 Folded, 1 Rolled Color) |
| Y Deed and Legal Description | Y Building Elevations (1 Folded, 1 Rolled Color) |
| Y Justification Letter | Y Floor Plan (1 Folded, 1 Rolled) |
| Y Color and Material Board | Y Laser Print Site Plan |
| 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

City of Las Vegas

400 Stewart Ave

Las Vegas, NV 89101-2927

SDR Application

Report Date 09/07/2010 03:02 PM

Submitted By

Page 4

Check Conditions

Condition

Approval

Approved By

Approved Date

Applied By

Applied Date

Assigned

Supervisor Required

Comments

Z-LEGAL

982998

09/07/2010 10:42

N

Project#

AP Type

Status

Stage

Relation

No children exist for this project

Planning Condition Description

Effective

Expire

Comments

There is no planning condition for this project.

SITE PLAN REVIEW

Y DINA Required?

Y

Project of Regional Significance?

N Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

Public, Non-Public, AdminPUBLIC

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Info
Meeting Date
Comments
Added By

Meeting Type

Add Date

Meeting Status

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

10/21/2010

PC

SCHEDULED

0

0

0

JMARSHALL

09/07/2010

Template Type/AP #

AP 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

Hour

PAYMNT CO NAME WHO PICKED UP CONTACT#

970040

09/07/2010 11:08

0.00

ANN PIERCE, KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO CK 76539, 702.792.7000

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) Horse & 95

Project Name Horse & 95 Retail Center Proposed Use Shopping Center

Assessor's Parcel #(s) 125-07-601-005 Ward # 6

General Plan: existing CC proposed N/A Zoning: existing PD/RE proposed PD/C-2

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres approx 25 Lots/Units 1 Density _____

Additional Information See attached justification letter

PROPERTY OWNER Grand Canyon Village Square, LLC Contact Hank Gordon

Address 1770 N. Buffalo #101 Phone: 220-4500 Fax: N/A

City Las Vegas State NV Zip 89128

E-mail Address N/A

APPLICANT Grand Canyon Village Square, LLC Contact Hank Gordon

Address 1770 N. Buffalo Dr., Ste. 101 Phone: 220-4500 Fax: N/A

City Las Vegas State NV Zip 89128

E-mail Address N/A

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Mark H. Fiorentino

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

City Las Vegas State NV Zip 89113

E-mail Address mfiorentino@kcnvlaw.com

Property Owner Signature* Hank Gordon

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

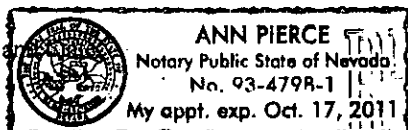
Print Name Hank Gordon

Subscribed and sworn before me

This 23 day of September, 20 10

Anna Pierce

Notary Public in and for said County



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-39453</u>
Meeting Date:	<u>10/21/10</u>
Total Fee: \$	<u>1030.00</u>
Date Received:*	<u>9/7/10</u>
Received By:	<u>John Anderson</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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) Horse & 95

Project Name Horse & 95 Retail Center Proposed Use Shopping Center

Assessor's Parcel #(s) 125-07-601-005 Ward # 6

General Plan: existing CC proposed N/A Zoning: existing PD/RE proposed PD

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres approx 25 Lots/Units 1 Density _____

Additional Information See attached justification letter

PROPERTY OWNER Grand Canyon Village Square, LLC Contact Hank Gordon

Address 1770 N. Buffalo #101 Phone: 220-4500 Fax: N/A

City Las Vegas State NV Zip 89128

E-mail Address N/A

APPLICANT Laurich Properties, Inc. Contact Hank Gordon

Address 1770 N. Buffalo Dr., Ste. 101 Phone: 220-4500 Fax: N/A

City Las Vegas State NV Zip 89128

E-mail Address H Gordon @ LAURICH Properties, Inc

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Mark H. Fiorentino

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

City Las Vegas State NV Zip 89113

E-mail Address mfiorentino@kcnvlaw.com

Property Owner Signature* Hank Gordon

* 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 30 day of August, 20 10

Ann Pierce

Notary Public in and for said County and State



ANN PIERCE
Notary Public State of Nevada
No. 93-4798-1
My appt. exp. Oct. 17, 2011

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-39453</u>
Meeting Date:	<u>10/21/10</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>9-7-10</u>
Received By:	<u>JFmuv</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.

Appot\Application Packet\Application Form.pdf

MARK H. FIORENTINOmfiorentino@kcrlaw.com
702.693.4261LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7161RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.684.8300
Fax: 775.882.0257

September 7, 2010

VIA HAND DELIVERYCity of Las Vegas
Department of Planning & Development
731 S. 4th Street
Las Vegas, Nevada 89101**Re: Justification Letter – APN 125-07-601-005**

To Whom It May Concern:

Please be advised that this office represents Grand Canyon Village Square LLC ("The Applicant"). The Applicant is proposing a zone change and site development plan review for a commercial shopping center on property approximately 26 acres in size. The property is on the northwest corner of Horse Drive and US 95, more particularly described as assessor's parcel number 125-07-601-005.

The Applicant is requesting a rezoning of the parcel from R-E/PD within the Grand Canyon Village Master Development Plan to a PD zone. A portion of the property is already zoned PD and the Applicant is seeking uniform zoning on the entire parcel.

The Applicant is also submitting a site development plan review for an approximately 250,267 square foot commercial shopping center consisting of large and small scale retail establishments, fast food establishments, retail pads, a convenience store, a drug store, and bank. The buildings are design in the Spanish style of architecture with tile roofs and EFIS earth tone exterior walls. All required setbacks, landscaping and parking requirements are being met. The buildings are a maximum height of 35 feet. There are no waivers of variances being requested with this project.

The applications are justified for a number of reasons. Those include:

- 1) the applications conform to the Grand Canyon Village Master Development Plan;
- 2) the applications are consistent with the City's General Plan;
- 3) the proposed development is compatible with existing and proposed uses in the area; and
- 4) the proposed development will provide uses to support existing and planned residential communities in the area.

RECEIVED
SEP 07 2010**ZON-39455
SDR-39453**

Thank you for your consideration of this application. If you have any questions, please do not hesitate to contact Ann Pierce or me.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Mark Fiorentino
by *Ann*
Mark H. Fiorentino

MHF/sfm

RECEIVED
SEP 07 2010

—ZON-39455
SDR-39453

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

RECEIVED
SEP 07 2010

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

Post in a conspicuous place.



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

RECEIVED
SEP 07 2010

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

Post in a conspicuous place.



CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT

ENVIRONMENTAL IMPACT ASSESSMENT

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

* Bold question numbers denote minimum NRS requirements

RECEIVED
SEP 07 2010
SDR-39453

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 Grand Teton Village, 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: _____

Betty Shevorski

Date: 9/6/2010

Name: Betty Shevorski
Title: Project Manager

RECEIVED
SEP 07 2010

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

1 Project Description

1.a Project title: Grand Teton Village

1.b Application #:

1.c Project location: Horse and US 95

1.d Project sponsor

Name: Grand Canyon Village Square LLC.

Address: 1770 N. Buffalo Ste. 101 Las Vegas, NV 89128

Telephone: 220-4500

1.e G. P. designation: Planned Community Development

1.f Zoning: Currently R-E & P-D. Proposed to be P-D

1.g Project description:

Total site acreage: 25.48 acres

i) Residential

Total units: 0

FAR per Lot:

Lot Coverage per Lot:

ii) Hospitality

Total rooms: 0

Total entertainment:

iii) Commercial

Total S.F.: 250,257 s.f.

Total FAR: 22.5

Total Lot Coverage: 22.2%

1.h Briefly describe the project's surrounding land use and setting:

North: US 95 and undeveloped land zoned P-D

East: US 95

South: Single Family Homes zoned P-D

West: Undeveloped land zoned T-D

RECEIVED
SEP 07 2010

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 shopping center that will support the growing residential areas in the northwest part of Las Vegas. It will include a market, home improvements store, drug store, bank, gas, convenience store and fast food. The project is located at the large off ramp of Horse and US 95 allowing it to be easily accessibly by car.

The architectural style of the shopping center is consistent with the adjacent properties drawing from Spanish style. The exterior of the buildings are EFIS painted in earth tones, Spanish tile roofs, and standard store front glazing.

The project is currently designed to be built in one phase and would not require any special support.

RECEIVED
SEP 07 2010

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. A fire access route shall be provided on the project's civil improvement plans.

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

Explain: Yes. The project requires 1,001 parking spaces, and 1,390 parking spaces shall be provided.

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

Explain: No.

- 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 provide direct access to Horse Drive, Grand Canyon Drive, and Oso Blanca Drive. The City of Las Vegas Master Plan of Streets and Highways classifies Horse Drive as a primary arterial and Grand Canyon Drive and Oso Blanca Drive as secondary collectors. All of these roadways shall have adequate capacity to accommodate the traffic generated by the proposed project, in addition to traffic existing prior to completion of the project, if applicable.

- 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: Trip generation rates for the development were obtained from Trip Generation, 8th Edition (2009). The calculations are provided within the following tables.

RECEIVED
SEP 07 2010

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

TRIP GENERATION ITE CODE 862 HOME IMPROVEMENT SUPERSTORE 142,000 SQUARE FEET
AM PEAK HOUR
Average Rate = 1.26 Trips per 1,000 Square Feet $T = (1.26)(142.000)$ T = 178.95 or 179 Trips
PM PEAK HOUR
Average Rate = 2.37 Trips per 1,000 Square Feet $T = (2.37)(142.000)$ T = 336.54 or 337 Trips
WEEKDAY
Average Rate = 29.80 Trips per 1,000 Square Feet $T = (29.80)(142.000)$ T = 4,231.6 or 4,232 Trips

TRIP GENERATION ITE CODE 850 SUPERMARKET 76,000 SQUARE FEET
AM PEAK HOUR
Average Rate = 3.59 Trips per 1,000 Square Feet $T = (3.59)(76.000)$ T = 272.84 or 273 Trips
PM PEAK HOUR
Average Rate = 10.50 Trips per 1,000 Square Feet $T = (10.50)(76.000)$ T = 798 Trips
WEEKDAY
Average Rate = 102.24 Trips per 1,000 Square Feet $T = (102.24)(76.000)$ T = 7,770.24 or 7,771 Trips

RECEIVED
SEP 07 2010

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

TRIP GENERATION ITE CODE 934 FAST-FOOD RESTAURANT WITH DRIVE-THROUGH WINDOW 7,602 SQUARE FEET
AM PEAK HOUR
Average Rate = 49.35 Trips per 1,000 Square Feet $T = (49.35)(7.602)$ T = 375.16 or 376 Trips
PM PEAK HOUR
Average Rate = 33.84 Trips per 1,000 Square Feet $T = (33.84)(7.602)$ T = 257.25 or 258 Trips
WEEKDAY
Average Rate = 496.12 Trips per 1,000 Square Feet $T = (496.12)(7.602)$ T = 3,771.5 or 3,772 Trips

TRIP GENERATION ITE CODE 820 SHOPPING CENTER 5,040 SQUARE FEET
AM PEAK HOUR
Average Rate = 1.00 Trips per 1,000 Square Feet $T = (1.00)(5.040)$ T = 5.04 or 6 Trips
PM PEAK HOUR
Average Rate = 3.73 Trips per 1,000 Square Feet $T = (3.73)(5.040)$ T = 18.8 or 19 Trips
WEEKDAY
Average Rate = 42.94 Trips per 1,000 Square Feet $T = (42.94)(5.040)$ T = 216.42 or 217 Trips

RECEIVED
SEP 07 2010

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

TRIP GENERATION ITE CODE 912 DRIVE-IN BANK 4,195 SQUARE FEET
AM PEAK HOUR
Average Rate = 12.35 Trips per 1,000 Square Feet $T = (12.35)(4.195)$ $T = 51.81$ or 52 Trips
PM PEAK HOUR
Average Rate = 25.82 Trips per 1,000 Square Feet $T = (25.82)(4.195)$ $T = 108.31$ or 109 Trips
WEEKDAY
Average Rate = 148.15 Trips per 1,000 Square Feet $T = (148.15)(4.195)$ $T = 621.49$ or 622 Trips

TRIP GENERATION ITE CODE 853 CONVENIENCE MARKET WITH GASOLINE PUMPS 2,430 SQUARE FEET
AM PEAK HOUR
Average Rate = 43.90 Trips per 1,000 Square Feet $T = (43.90)(2.430)$ $T = 106.68$ or 107 Trips
PM PEAK HOUR
Average Rate = 59.69 Trips per 1,000 Square Feet $T = (59.69)(2.430)$ $T = 145.05$ or 146 Trips
WEEKDAY
Average Rate = 845.60 Trips per 1,000 Square Feet $T = (845.60)(2.430)$ $T = 2,054.81$ or 2,055 Trips

RECEIVED
SEP 07 2010

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

TRIP GENERATION ITE CODE 881 PHARMACY/DRUGSTORE WITH DRIVE-THROUGH WINDOW 13,000 SQUARE FEET
AM PEAK HOUR
Average Rate = 2.66 Trips per 1,000 Square Feet $T = (2.66)(13.000)$ T = 34.58 or 35 Trips
PM PEAK HOUR
Average Rate = 10.35 Trips per 1,000 Square Feet $T = (10.35)(13.000)$ T = 134.55 or 135 Trips
WEEKDAY
Average Rate = 88.16 Trips per 1,000 Square Feet $T = (88.16)(13.000)$ T = 1,146.08 or 1,147 Trips

TOTAL TRIPS
AM PEAK HOUR
1,028 Trips
PM PEAK HOUR
1,802 Trips
WEEKDAY
19,816

RECEIVED
SEP 07 2010

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: Sandra Thompson Elementary School

Distance from site²: 7351 N. Campbell Rd
Las Vegas, NV 89149

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: Arbor View High School

Distance from site²: 7500 Whispering Sands Drive
Las Vegas, NV 89131

4.3 miles

Number of pupils: 0

RECEIVED
SEP 07 2010

¹ See Exhibit I

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

School Sites



RECEIVED
SEP 07 2010

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: Centennial Hills Hospital
Existing/proposed: Existing 6900 N. Durango Dr.
Distance from site³: 2.7 miles

Police

Name of the facility: Northwest Area Command
Existing/proposed: Existing 9850 W. Cheyenne
Distance from site³: 7.8 miles

Emergency Services

Name of the facility: Fire Station 41
Existing/proposed: Existing 6989 N. Buffalo Dr.
Distance from site³: 4.1 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 shopping center does not have any uses or buildings that require special attention.

RECEIVED
SEP 07 2010

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.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Emergency Services



RECEIVED
SEP 07 2010

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: Yes, the proposed project conflicts with the current zoning. A portion of the site is zoned R-E. We are currently seeking a zone change to P-D that would correct the conflict.

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

Explain: No, the site is undeveloped.

-
- 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 freeway and will provide services to the existing neighborhood.

RECEIVED
SEP 07 2010

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 Durango at Oso Blanca (N)

Location: Durango and Oso Blanca

Distance from site⁴: 2.1 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. It is located about 2 miles from the Centennial Hills Center Park and Ride.

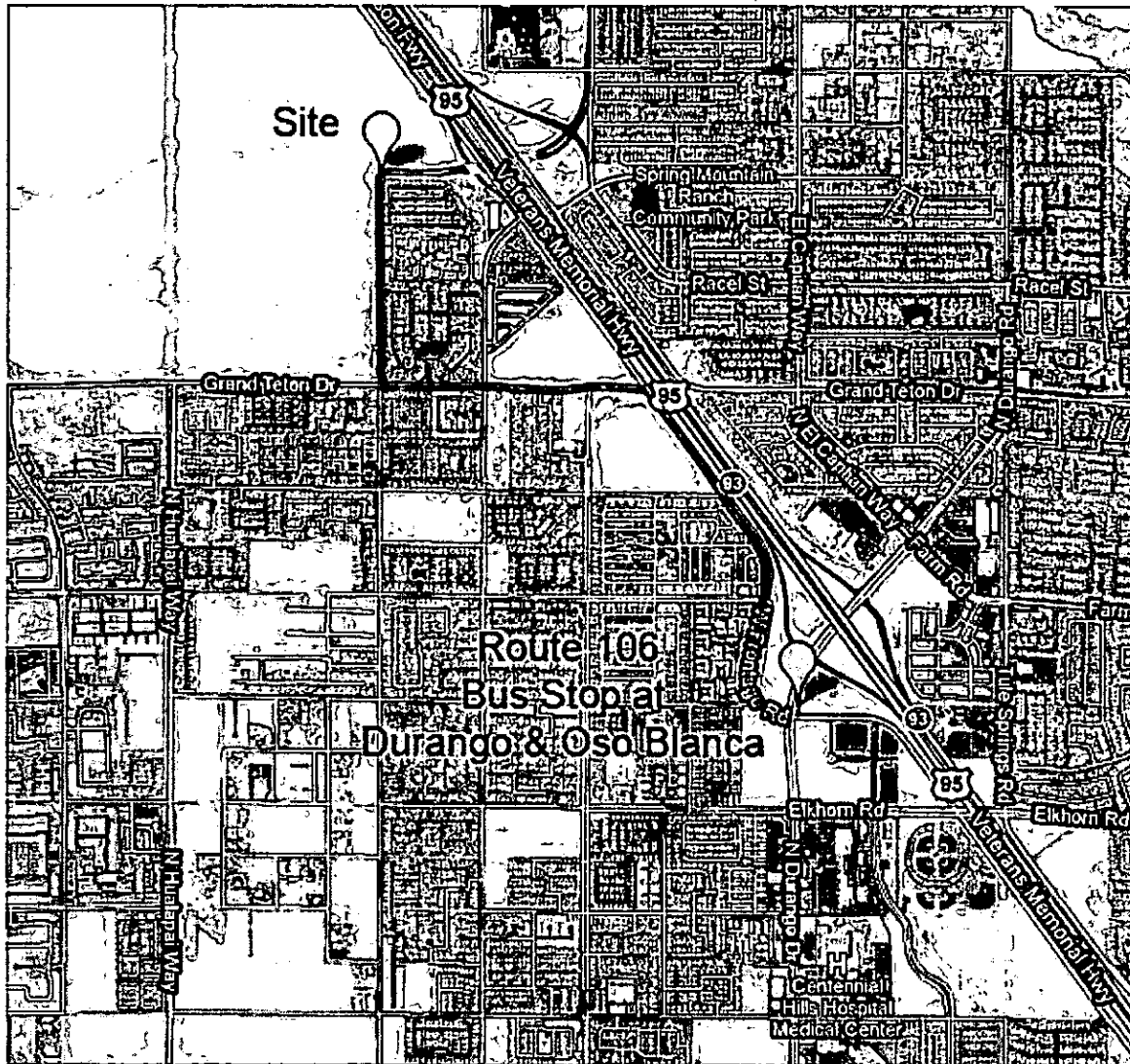
- 6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

Explain: The project has been designed with a bus turnout on Grand Canyon for any future lines that may be added at the discretion of the RTC.

RECEIVED
SEP 07 2010

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

Mass Transit



RECEIVED
SEP 07 2010

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

7 Open Space and Recreation

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

Neighborhood Park

Park name: Mountain Ridge Park

Location: 7151 Oso Blanca

Distance from site⁷: 1.97 miles

Community Park

Park name: Spring Mountain Community Park

Location: 7250 N. Fort Apache Rd.

Distance from site⁷: 0.41 miles

Regional Park

Park name: Centennial Hills Park

Location: 7101 N. Buffalo Dr.

Distance from site⁷: 2.80 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 shoppers such as dining and benches.

⁵ See Exhibit 2

⁶ See Exhibit 3

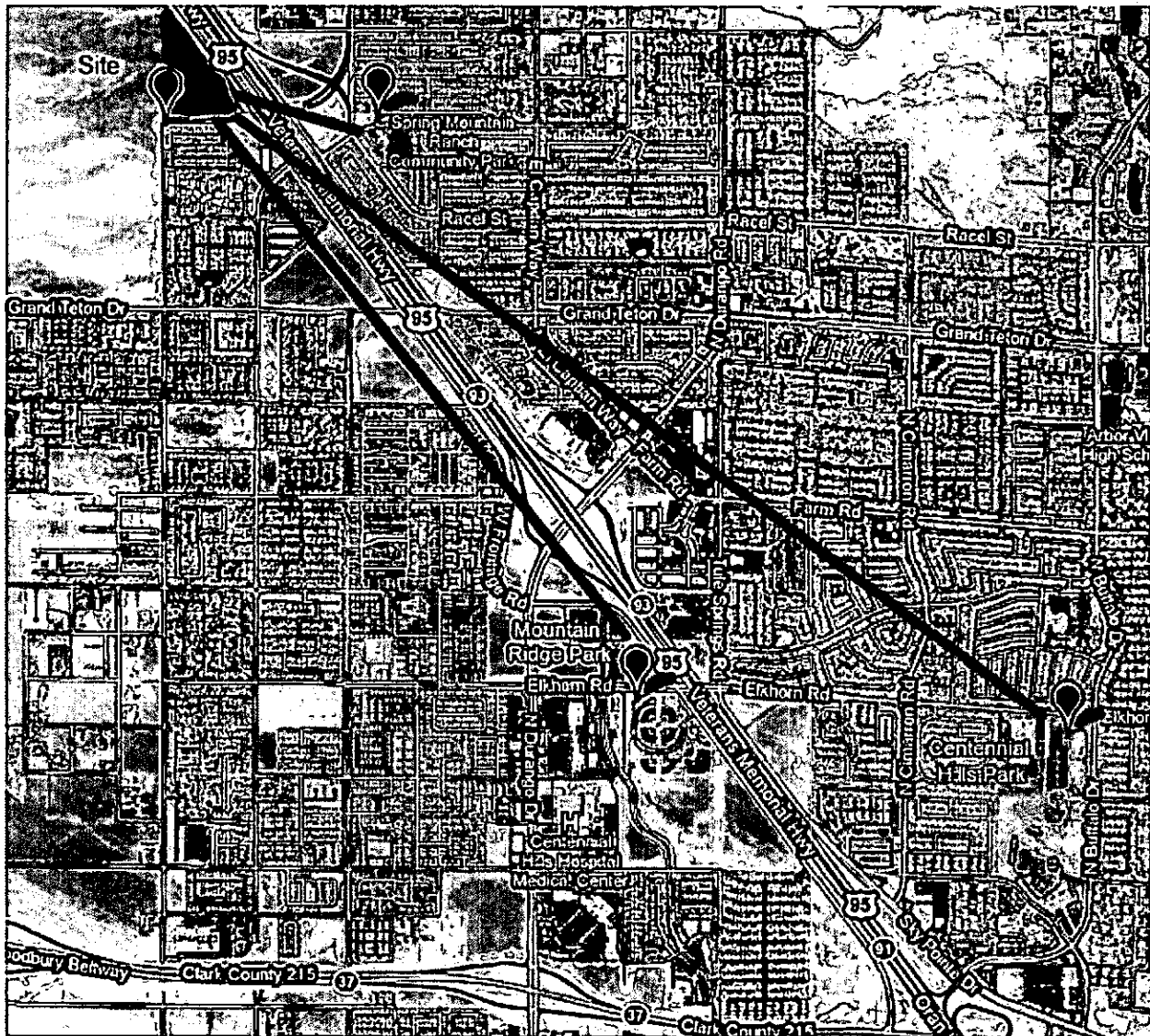
⁷ Attach a map indicating the straight distance from the project property line to the park property line.

⁸ See Exhibit 4

RECEIVED
SEP 07 2010

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Open Space and Recreation



RECEIVED
SEP 07 2010

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.
A storm Drain is planned to run through the property and align with the current 55' inlet on Oso Blanca Rd.

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.

RECEIVED
SEP 07 2010

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT



Regional Flood Control District

Clark County, NV

[Home](#) | [I Want To...](#) | [Table of Contents](#) | [About the District](#) | [Contact Us](#) | [Search](#)

FloodZone

Rainfall and Weather
[Rainfall Maps](#)

History of Flooding

Projects
[Drainage Study](#)

Agendas
[Stormwater Quality](#)

Document Library

GIS

FloodView Advanced

Meeting Dates

Public Information

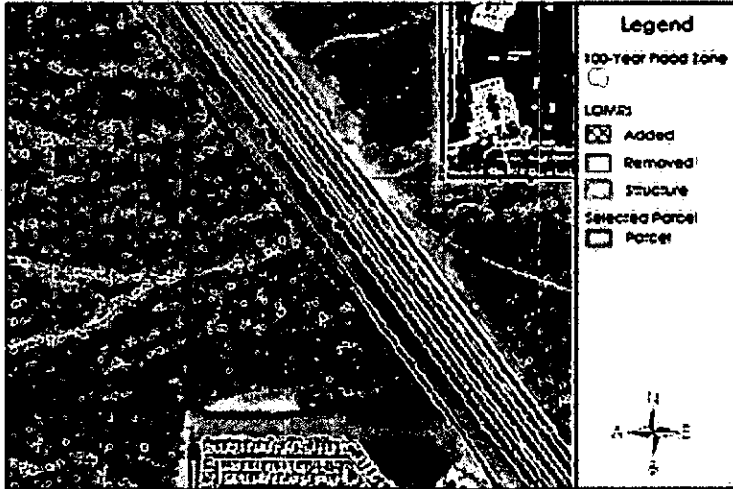
Kid's Page

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.

Parcel	12507601005
Owner	GRAND CANYON VILLAGE SQUARE LLC
Address	0
Entity	Las Vegas
Contact	702-729-6569
Flood Zone	This parcel IS NOT in a 100-year flood zone.
FIRM Panel	View FIRM Panel(1735)
LOMR	This parcel is not affected by a LOMR

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

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

Copyright © 2003-2006 Clark County Regional Flood Control District. All Rights Reserved.

Page

RECEIVED
SEP 07 2010

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; however, improvements are currently underway for the Kyle Canyon area. The status of that project may influence the site.

- 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:

250,257 s.f. commercial x (0.1546/1,000) = 38.7 gpm

Max Day:

250,257 s.f. commercial x (0.2706/1,000) = 67.7 gpm

Peak Hour:

250,257 s.f. commercial x (0.4979/1,000) = 124.6 gpm

RECEIVED
SEP 07 2010

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:

250,257	s.f. commercial space x	0.1	gal/s.f./day =	25,026	gal/day
Therefore:					
Average Flow =	0	+	25,026	=	25,026 gal/day / 1,000,000 =
					0.03 MGD
Peak Flow =	3.50	x	0.03 MGD	=	0.09 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.

RECEIVED
SEP 07 2010

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

RECEIVED
SEP 07 2010

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

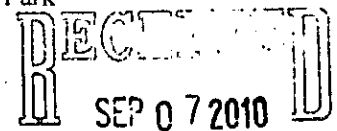
EXHIBIT 3

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

RECEIVED
SEP 07 2010

HE TRUST

CHUBBISSENPlangetrust.fm
6/5/04

RECEIVED
SEP 07 2010

HF TRUST

This Declaration of Trust is entered into this 14th day of July 2004, by HONORINE FLANAGAN as Settlor and as Trustee.

ARTICLE ONE

Trust Estate

1.1 Name. This Trust shall be known as the HF TRUST (sometimes hereinafter referred to as the "Trust").

1.2 Trust Property. The Settlor has transferred and delivered the property described in Exhibit A attached hereto to the Trustee, without consideration. The Trustee agrees that all such property and any other property hereafter received, or the proceeds or avails thereof, shall be held, managed and distributed as hereinafter provided.

1.3 Subsequent Addition to the Trust. HONORINE FLANAGAN or any other person, may at any time, or from time to time, either by transfer during their lives or by will or other dispositive instrument, give further property to the Trustee to be added to the principal of the Trust hereby created. Any property transferred to the Trust and subject to the provisions set forth herein shall be referred to as the "Trust Estate."

ARTICLE TWO

Provisions Applicable During the Lifetime of Settlor

2.1 Distribution of Income. During the life of the Settlor, the Trustee shall hold, manage, invest, and reinvest the principal and income of the Trust, shall collect the income therefrom, and may distribute all, or such lesser portion as the Trustee deems appropriate, of the net income therefrom to the Settlor in monthly or other convenient installments. Any net income not distributed shall be added to principal.

2.2 Distribution of Principal. The Trustee shall distribute to the Settlor such portion of the principal of the Trust, up to the whole thereof, as the Trustee deems appropriate.

2.3 Distribution in the Event of Incapacity. In the event of the incapacity of the Settlor, the Trustee shall pay to or apply for the benefit of the incapacitated Settlor as much of the net income and principal from the Trust Estate as the Trustee deems necessary for the proper health, support, maintenance, comfort and welfare of the incapacitated Settlor, in accordance with the Settlor's accustomed manner of living.

RECEIVED
SEP 07 2010

[Handwritten signature]

ARTICLE FOUR

Provisions Relating to the Appointment and Removal of Trustees

4.1 Original Trustee. The original Trustee is HONORINE FLANAGAN.

4.2 Successor Trustee Upon the Death, Resignation or Incompetency of Settlor. Upon the death, resignation or incompetency of the Settlor, HANK GORDON shall serve as successor Trustee. If for any reason HANK GORDON resigns or otherwise becomes unable to act hereunder, then RICHARD GORDON shall serve as the successor Trustee. The last of the foregoing individuals to serve as Trustee shall have the right to designate a successor Trustee or a series of successor Trustees to serve in the order named. If at any time no successor Trustee is named, then the majority of adult income beneficiaries of any trust created hereunder may appoint a successor Trustee for such trust, provided, however, that any appointment of an Independent Trustee shall be subject to the limitations described in Section 4.4.

4.3 Trustee of Children's Shares. After a beneficiary of a Child's Share attains the age of twenty-five (25) years, such beneficiary shall have the right to serve as a co-trustee of any Trust share created for such beneficiary. After a beneficiary of a Child's Share attains the age of thirty-five (35) years, such beneficiary shall have the right, with regard to such Child's Share, to remove any Trustee then serving and/or designate a successor Trustee or a series of successor Trustees for such Trust share, including such beneficiary, which designation shall supercede any appointment of successor Trustees pursuant to Section 4.2 or 4.4, provided, however, that any appointment of an Independent Trustee by a beneficiary shall be subject to the limitations described in Section 4.4.

4.4 Independent Trustee. Notwithstanding any other provision contained in this Trust agreement, all powers specifically granted to the Independent Trustee under this Trust agreement shall be exercisable solely by the Independent Trustee. The original Independent Trustee following the Settlor's death is HANK GORDON. Upon the death, resignation, removal, or incompetency of HANK GORDON, then RICHARD GORDON shall serve as successor Independent Trustee. The last of the foregoing individuals to serve as Independent Trustee shall have the right to designate a successor Independent Trustee or a series of successor Independent Trustees (other than a beneficiary hereunder) to serve in the order named. At any time after a beneficiary of a Child's Share attains the age of thirty-five (35) years, such beneficiary may remove the Independent Trustee as to such Child's Share without stating any reason and may appoint as successor Independent Trustee for such Child's Share any entity or individual (other than such beneficiary) who is not a related or subordinate party with respect to such beneficiary as defined in Section 672(c) of the Code, which designation shall supercede any appointment of successor Independent Trustees pursuant to this Section 4.4.

4.5 Resignation of Trustee. Any Trustee, at any time serving hereunder, shall have the right to resign by delivering an instrument of resignation in writing, signed by the resigning Trustee, to the Settlor, if living, and if not, to any other Trustee hereunder or to any beneficiary

RECEIVED
SEP 07 2010

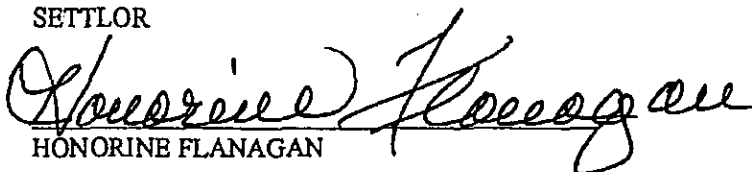
[Handwritten signature]

the income or principal. The income and principal of the Trust shall not be subject to any manner of transfer by operation of law unless otherwise herein provided, and shall be exempt from the claims of creditors or other claimants, and from orders, decrees, levies, attachments, garnishments, and executions, and other legal or equitable process or proceedings to the fullest extent permissible by law.

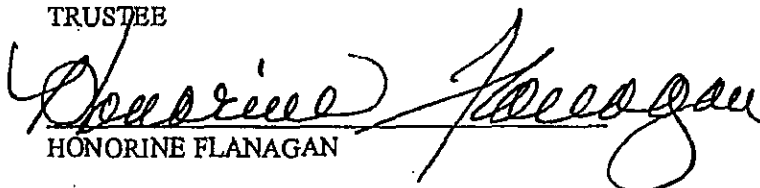
7.2 No Contest Clause. Except as provided herein, the Settlor has purposely made no provision in this Declaration of Trust for any other person, whether claiming to be the Settlor's heir or not. If any person, whether or not a beneficiary under this Declaration of Trust or mentioned herein, shall directly or indirectly contest the validity of this Declaration of Trust, which shall include any amendment thereto, or file any action in any court to annul any provision hereof, then in such event all interest of such person in and under this Declaration of Trust shall cease and the property or benefit such person shall have received under this Declaration of Trust shall be disposed of as if that person had predeceased the Settlor.

IN WITNESS WHEREOF, the Settlor and the Trustee have executed this instrument at Las Vegas, Clark County, Nevada.

SETTLOR

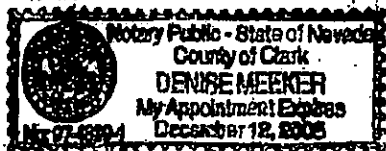

HONORINE FLANAGAN

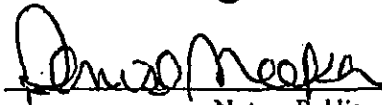
TRUSTEE


HONORINE FLANAGAN

STATE OF NEVADA)
)ss:
COUNTY OF CLARK)

This instrument was acknowledged before me on July 14, 2004, by HONORINE FLANAGAN as Settlor and Trustee.




Notary Public

RECEIVED
SEP 07 2010



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

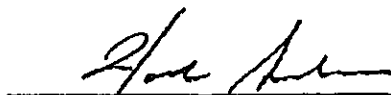
NOW THEREFORE, for good and valuable consideration, including the mutual covenants contained herein, the receipt and sufficiency of which is hereby acknowledged, it is mutually agreed :

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

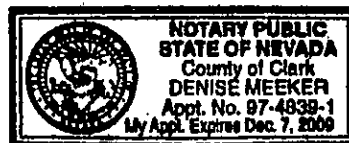
RECEIVED
SEP 07 2010

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

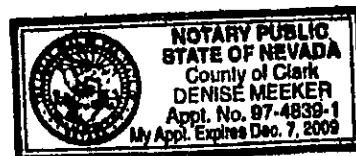


STATE OF NEVADA)
)§
COUNTY OF CLARK)

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



RECEIVED
SEP 07 2010

A.P.N.: 125-07-601-005
File No: NCS-445515-HHLV (sgs)
R.P.T.T.: \$20,400.00 C

Inst #: 201007290001145
Fees: \$17.00 N/C Fee: \$25.00
RPTT: \$20400.00 Ex: #
07/29/2010 09:54:10 AM
Receipt #: 444401
Requestor:
FIRST AMERICAN TITLE HOWARD
Recorded By: LEX Pgs: 6
DEBBIE CONWAY
CLARK COUNTY RECORDER

When Recorded Mail To: Mail Tax Statements To:
Grand Canyon Village Square, 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,

OREO Corp., an Ohio corporation

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

Grand Canyon Village Square, LLC, a Nevada limited liability company

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

THAT PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOT ONE (1) AS SHOWN BY MAP THEREOF IN FILE 105, OF PARCEL MAPS PAGE 18, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THOSE PORTIONS OF LAND CONVEYED TO CITY OF LAS VEGAS BY GRANT DEED RECORDED JULY 13, 2007 IN BOOK 20070713 AS DOCUMENT NO. 00379 AND 00380 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THOSE PORTIONS OF LAND CONVEYED TO THE CITY OF LAS VEGAS BY GRANT DEED RECORDED APRIL 14, 2008 IN BOOK 20080414 AS DOCUMENT NO. 02846 OF OFFICIAL RECORDS.

Together with, if any, without representation or warranty by Grantor with respect thereto all tenements, hereditaments and appurtenances, including easements, water and mineral rights, thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

SUBJECT TO:

1. All matters of record or otherwise affecting the Property.

RECEIVED
SEP 07 2010

Dated: July 27, 2010

OREO Corp., an Ohio corporation

By: Susan Ditch

Name: Susan Ditch

Its: Designated Signer

By: Jay Small

Name: Jay Small

Its: Designated Signer

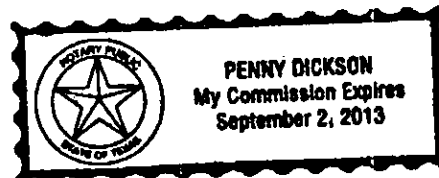
STATE OF Texas)
COUNTY OF Dallas) : ss.

On July 27, 2010 before me, the undersigned, a Notary Public in and for said State, personally appeared Susan Ditch, Designated Signer who proved to me on the basis of satisfactory evidence to be the Person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Penny Dickson
Notary Public
(My commission expires: 9/2/13)



RECEIVED
SEP 07 2010

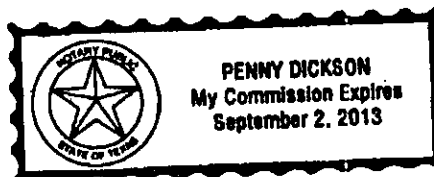
STATE OF Texas)
COUNTY OF Dallas) ss.

On July 27, 2010 before me, the undersigned, a Notary Public in and for said State, personally appeared Gay W. Small, Resignated Agent who proved to me on the basis of satisfactory evidence to be the Person whose name is subscribed to the within Instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the Instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Penny Dickson
Notary Public
(My commission expires: 9/2/13)



RECEIVED
SEP 07 2010

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 22, 2010** under Escrow No. **NCS-445515-HHLV**.

ASSIGNOR'S COPY

RECEIVED
SEP 07 2010

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 125-07-601-005
b) _____
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property: \$4,000,000.00
b) Deed in Lieu of Foreclosure Only (value of \$ _____)
c) Transfer Tax Value: \$4,000,000.00
d) Real Property Transfer Tax Due: \$20,400.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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: Susan Duitch - OREO Corp Capacity: Designated Signer
Signature: Susan Duitch Capacity: _____

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

Print Name: OREO Corp.
Address: 127 Public Square
City: Cleveland
State: OH Zip: 44114-1306

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

Print Name: Grand Canyon Village Square, LLC
Address: 1770 North Buffalo, Suite
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 File Number: NCS-445515-HHLV sgs/sgs
Address: 2490 Paseo Verde Parkway, #100
City: Henderson State: NV Zip: 89074

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

RECEIVED
SEP 07 2010

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 125-07-601-005
b) _____
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property:

\$4,000,000.00

b) Deed in Lieu of Foreclosure Only (value of

\$ _____)

c) Transfer Tax Value:

\$4,000,000.00

d) Real Property Transfer Tax Due

\$20,400.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: _____

b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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: Hank Gordon

Capacity: Taxpayer / MGR

Signature: Hank Gordon

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: OREO Corp.

Print Name: Grand Canyon Village

Address: 127 Public Square

Address: Square, LLC

City: Cleveland

City: Las Vegas

State: OH

Zip: 44114-
1306

State: NV

Zip: 89128

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

First American Title Insurance
Company National Commercial

Print Name: Services

File Number: NCS-445515-HHLV sgs/sgs

Address: 2490 Paseo Verde Parkway, #100

City: Henderson

State: NV

Zip: 89074

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



MOSER architecture studio

Transmittal

Date:	September 13, 2010
Attention:	John Grider CLV Planning Department 731 S. 4 th Street Las Vegas, NV 89101
Re:	RE: SDR-39453 and ZON-39455 MAS Job No. 10-034
From:	Brent Cajthaml

X For
Reference

X For review

☐ Please comment

☐ Please reply

☐ Please recycle

Transmitted by:

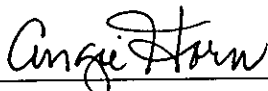
☐ Mail

☐ Overnight Express Service

x Delivery

Notes:

QTY	DESCRIPTION
6	24 x 36 B/W Revised Site Plans
1	8 ½ x 11 B/W Site Plan
1	11 x 17Color Site/L.S Plan
1	8 ½ x 11 Color Site/L.S. Plan



Signature

Date

RECEIVED
10 SEP 13 PM 3:30
PLANNING AND
DEVELOPMENT