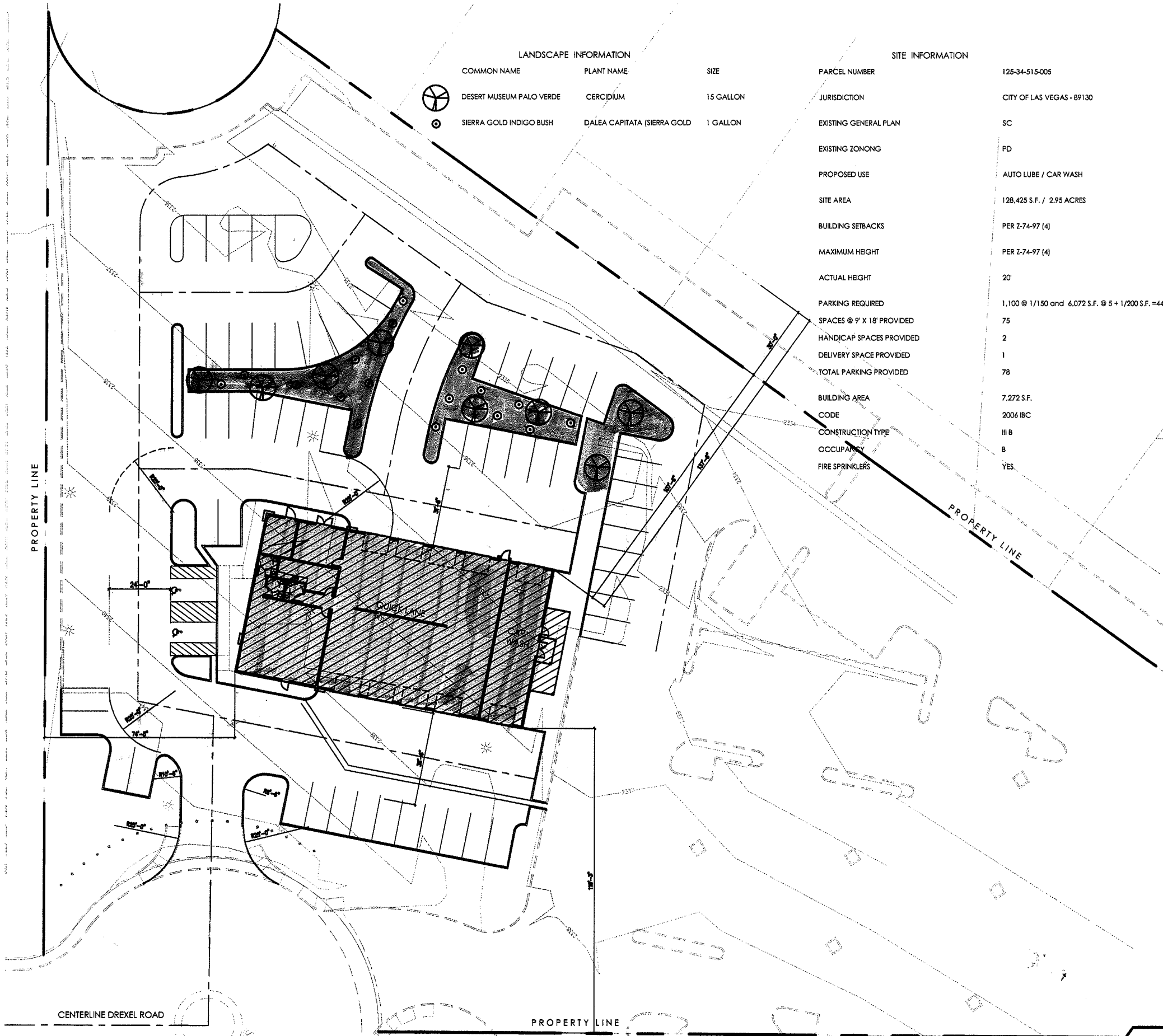
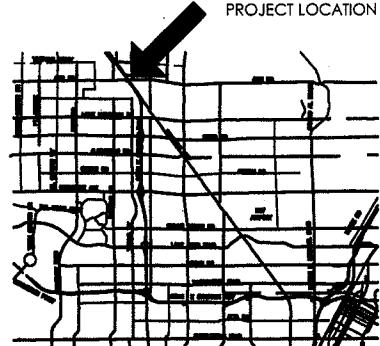


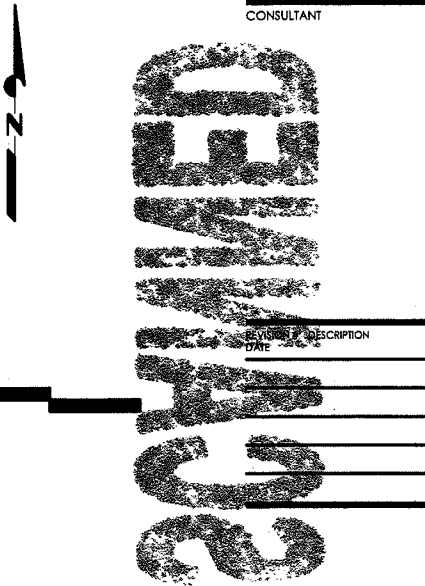


LANDSCAPE INFORMATION		
COMMON NAME	PLANT NAME	SIZE
DESERT MUSEUM PALO VERDE	CERCIDIUM	15 GALLON
SIERRA GOLD INDIGO BUSH	DALEA CAPITATA (SIERRA GOLD)	1 GALLON

SITE INFORMATION	
PARCEL NUMBER	125-34-515-005
JURISDICTION	CITY OF LAS VEGAS - 89130
EXISTING GENERAL PLAN	SC
EXISTING ZONING	PD
PROPOSED USE	AUTO LUBE / CAR WASH
SITE AREA	128,425 S.F. / 2.95 ACRES
BUILDING SETBACKS	PER Z-74-97 (4)
MAXIMUM HEIGHT	PER Z-74-97 (4)
ACTUAL HEIGHT	20'
PARKING REQUIRED	1,100 @ 1/150 and 6,072 S.F. @ 5 + 1/200 S.F. = 44
SPACES @ 9' X 18' PROVIDED	75
HANDICAP SPACES PROVIDED	2
DELIVERY SPACE PROVIDED	1
TOTAL PARKING PROVIDED	78
BUILDING AREA	7,272 S.F.
CODE	2006 IBC
CONSTRUCTION TYPE	III B
OCCUPANCY	B
FIRE SPRINKLERS	YES



VICINITY MAP



PROJECT TITLE

TEAM FORD
QUICK LANE

5446 DREXEL ROAD
LAS VEGAS, NV
89130



2545 Quail Wood Court
Henderson, NV 89074
Tel: 702.876.9690 Fax: 702.876.9691
email: doug@purvisarchitects.com

PROJECT NO. 10.007
DRAWN BY: DGP
CHECKED BY: DGP
ISSUE DATE: 08.03.10



SHEET TITLE

QUICK LANE
SITE PLAN

SHEET NUMBER

AS.1

SITE PLAN
SCALE: 1" = 20' - 0"

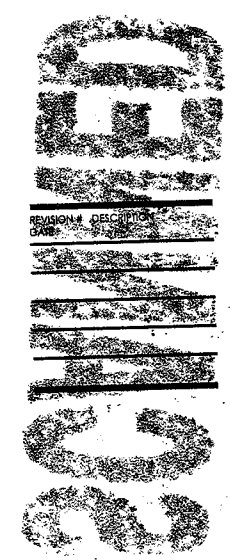
SDR-39469

10/21/10 PC



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CONSULTANT



PROJECT TITLE

TEAM FORD
QUICK LANE

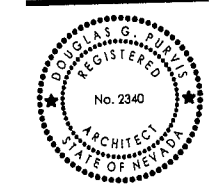
5446 DREXEL ROAD
LAS VEGAS, NV
89130

DOUGLAS G. PURVIS
ARCHITECT, LTD.



2545 Quail Wood Court
Henderson, NV 89074
Tel: 702.876.9693 Fax: 702.876.9691
email: doug@purvisarchitects.com

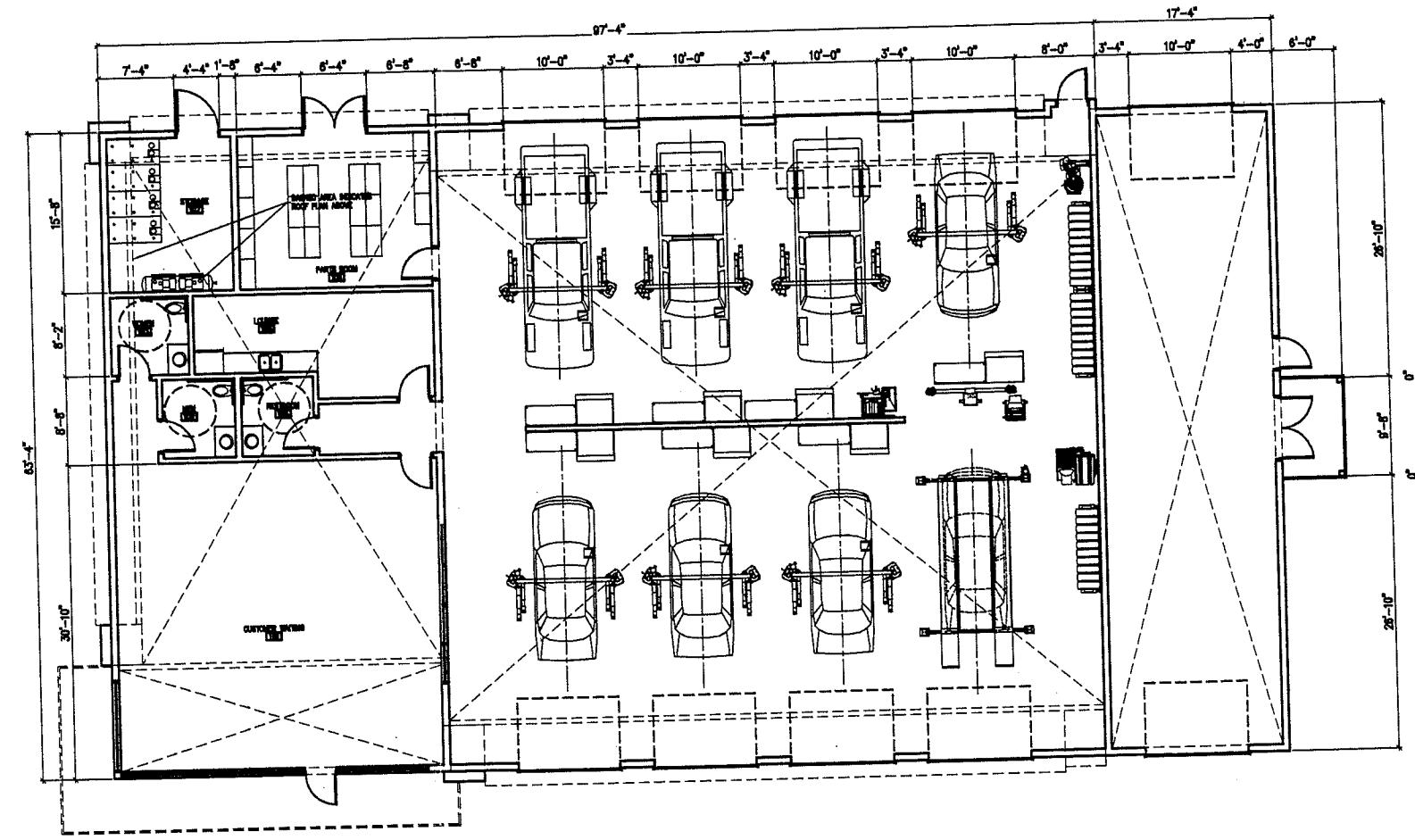
PROJECT NO. 10.007
DRAWN BY: DGP
CHECKED BY: DGP
ISSUE DATE: 08.03.10



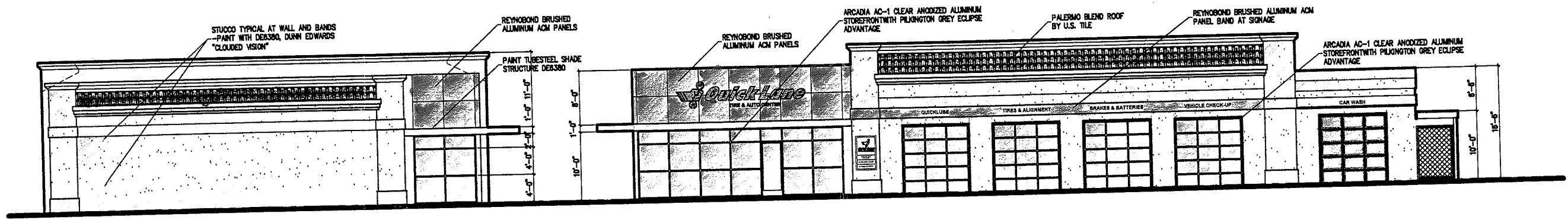
SHEET TITLE
QUICK LANE
FLOOR PLAN
AND ELEVATIONS

SHEET NUMBER

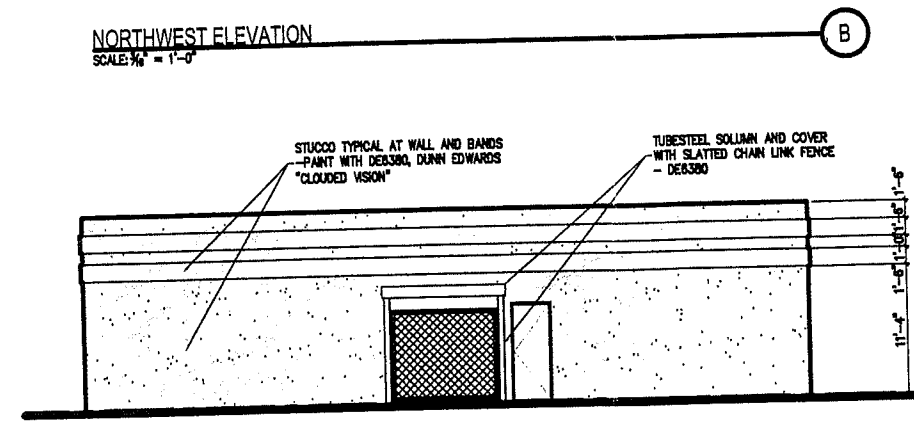
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FLOOR PLAN
SCALE: 1/4" = 1'-0"



SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

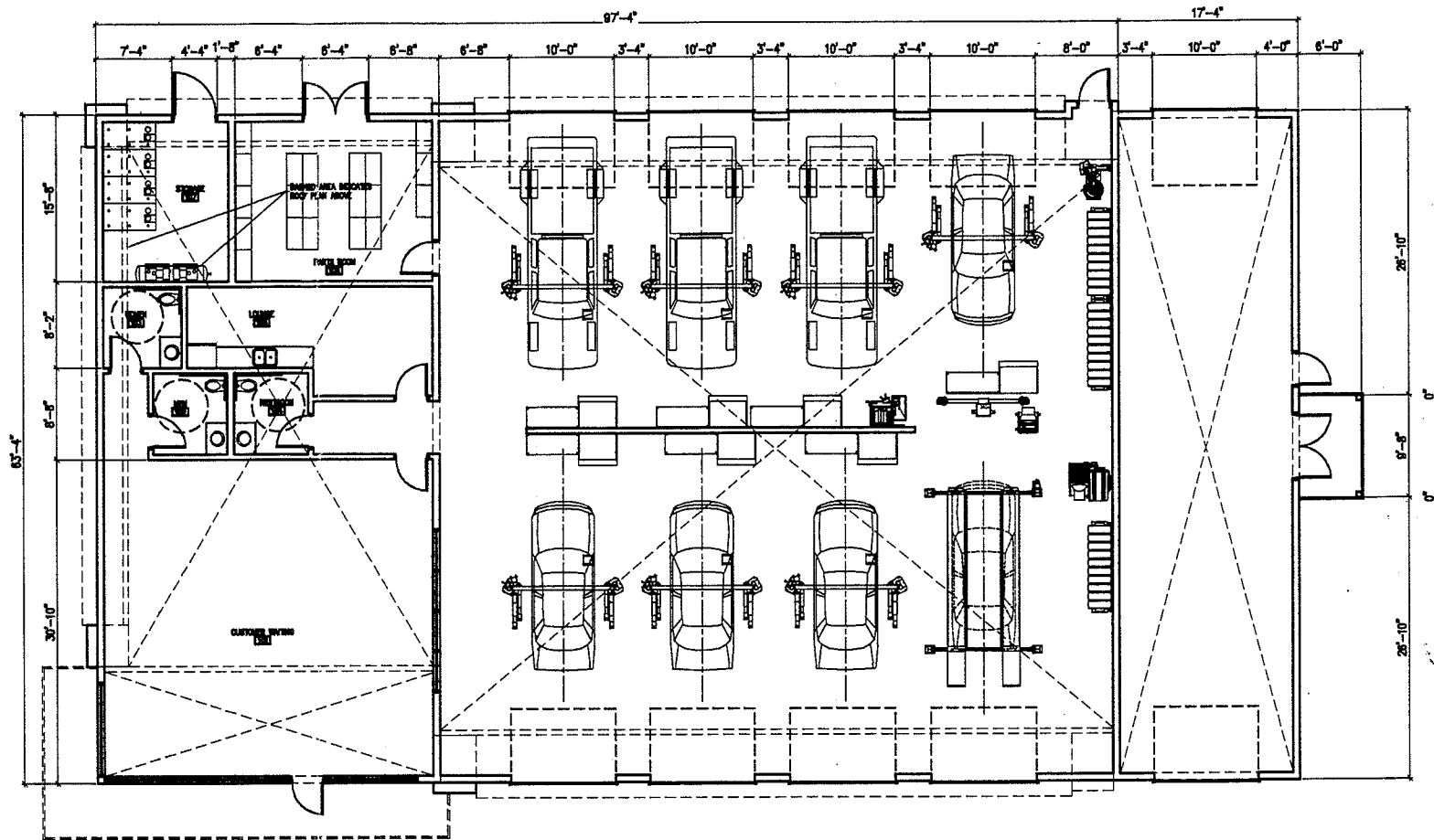
SDR-39469

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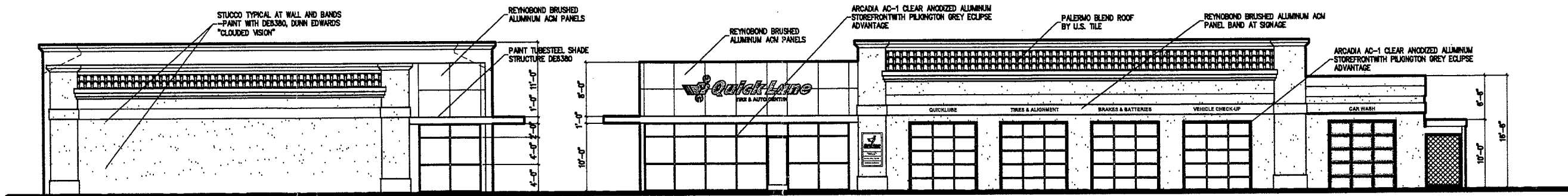
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CONSULTANT

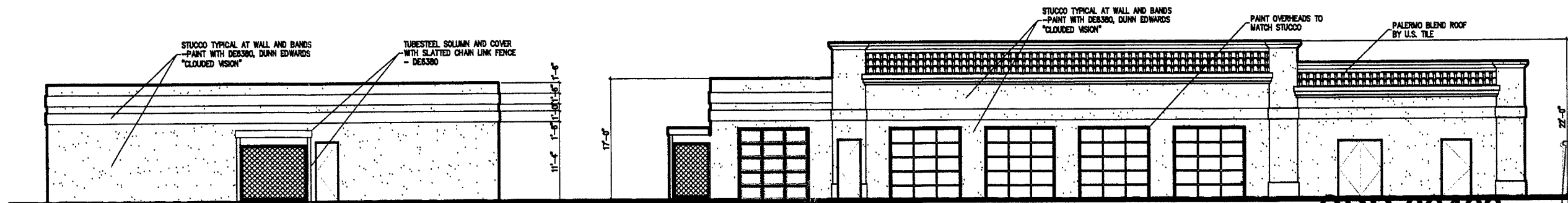


FLOOR PLAN
SCALE: 1/4" = 1'-0"



NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

TEAM FORD
QUICK LANE

5446 DREXEL ROAD
LAS VEGAS, NV
89130



2545 Quail Wood Court
Henderson, NV 89074
Tel: 702.876.1490 Fax: 702.876.1491
email: doug@purvisarchitects.com

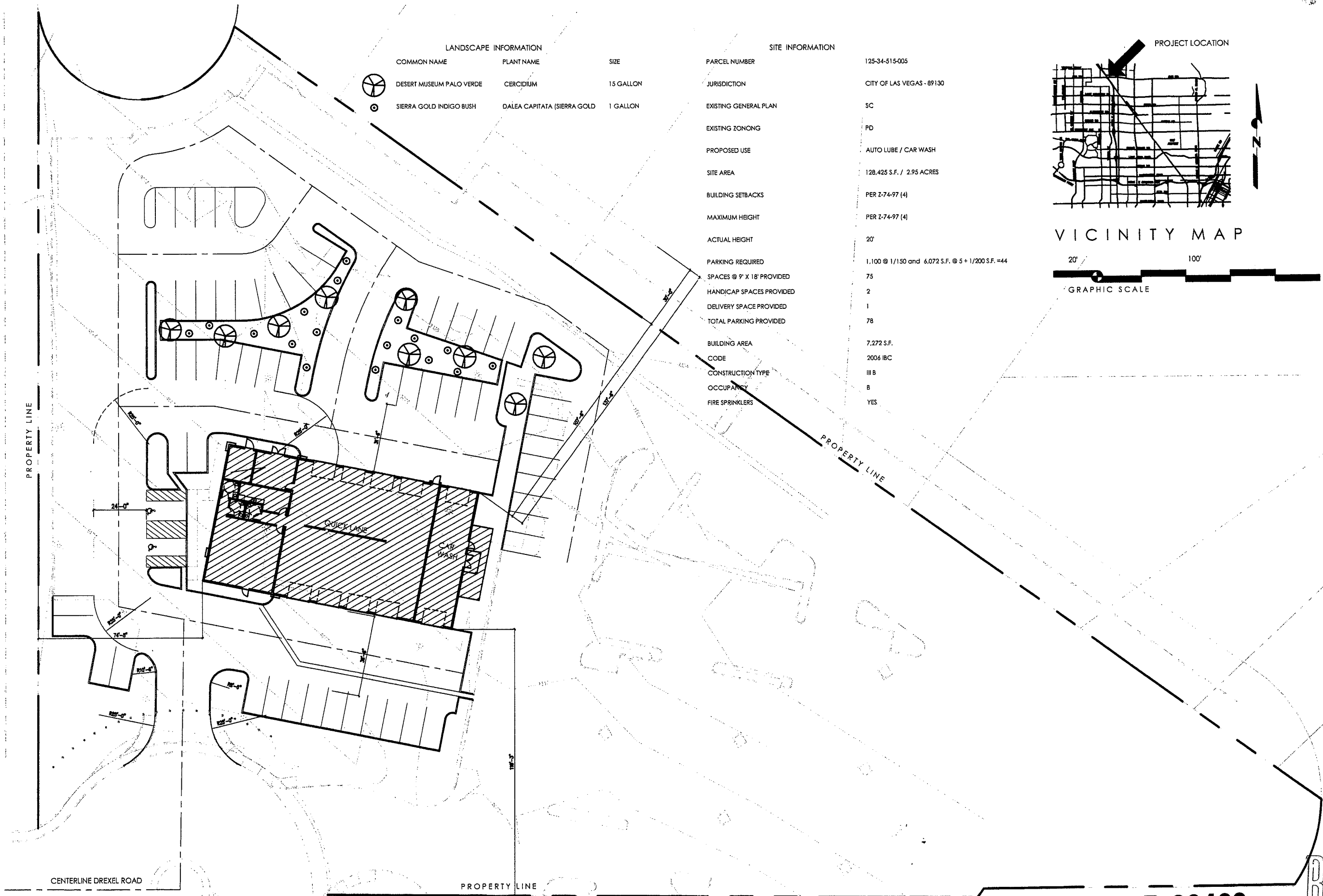
PROJECT NO. 10.007
DRAWN BY: DGP
CHECKED BY: DGP
ISSUE DATE: 08.03.10



SHEET TITLE
QUICK LANE
FLOOR PLAN
AND ELEVATIONS

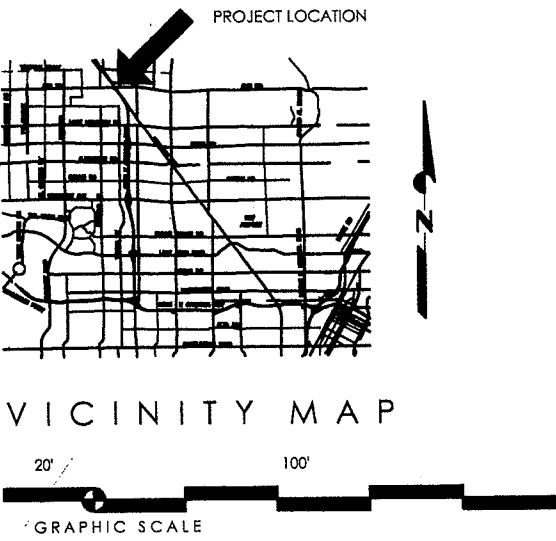
SHEET NUMBER
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SDR-39469
10/21/10 PC



LANDSCAPE INFORMATION		
COMMON NAME	PLANT NAME	SIZE
DESERT MUSEUM PALO VERDE	CERCIDIUM	15 GALLON
SIERRA GOLD INDIGO BUSH	DALEA CAPITATA (SIERRA GOLD)	1 GALLON

SITE INFORMATION	
PARCEL NUMBER	125-34-515-005
JURISDICTION	CITY OF LAS VEGAS - 89130
EXISTING GENERAL PLAN	SC
EXISTING ZONING	PD
PROPOSED USE	AUTO LUBE / CAR WASH
SITE AREA	128,425 S.F. / 2.95 ACRES
BUILDING SETBACKS	PER Z-74-97 (4)
MAXIMUM HEIGHT	PER Z-74-97 (4)
ACTUAL HEIGHT	20'
PARKING REQUIRED	1,100 @ 1/150 and 6,072 S.F. @ 5 + 1/200 S.F. = 44
SPACES @ 9' X 18' PROVIDED	75
HANDICAP SPACES PROVIDED	2
DELIVERY SPACE PROVIDED	1
TOTAL PARKING PROVIDED	78
BUILDING AREA	7,272 S.F.
CODE	2006 IBC
CONSTRUCTION TYPE	III B
OCCUPANCY	B
FIRE SPRINKLERS	YES



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CONSULTANT

REVISION #	DESCRIPTION
DATE	

PROJECT TITLE

TEAM FORD
QUICK LANE

5446 DREXEL ROAD
LAS VEGAS, NV
89130



2545 Quail Wood Court
Henderson, NV 89074
Tel: 702.874.9690 Fax: 702.874.9691
email: dgp@purvisarchitect.com

PROJECT NO. 10.007
DRAWN BY: DGP
CHECKED BY: DGP
ISSUE DATE: 08.03.10



RECEIVED
QUICK LANE
SITE PLAN
SEP 07 2010

SDR-39469

SITE PLAN
SCALE: 1" = 20' - 0"

SHEET NUMBER
AS.1

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CONSULTANT

REVISION #	DESCRIPTION	DATE

PROJECT TITLE

TEAM FORD
QUICK LANE

5446 DREXEL ROAD
LAS VEGAS, NV
89130



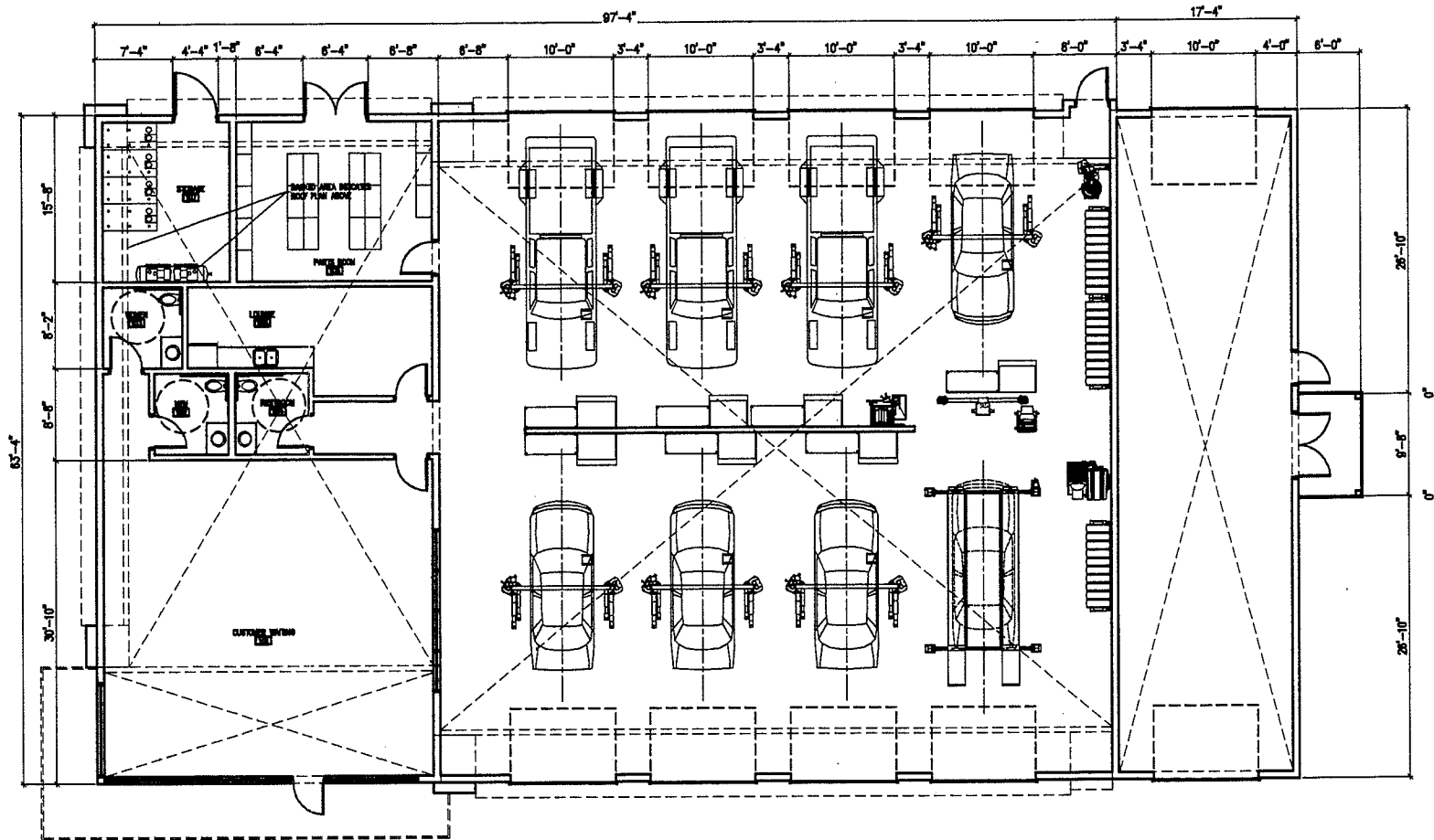
2545 Quail Wood Court
Henderson, NV 89024
Tel: 702.874.9490 Fax: 702.876.9491
email: doug@purvisarchitects.com

PROJECT NO. 10.007
DRAWN BY: DGP
CHECKED BY: DGP
ISSUE DATE: 08.03.10

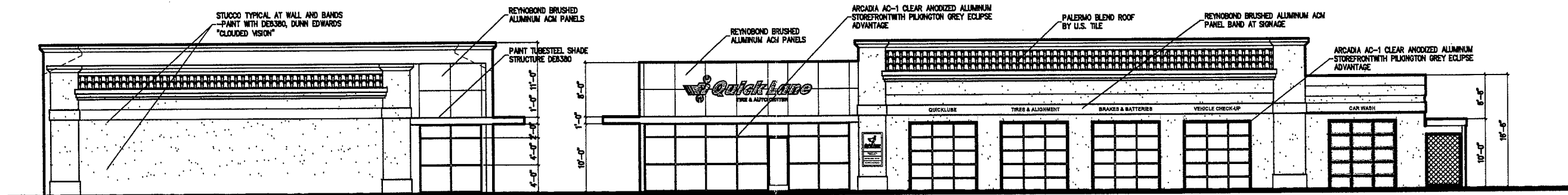


RECEIVED
QUICK LANE
FLOOR PLAN
AND ELEVATIONS

SHEET NUMBER
A.1

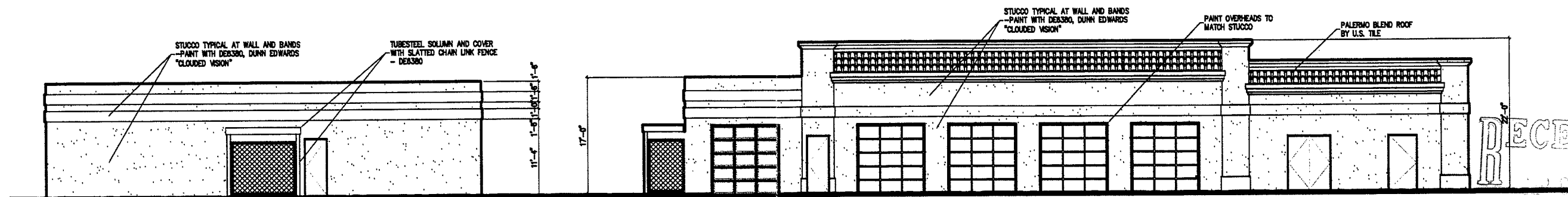


FLOOR PLAN
SCALE: $\frac{1}{8}'' = 1'-0''$



NORTHWEST ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$

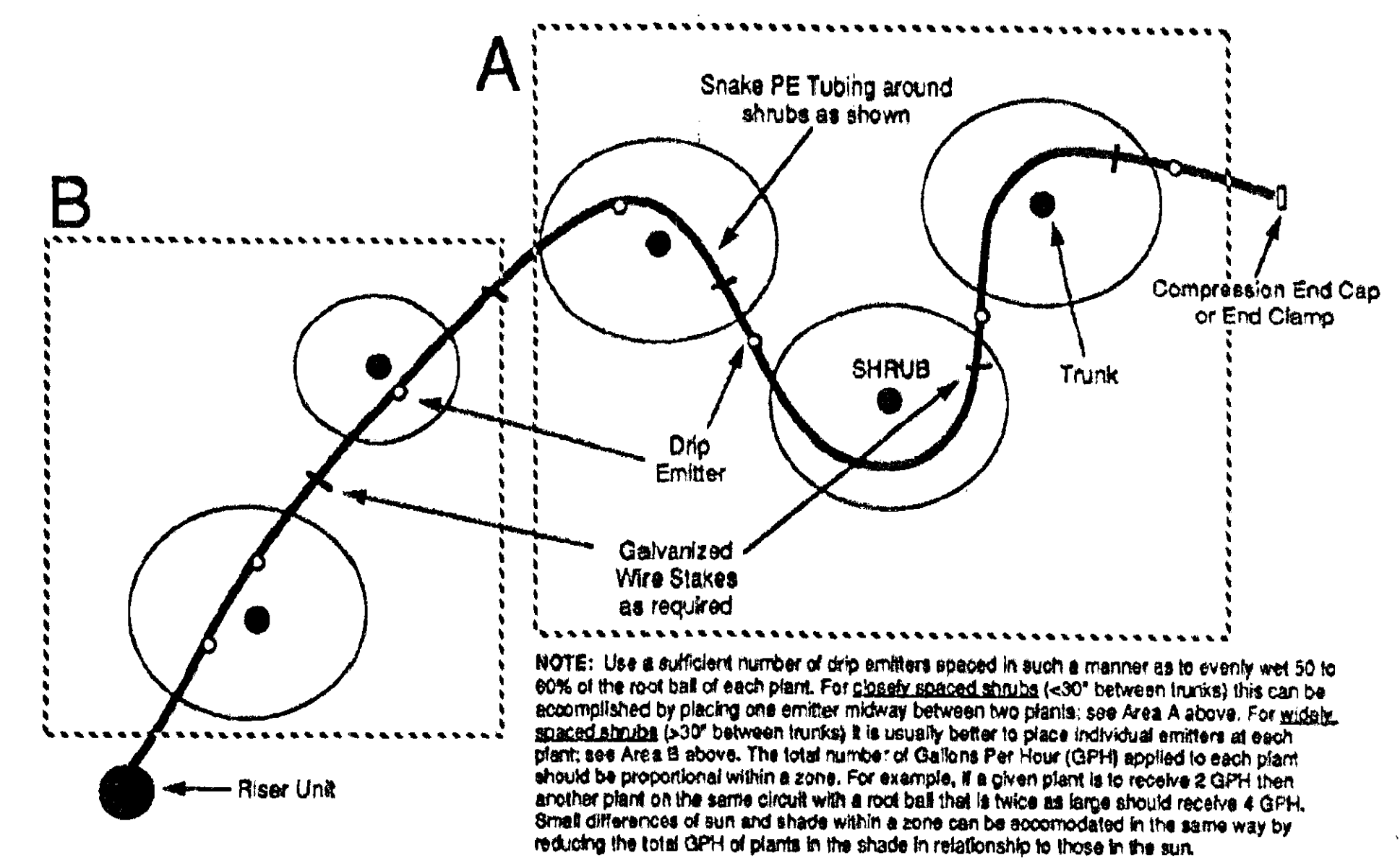
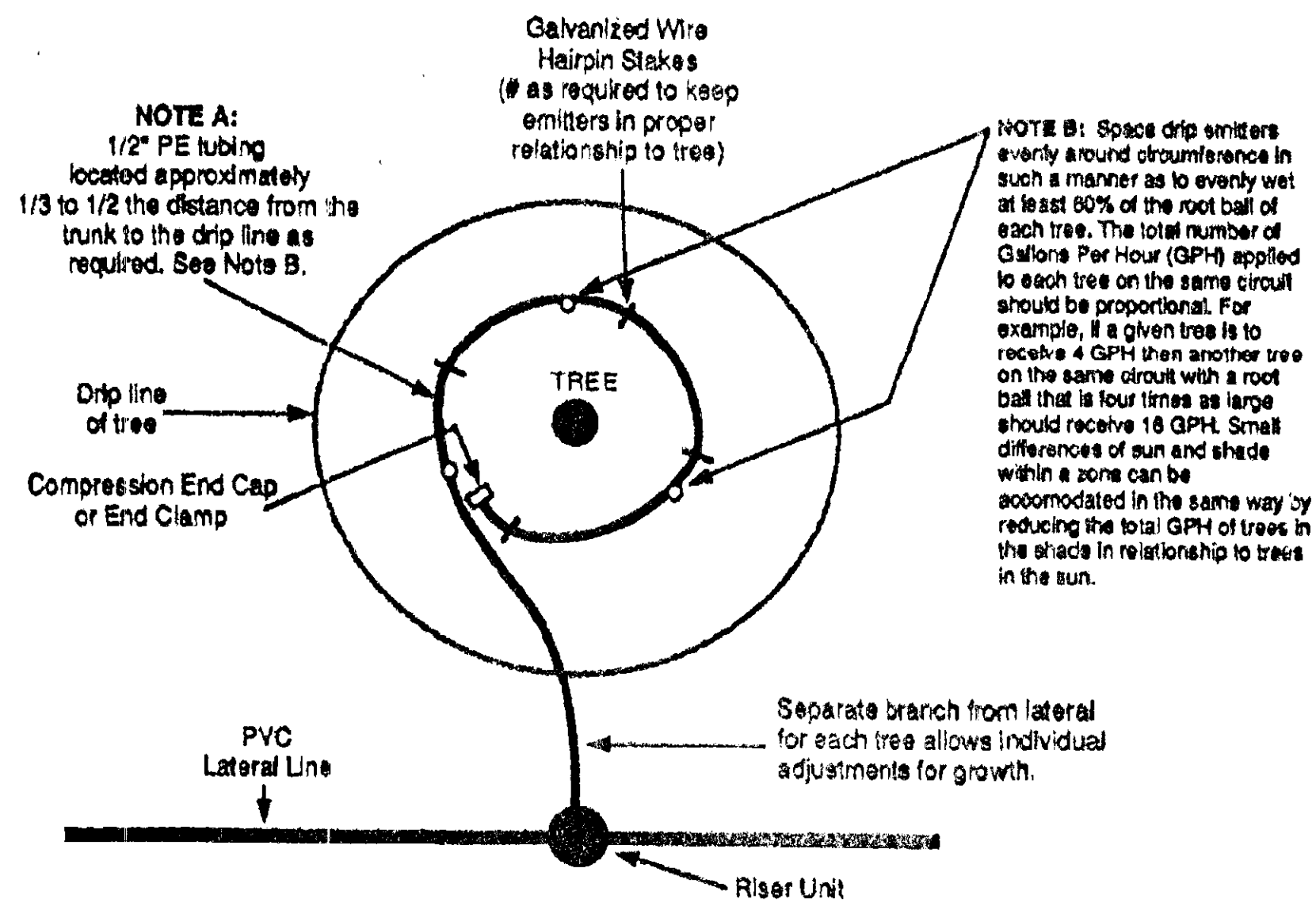
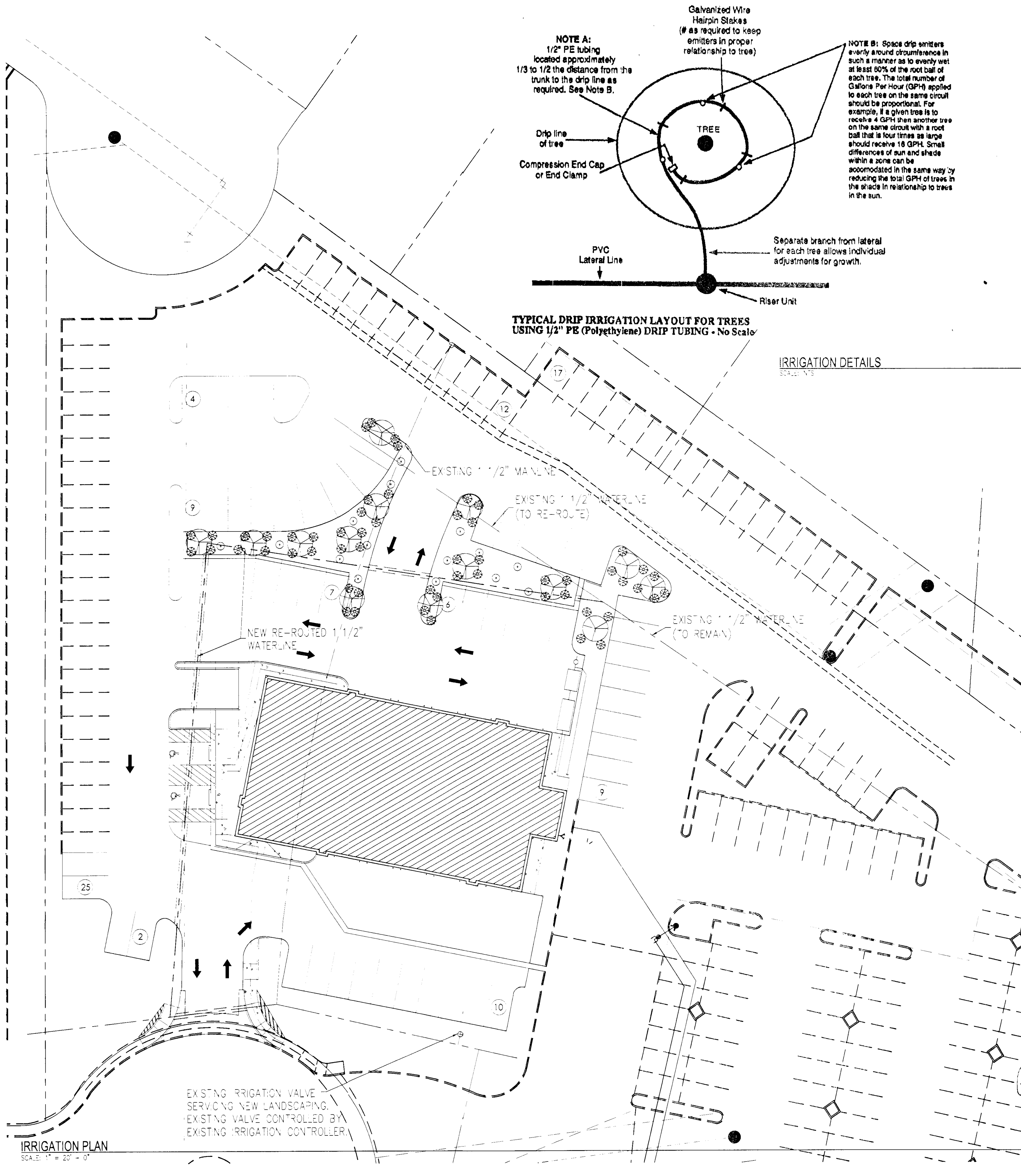
SOUTHWEST ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$



SOUTHEAST ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$

NORTHEAST ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$

SDR-39469



TYPICAL DRIP IRRIGATION LAYOUT FOR TREES USING 1/2" PE (Polyethylene) DRIP TUBING - No Scale

TYPICAL DRIP IRRIGATION LAYOUT FOR SHRUBS USING 1/2" PE (Polyethylene) DRIP TUBING - No Scale

IRRIGATION DETAILS

EMITTER GUIDE SCHEDULE

PLANT MATERIAL	SOIL TYPE	Nr. of Emitters	Flow Rate (GPH)
Small shrubs (2-3' high)	Sandy loam clay	1	1
Medium shrubs (3-4' high)	Sandy loam clay	2	1
Small trees (4-6' high)	Sandy loam clay	2	2
Large trees (6-10' high)	Sandy loam clay	2	2

1. A MULTIPLE EMITTER SYSTEM CAN BE USED FOR TREES. EACH PLANT CAN BE SERVED BY ONE EMITTER. MORE THAN TWO EMITTERS PER PLANT CAN BE INSTALLED IN PREFERABLE LOCATIONS CONNECTED TO THE LATERAL LINE.

2. WHEN SMALL SHRUBS ARE CLOSELY SPACED, USE 1 EMITTER PER PLANT OR ONE A FEET. OTHERWISE, USE 2 EMITTERS PER PLANT TO ENSURE EVENNESS THE ROOT ZONE AND TO PREVENT PLANT LOSS TO ONE OF THE EMITTERS BEING CLOGGED.

3. FOR DEEPLY ROOTED PLANTS USE THE LOWER LEADER OF EMITTER WHENEVER POSSIBLE. TO DEEPLY WATER LARGE TREES & SHRUBS, USE A SEPARATE IRRIGATION CIRCUIT & DOUBLE THE MINIMUM PIPE DIA.

4. DRIP SYSTEM SHALL CONSIST OF 1/2" TRENCH EX-TENSION TO EACH PLANT WITH EMITTERS INSTALLED INTO THE PLANTING AT EACH PLANT LOCATION. EMITTERS SHALL BE INSTALLED ABOUT 10" FROM PLANT BALL TO PROVIDE COVERAGE OF THE FOLLOWING RATES:

1 GAL. 1 GPH EMITTER
2 GAL. 2 GPH EMITTER
3 GAL. 3 GPH EMITTER
4 GAL. 4 GPH EMITTER

5. DRIP SYSTEM SHALL BE ANTI-SIPHON TYPE. THERE SHALL BE NO BACKFLOW.

IRRIGATION NOTES

THE IRRIGATION SYSTEM INSTALLED SHALL BE A DRIP SYSTEM DESIGNED TO ELIMINATE ANY RUNOFF OF WATER INTO THE PUBLIC RIGHT OF WAY AS REQUIRED BY THE CITY ORDINANCE 13.04.030.

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL, BUILDING AND PLUMBING CODES HAVING JURISDICTION.

THE IRRIGATION CONTRACTOR SHALL PROTECT THIS WORK AND THE OWNERS PROPERTY FROM DAMAGE AS A RESULT OF THIS WORK.

THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE FURNISHING ALL LABOR, MATERIALS, TOOLS, MACHINERY, AND EQUIPMENT NECESSARY TO INSTALL A COMPLETE IRRIGATION SYSTEM INCLUDING TRENCHING, BACKFILLING, ETC.

PRIOR TO COMMENCING WORK THE LANDSCAPE CONTRACTOR SHALL ARRANGE AN ON SITE CONFERENCE WITH THE OWNER, OR HIS DULY APPOINTED REPRESENTATIVE.

COORDINATE THE INSTALLATION OF ALL IRRIGATION MATERIALS, INCLUDING PIPE, WITH THE LANDSCAPE DRAWING TO AVOID INTERFERING WITH THE PLANTING OF TREES, SHRUBS, ETC.

RECORD ACCURATELY ON ONE SET OF REPRODUCIBLE PRINTS OF THE DRAWING, AN AS-BUILT PLAN KEPT UP TO DATE AS THE PROJECT IS UNDER CONTRACT.

TRENCHES SHALL BE EXCAVATED TO SUFFICIENT DEPTH TO PROVIDE COVERAGE OF 18" OVER ALL PRESSURE SUPPLY LINES AND 12" OVER ALL NON-PRESSURE LINES UNLESS OTHERWISE NOTED.

BACKFILL FOR TRENCHING SHALL BE COMPACTED TO A DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL AND SHALL CONFORM TO ADJACENT GRADES WITH NO DISCONTINUITIES, HUMPS, OR OTHER IRREGULARITIES. INITIAL BACKFILL ON PLASTIC LINES SHALL BE OF FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN 1/2" IN SIZE.

THE IRRIGATION SYSTEMS MAINLINE SHALL BE 1 1/2" SCH 40 PVC PIPE, INSTALLED WITH A MIN OF 12" COVER. LATERALS SHALL BE SCH 40 PVC PIPE.

ALL PIPING, TUBING, AND CONTROL WIRES SHALL BE INSTALLED IN SLEEVES WHENEVER THEY PASS UNDER A PAVED SURFACE. SLEEVES EXTEND 12" BEYOND THE EDGE OF PAVEMENT.

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CONSULTANT

REVISION # DESCRIPTION
DATE

REVISION 1 3.00 DEPT RESUBMITAL
04.30.11

PROJECT TITLE

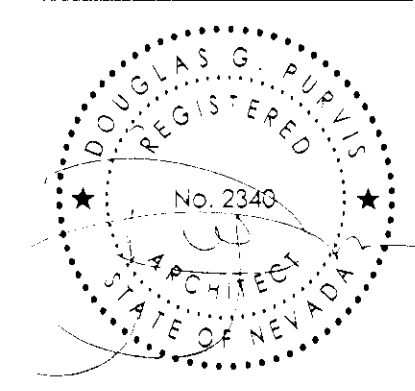
TEAM FORD
QUICK LANE

5446 DREXEL ROAD
LAS VEGAS, NV
89130



2545 Quail Wood Court
- Henderson, NV 89074
Tel: 702.875.7550 Fax: 702.875.7591
Email: doug@purvisarchitect.com

PROJECT NO. 11-01
DRAWN BY: DGP
CHECKED BY: DGP
ISSUE DATE: 04.30.11



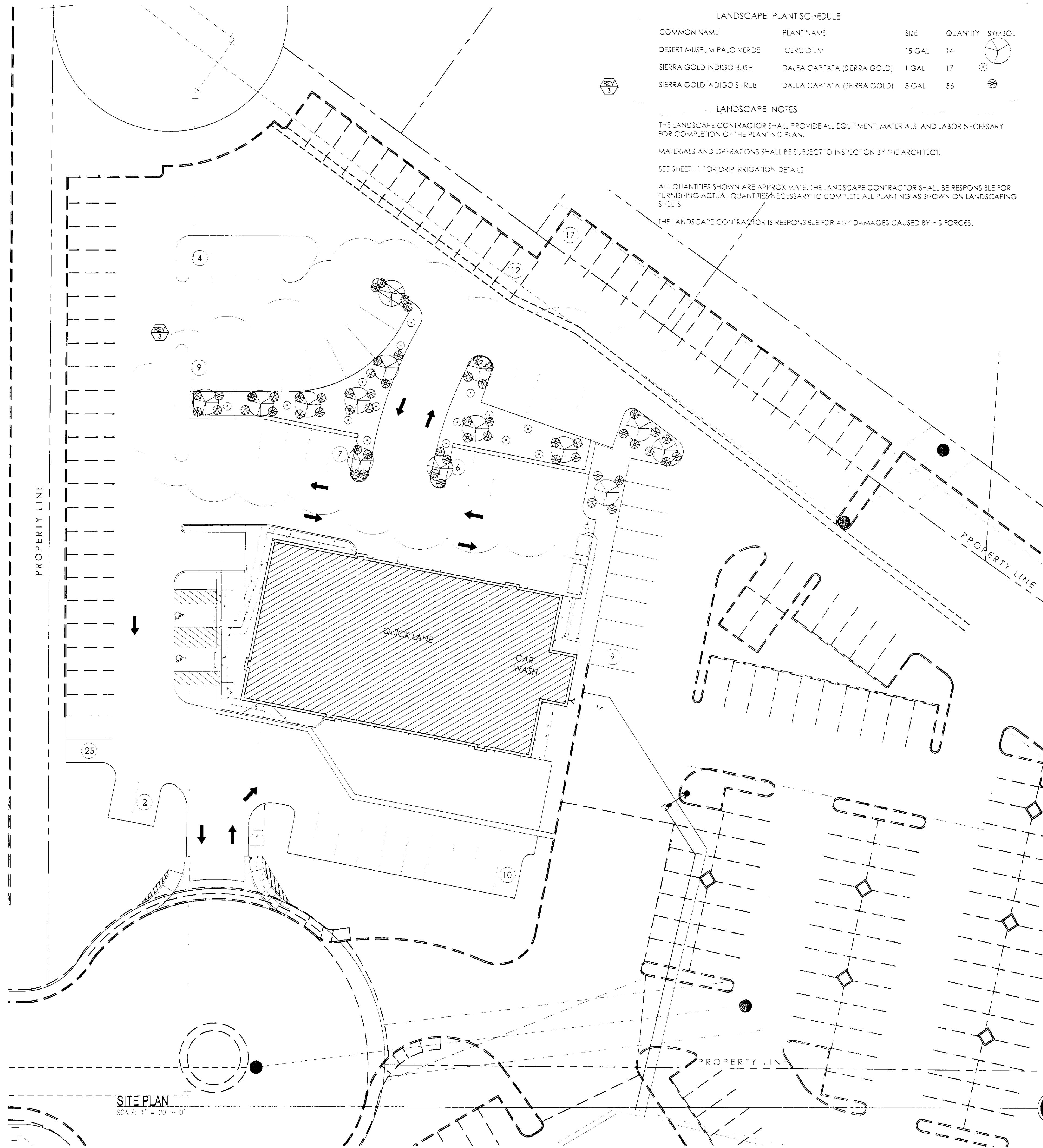
SHEET TITLE

JUN 15 2011

QUICK LANE
IRRIGATION PLAN

SHEET NUMBER

1.1



LANDSCAPE PLANT SCHEDULE					
COMMON NAME	PLANT NAME	SIZE	QUANTITY	SYMBOL	
DESERT MUSEUM PALO VERDE	CERCOLIA	1.5 GAL	14		
SIERRA GOLD INDIGO BUSH	DALEA CARPATA (SIERRA GOLD)	1 GAL	17		
SIERRA GOLD INDIGO SHRUB	DALEA CARPATA (SIERRA GOLD)	5 GAL	56		

LANDSCAPE NOTES

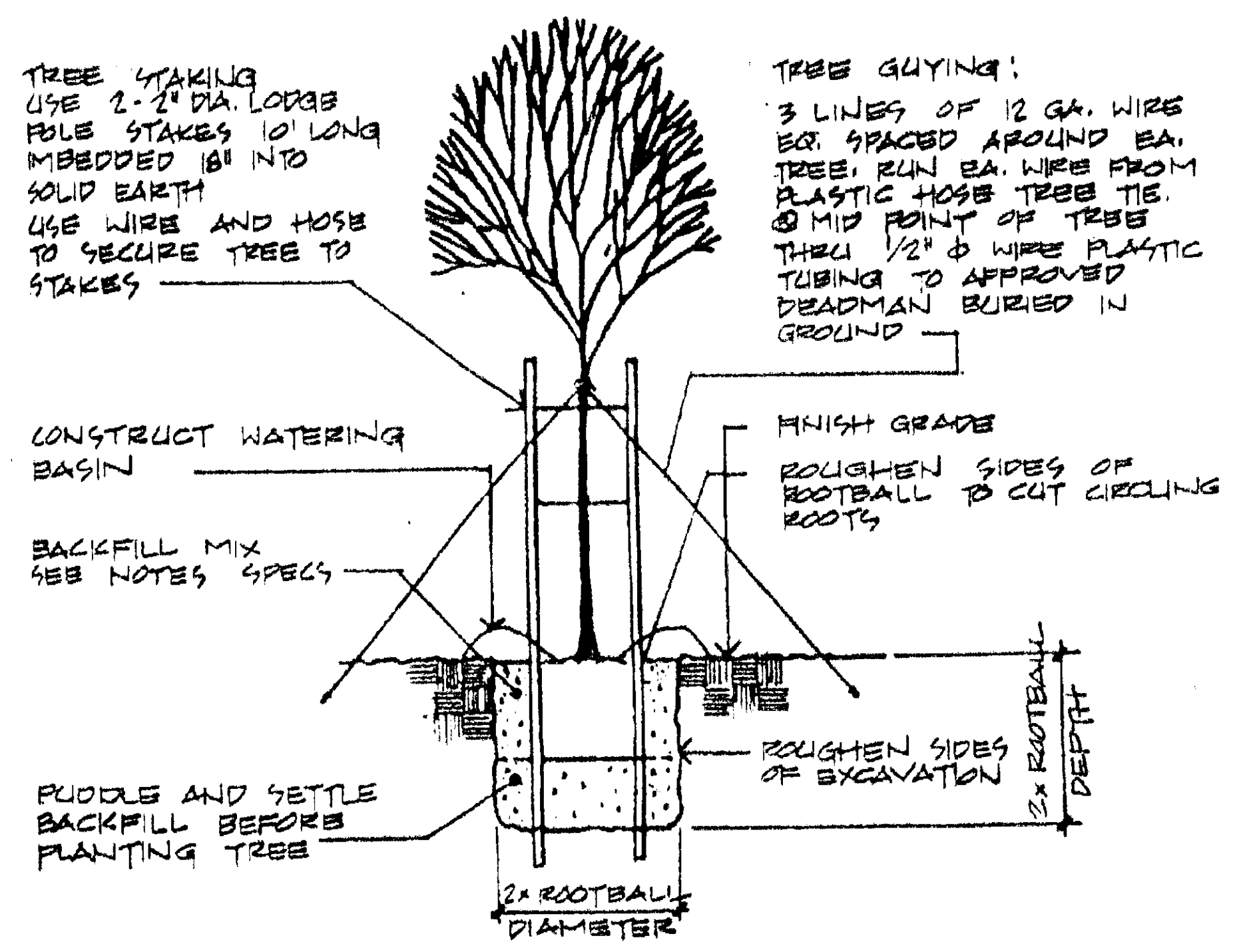
THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIALS, AND LABOR NECESSARY FOR COMPLETION OF THE PLANTING PLAN.

MATERIALS AND OPERATIONS SHALL BE SUBJECT TO INSPECTION BY THE ARCHITECT.

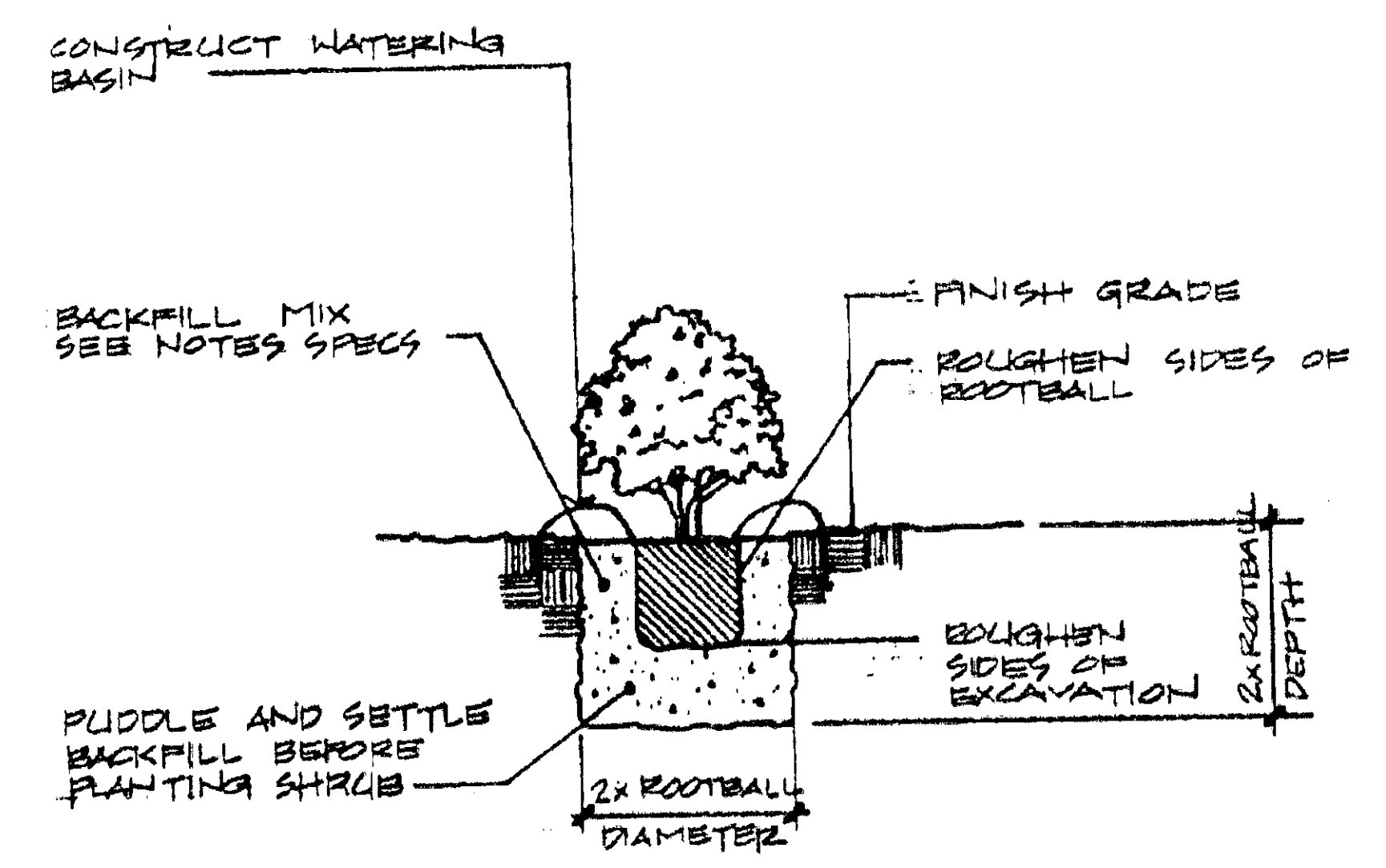
SEE SHEET L.1 FOR DRIP IRRIGATION DETAILS.

ALL QUANTITIES SHOWN ARE APPROXIMATE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ACTUAL QUANTITIES NECESSARY TO COMPLETE ALL PLANTING AS SHOWN ON LANDSCAPING SHEETS.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FORCES.



TREE STAKING GUYING DETAIL



SHRUB PLANTING DETAIL

APPROVED
Handwritten signature
Landscape Plan
6.15.11
FOR DOUBT

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CONSULTANT

REVISION #	DESCRIPTION
DATE	
REVISION 1	BUDG DEPT RESUBMITTAL 04.30.11
REVISION 2	LANDSCAPE RESUBMITTAL 06.16.11
REVISION 3	LANDSCAPE RESUBMITTAL 06.15.11

PROJECT TITLE

TEAM FORD
QUICK LANE

5446 DREXEL ROAD
LAS VEGAS, NV
89130

DOUGLAS PURVIS ARCHITECT, LTD.

2545 QUAIL WOOD COURT
HENDERSON, NV 89074
Tel: 702.876.7690 Fax: 702.876.7691
Email: doug@dpurvisarchitects.com

PROJECT NO. 11-01

DRAWN BY: DGP

CHECKED BY: DGP

ISSUE DATE: 04.30.11

SHEET TITLE

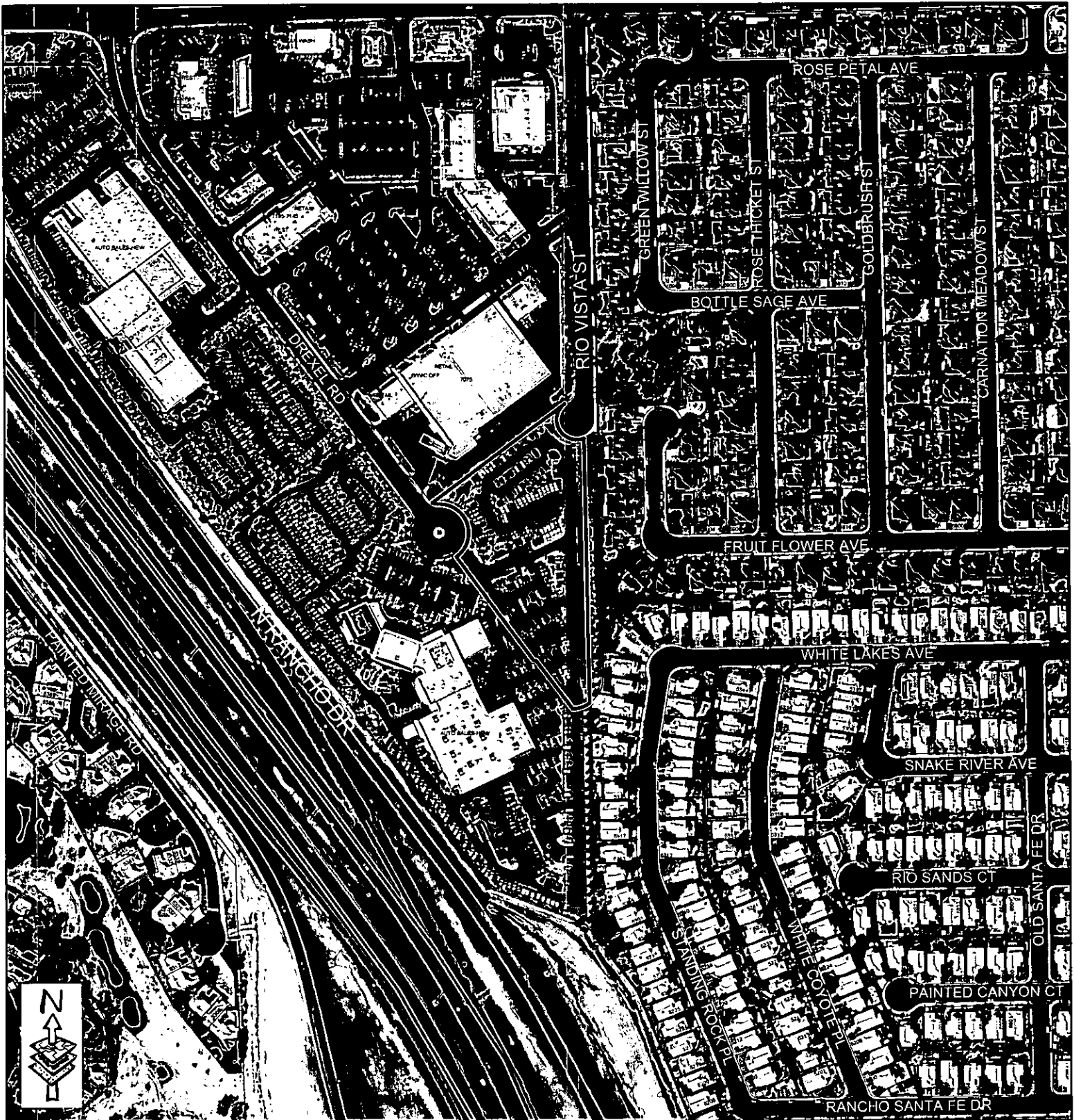
QUICK LANE
LANDSCAPE PLAN

SHEET NUMBER

LA.1







Data current as of: November 30, 2010



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity the map is for reference only. Geographic Information System Planning & Development Dept. 762-279-3511



Notes

11-30-10
meeting notes

3 App Rep's.
1 CCA Caisson
Members of the Public - 4 (all opposed)

Questions

- another wall
- Noise - wants an impact study
- Trees - # & location important
- Distance of setback from prop. line.
- Is this proposed use closer to prop. line than existing building?
- What is noise regulation std?
- ^{Hrs} Where are openings to home?
- are there blowers?
- lighting
- year on perimeter pine trees?
- wall extension

potential condition: doors to be closed

- hand drug
- diff. trees & size
- move entrance / exit

notes to:

Michelle: Staff doesn't answer questions or advocate

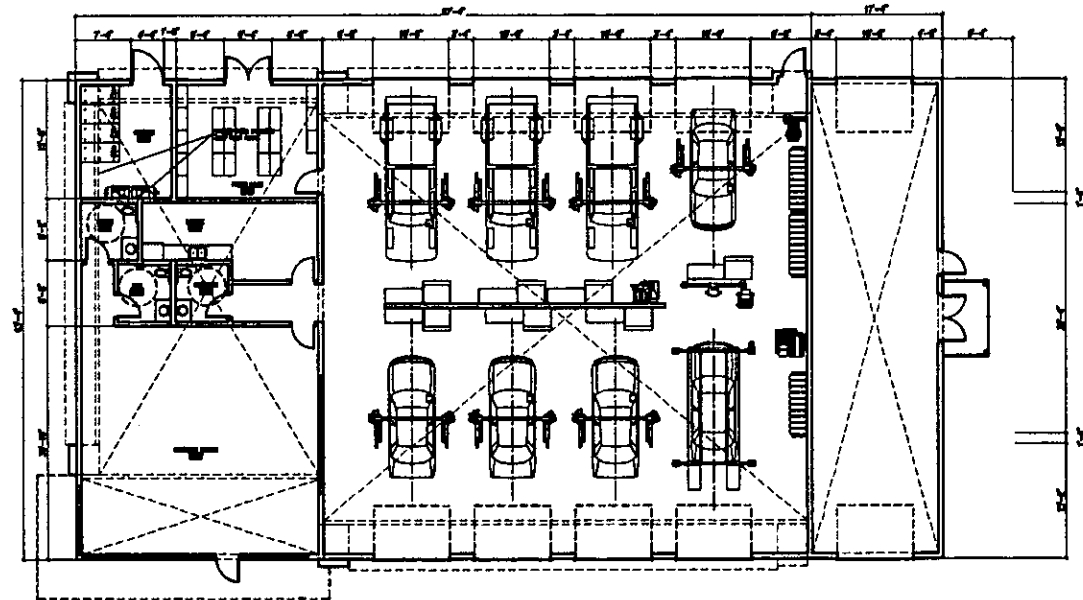
Meeting adjourned at 6:35

Notes: stated
167' or
13.2'
feet from
property line

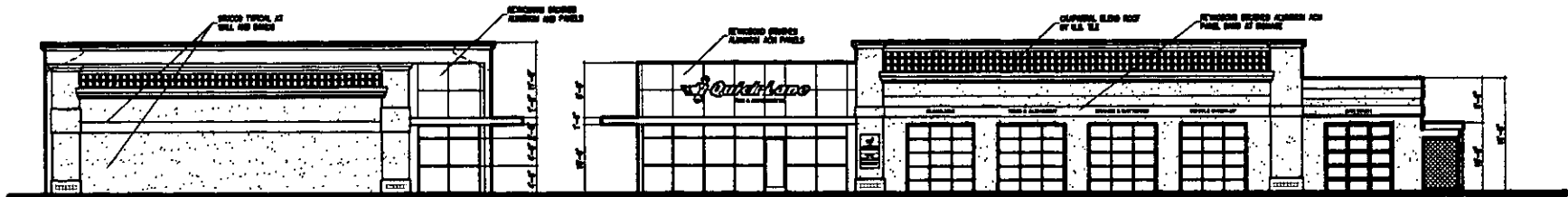
15 gal not 24" top
in this area
~~this needs~~
one light being
removed

11 staff
42 customers at peak
96 max per day

hrs 7-?
sat 7-6
closed sun

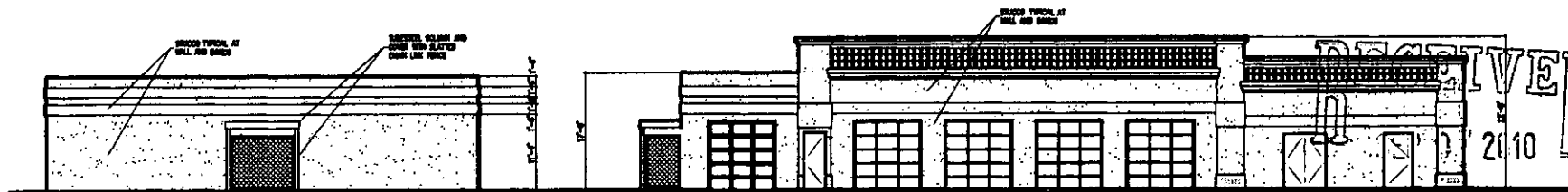


FLOOR PLAN
SCALE - 1/4"



NORTHWEST ELEVATION
SCALE - 1/4"

SOUTHWEST ELEVATION
SCALE - 1/4"



SOUTHEAST ELEVATION
SCALE - 1/4"

NORTHEAST ELEVATION
SCALE - 1/4"

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DESIGN PROFESSIONAL
CONSULTANT

REVISION #	DESCRIPTION
DATE	

PROJECT FILE

TEAM FORD
QUICK LANE
5446 DREXEL ROAD
LAS VEGAS, NV
89130



2540 South West Coast
Tucson, AZ 85705
Tel: 520-885-1111 Fax: 520-885-1112
www.douglaspsmitharchitect.com

PROJECT NO. 1000
DRAWN BY: DDP
CHECKED BY: DDP
BIG DATE: 10/10/10



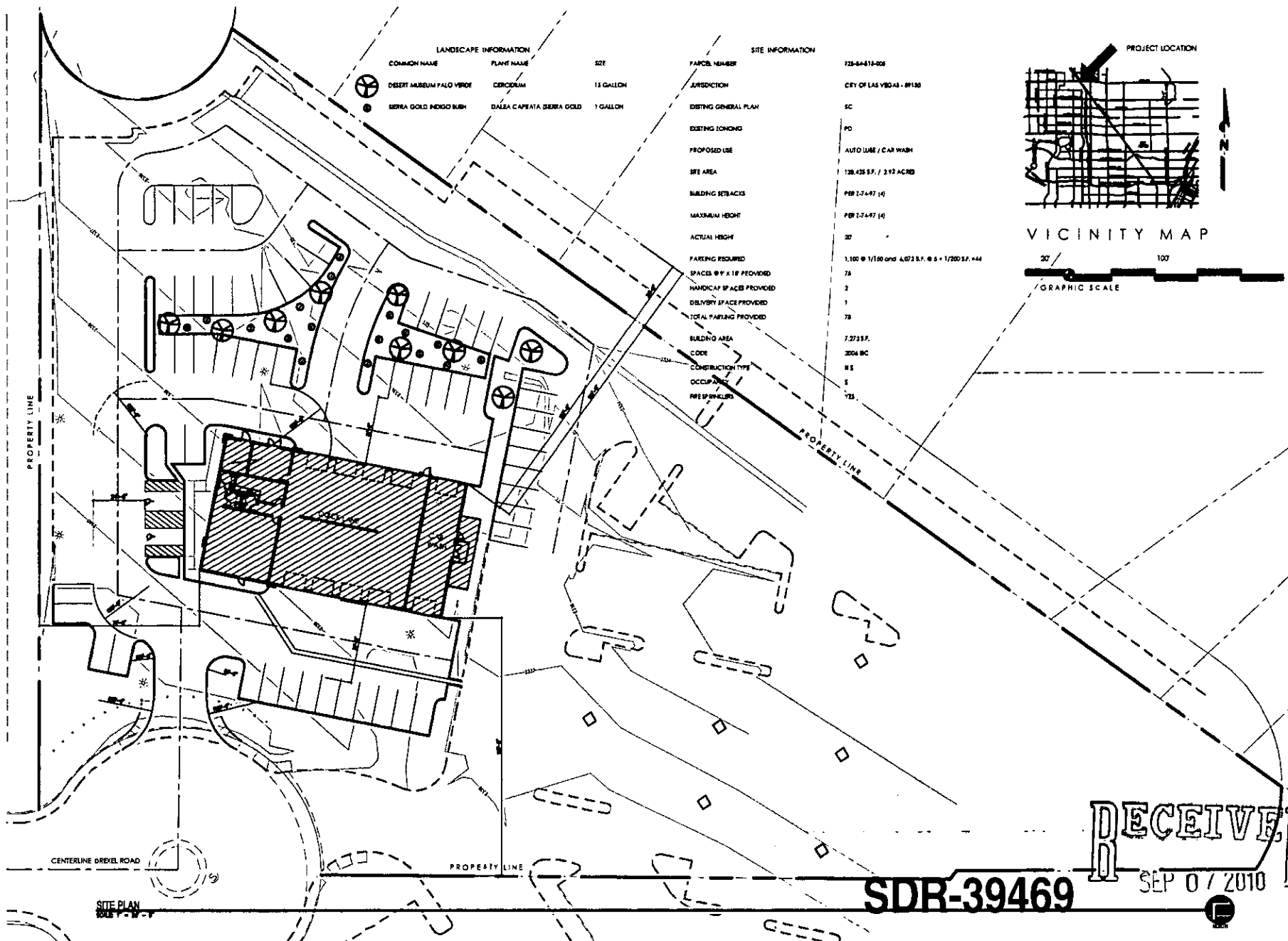
SHEET TITLE

QUICK LANE
FLOOR PLAN
AND ELEVATIONS

SHEET NUMBER

A.1

SDR-39469

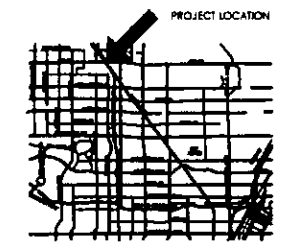


LANDSCAPE INFORMATION

COMMON NAME	PLANT NAME	SIZE
DESERT MUSEUM PALM VIBE	CERCIDIA	15 GALLON
SERRA GOLD NODDIE BUSH	DALEA CAPATA, SERRA GOLD	1 GALLON

SITE INFORMATION

PARCEL NUMBER	728-84-013-008
JURISDICTION	CITY OF LAS VEGAS - 89130
EXISTING GENERAL PLAN	SC
EXISTING ZONING	PO
PROPOSED USE	AUTO LAUNDRY / CAR WASH
SITE AREA	128,425 S.F. / 2.93 ACRES
BUILDING SETBACKS	PER 2-7-4-97 (4)
MAXIMUM HEIGHT	PER 2-7-4-97 (4)
ACTUAL HEIGHT	20'
PARKING REQUIRED	1,100 @ 1/150 and 4,072 S.F. @ 8' x 1/200 S.F. + 44
SPACES 8' x 18' PROVIDED	78
HANDICAP SPACES PROVIDED	2
DELIVERY SPACE PROVIDED	1
TOTAL PARKING PROVIDED	79
BUILDING AREA	7,371 S.F.
CODE	2004 BC
CONSTRUCTION TYPE	II S
OCCUPANCY	S
FIRE SPRINKLING	YES



VICINITY MAP

00' / 100'

GRAPHIC SCALE

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Changes to the drawings and specifications must be made by the architect and to the drawings by the client. The client is responsible for the accuracy of the drawings and specifications and for the construction of any other project.

CONTRACTOR

REVISIONS

REVISION	DATE	DESCRIPTION

PROJECT TITLE

TEAM FORD
QUICK LANE

5446 DREXEL ROAD
LAS VEGAS, NV
89130



2546 South West Court
Las Vegas, NV 89102
Tel: 702.734.1000 Fax: 702.734.1001
www.kouza.com

PROJECT NO. 18000
DRAWN BY: DGP
CHECKED BY: DGP
DATE: 09.03.10



SHEET TITLE

QUICK LANE
SITE PLAN

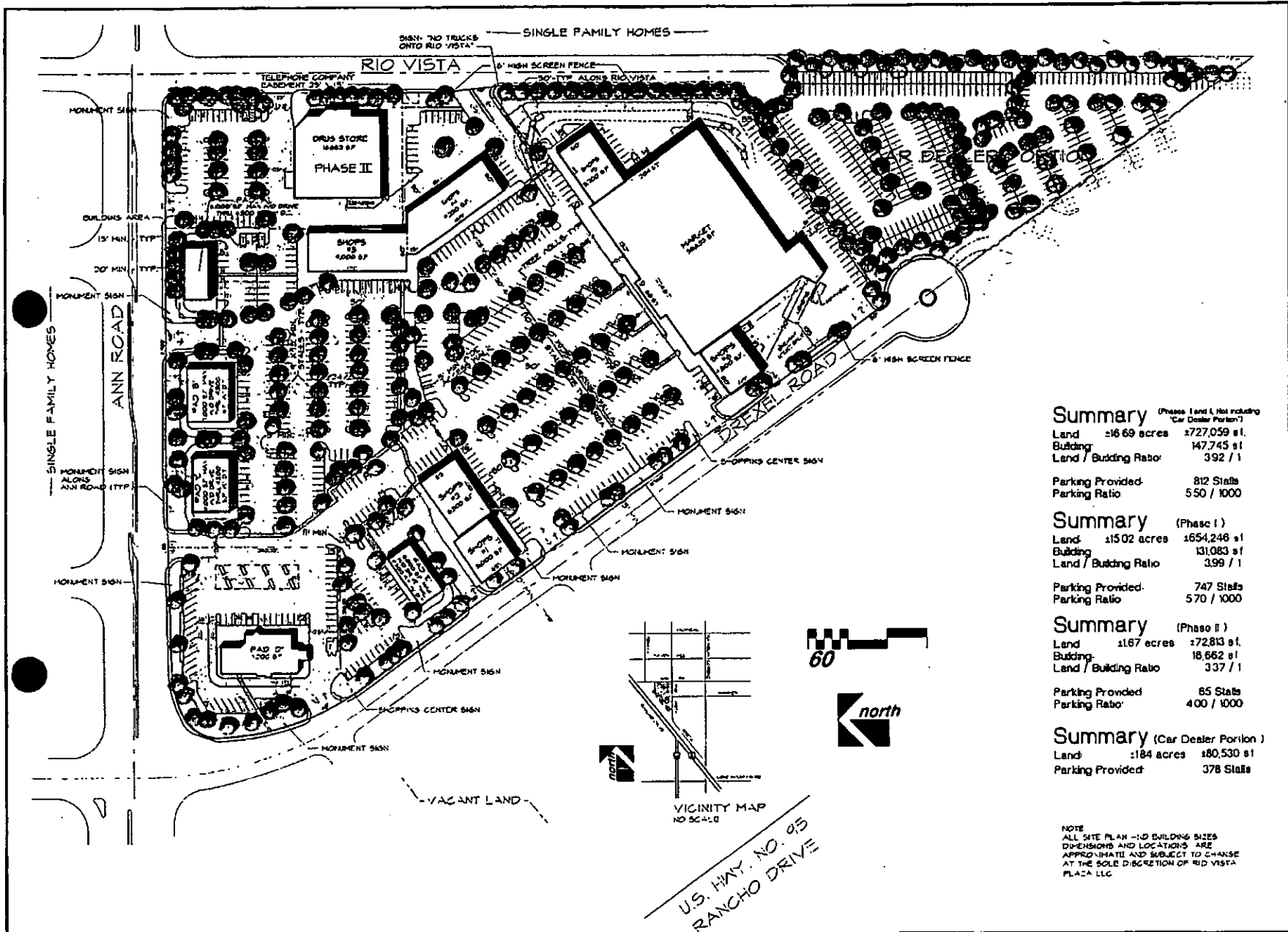
SHEET NUMBER

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SEP 07 2010

SDR-39469



Nadel
Herbert Nadel, AIA

Architect
Planning
Interior
Exterior
Landscape
Signs
Furniture
Lighting
Sound
Security
Telecom
Energy
Water
Waste
Transportation
Safety
Accessibility
Historic Preservation
Environmental
Regulatory
Construction Management
Construction Administration
Construction Inspection
Construction Monitoring
Construction Coordination
Construction Supervision
Construction Management
Construction Administration
Construction Inspection
Construction Monitoring
Construction Coordination
Construction Supervision

FOR INTERSTATE PROPERTIES
1000 QUAL STREET, SUITE 800
NEWPORT BEACH, CA 92660
(714) 250-2551

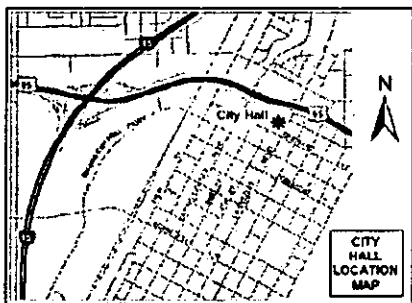
RIO VISTA PLAZA
LAS VEGAS, NEVADA

SITE PLAN

DATE 10-23-91
BY JH
SHEET A

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



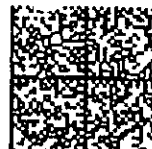
I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-39469

Planning Commission Meeting of 10/21/2010

PRESORTED
FIRST CLASS



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12534511048
MARCOM NORA H
5524 ROSE THICKET ST
LAS VEGAS NV 89130-1652

Case: SDR-39469

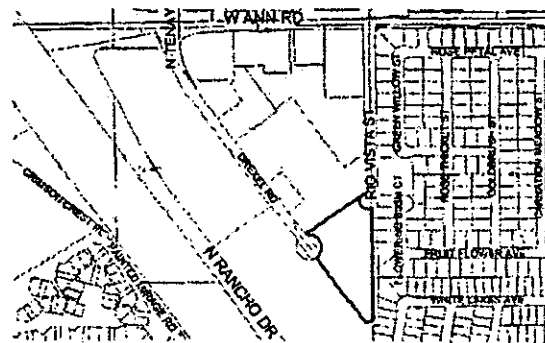
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Application Information

SDR-39469 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TEAM FORD - OWNER: RYAN, M. E. LLC - Request for a Site Development Plan Review FOR A PROPOSED 7,000 SQUARE-FOOT CARWASH AND MINI-LUBE FACILITY on 18.6 acres at 5446 Drexel Road (APN 125-34-515-005), PD (Planned Development) Zone, Ward 6 (Ross).

THIS is a Residential
AREA - please Don't turn
it into a total commercial
site -
Thank you
Ula Ula

Application Location



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

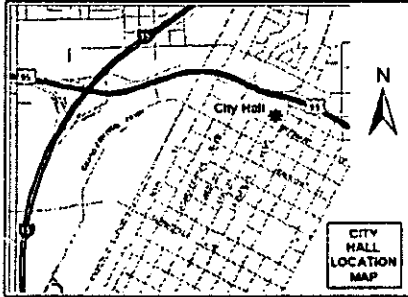
Public Hearing Information

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



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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-39469

Planning Commission Meeting of 10/21/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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FITNEY BOWLES
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OCT 08 2010

XX LAS VEGAS NV 890

Case: SDR-39469
12534610017
SCHMIDT GARY W & HILDA C
P O BOX 678
CENTER HARBOR NH 03226-0678

RECEIVED
OCT 18 2010

10/18/2010 10:00 AM

10/18/2010 10:00 AM



- ☒ **Meeting**
☐ **Conversation Record**
☐ **Telephone**

Page: 1 of 1
Date: 08/26/10
Time: 10:00 a.m.

Project Name: Rio Vista Master Plan Major Modification (Team Ford Expansion)

Conversation between CLV P&D Representative: Mike Howe, Planner I (229-6821 Office / 385-7268 Fax / mphowe@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Doug Rankin	CLV - Planning & Development	229-5408		
2.				
3.				
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	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: N/A

Meeting Notes:

- Land use for the 18.6 acre Planned Development is SC (Service Commercial). Please refer to C-1 (Limited Commercial) zoning district uses and standards when making equivalent comparisons.
- Subject site is a 3 acre portion of the 18.6 acre "Rio Vista Plaza" Master Plan. Land use, site access and circulation, and design standards are established by this document upon approval of Rezoning Z-0074-97.
- Motor Vehicle Sales (New) use not listed in the Permitted Uses section of the Rio Vista Plaza Master Plan.
- Provided Site Plan and elevations are not in compliance with Rio Vista Master Plan Design Standards.
- ~~Motor Vehicle Sales (New) is conditionally allowed in the G-2 (General Commercial) zoning district if service bays D/N face towards rights-of-way and located within GC TC land use if north of Cheyenne Boulevard.~~
- Auto Parts (New & Rebuilt) requires a Special Use Permit in the ~~C-1 zoning district.~~
- Car Wash, Full Service requires a Special Use Permit in the ~~C-1 zoning district.~~

8. Major Mod to RIO VISTA MP allows Car Wash & Quick lube

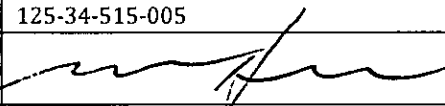
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Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

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**

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	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) = \$ <u>1030</u> 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					
☒	☐	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 B/W): 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: <u>210 VISTA PD</u>			
☒	☐	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					
☒	☐	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 B/W): 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					
☒	☐	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 B/W): 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					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 1
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: 1
☒	☐	All building entrances/exits shown			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	Use of all rooms noted/labeled			NOTES: 0 / 2010
☒	☐	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:		RYAN M E L L C / Team Ford		Application Type: Site Development Plan Review	
Representative:		Douglas G. Purvis Architect, LTD.		Application Purpose: Expansion of existing Motor Vehicle Sales (New) Use Car Wash & Mini Tube	
APN:		125-34-515-005		Site Location: 5446 Drexel Road	
Planner's Signature:				Pre-App. Meeting Date: 08/26/10 <u>9/07/2010</u>	
Planner:				Mike Howe, Planner I - 229-6821	
				Submittal Deadline: Choose an item. - no later than 2:00 pm	
				Earliest PC / CC Meeting Dates: Choose an item. <u>10/08/2010</u> Cycle 8	



PLANNING & DEVELOPMENT DEPARTMENT

PLANNER'S NOTES FOR PRE-APPLICATION CONFERENCE

Rio Vista Master Plan Major Modification (Team Ford Expansion)

APN:	125-34-515-005	Pre-app Date:	08/26/2010
Location:	5446 Drexel Road	Meeting Location:	DSC 1st Floor Conference Room - 1B
Acres:	18.6	Ward #:	6 - Ross
Time:	10:00 a.m.		
Ownership Info:	RYAN M E L L C	Phone:	(702)-870-7221
		Fax:	(702)-877-6575
		Email:	
Applicant Info:	Team Ford	Phone:	(702)-395-5100
		Fax:	(702)-395-5192
		Email:	
Representative Info:	Douglas G. Purvis Architect, LTD.	Phone:	(702)-876-9690
		Fax:	(702)-876-9691
		Email:	
Cases:	Permits / Licenses:		
1. Z-0074-97(3):	1. TSP-4873: Temporary banner and balloons for Team Ford sales event		
2. Z-0074-97(4):			
Proposed Use:	Proposed expansion of ancillary service uses (quick lube & car wash) for the established Auto Dealership to the west.		
General Plan:	Existing:	SC (Service Commercial)	
	Proposed:	No change proposed	
Zoning:	Existing:	P-D (Planned Development)	
	Proposed:	No change proposed	
Special Area, Master Plans, and / or Overlay Districts that Apply:	Rio Vista Plaza Master Plan		
	Special Land Use Designation (per plan): N/A		
Questions / Comments:	1. Requested expansion of dealership is not a permitted use within the Master Plan. 2. Proposed facilities do not comply with the Design Standards as required by the Rio Vista Plaza Master Plan. 3. Proposal will require a Major Modification to the approved Rio Vista Plaza Master Plan.		

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SEP 07 2010

6.15.2011

Administrative Amendment

Site Development Plan Review (SDR-39469)

FOR BUILDING PERMIT NO. 184209

Team Ford Quick Lane

5446 Drexel Road

Site Plan and Landscape Plan Modifications

The Site Development Plan was modified to include a loading zone and handicapped accessible parking spaces to conform to Title 19.10 Parking Standards. Additionally, the Landscape plan was modified to address Title 19.12 vegetation requirements for 4 five gallon shrubs per tree thus providing a total of 56 shrubs for the new east planters along with 14 total new trees to conform to the Condition of Approval No. 7 of SDR-39469 as mitigation to reduce potential visual and noise concerns of the adjacent single family residential uses.

Building Elevations

The Building Elevations were modified to adjust the height of the east elevation two sectional doors along with the trim. The pilasters on the north and east elevations were removed with the mansard roof to form a hip-ridge and a more residential aesthetic design. Furthermore, the two personnel doors were removed from the east elevation and replaced with an 8 foot tall sectional door to the left side of the north elevation.

Floor Plan

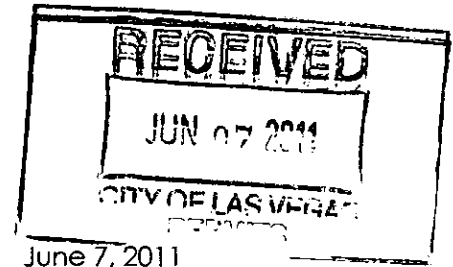
The equipment room for the carwash equipment was enlarged and enclosed and now matches the building finish in-lieu of the wire mesh fencing. The new design is aimed at providing additional noise mitigation and the concerns of such adverse effects to the adjacent existing residential uses.

The Amended Site Plan and Elevations, and Landscape Plan are date stamped approved 6.7.11 and 6.15.11 respectively.

J. Arabad



CLV



John Alabado, Planner 1
City of Las Vegas Building Department
333 North Rancho Drive
Las Vegas, NV 89106-3797
Re: Quick Lane Facility, CLV Project #: 184209-C-11,

John,

Please find below the modifications made to the project during design that differ from the original plans submitted for SDR 39469

Floor Plan

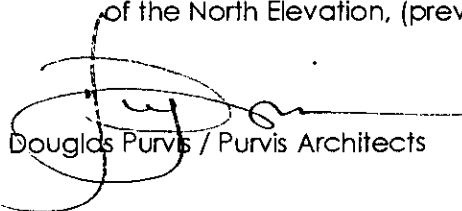
1. Equipment room for the carwash equipment was enlarged and enclosed, matching the building finish in lieu of the wire mesh fencing, and mitigating any noise issue.

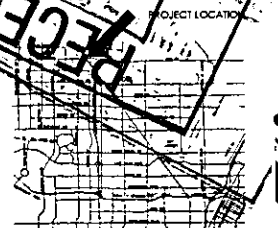
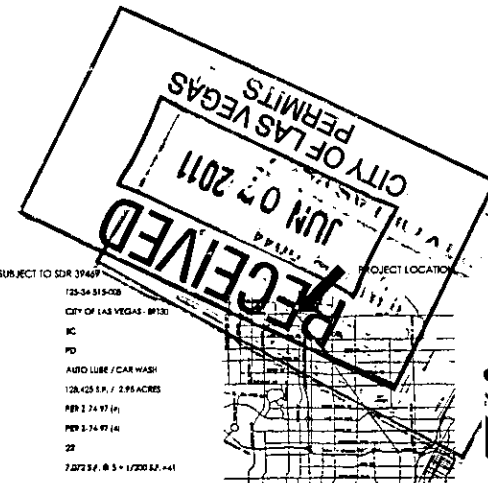
Site and Landscape Plans

2. Landscaping plan has been revised to show trees at the end of each parking row and Landscape drawing has been revised to conform to Title 19.12 Landscaping Standards, 4-5 gallon Sierra Gold Indigo Shrubs have been added per Tree.
3. Handicap Parking has been revised, and a delivery space added to comply with city of Las Vegas Title 19.

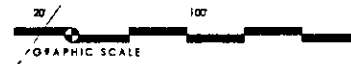
Building Elevations

4. The two center sectional doors on the East Elevation, (previously Northeast) went from 10' high to 12', and the trim band was modified accordingly.
5. The small pilaster shown at the left end of the North Elevation, (previously Northwest), and the right end of the East Elevation, (previously Northeast), was removed, with the mansard roof forming a hip-ridge at that corner, giving that elevation a more residential look.
6. The two personnel doors were removed from the right side of the East Elevation (previously Northeast), and an 8'-0" high sectional door has been added to the left side of the North Elevation, (previously Northwest).

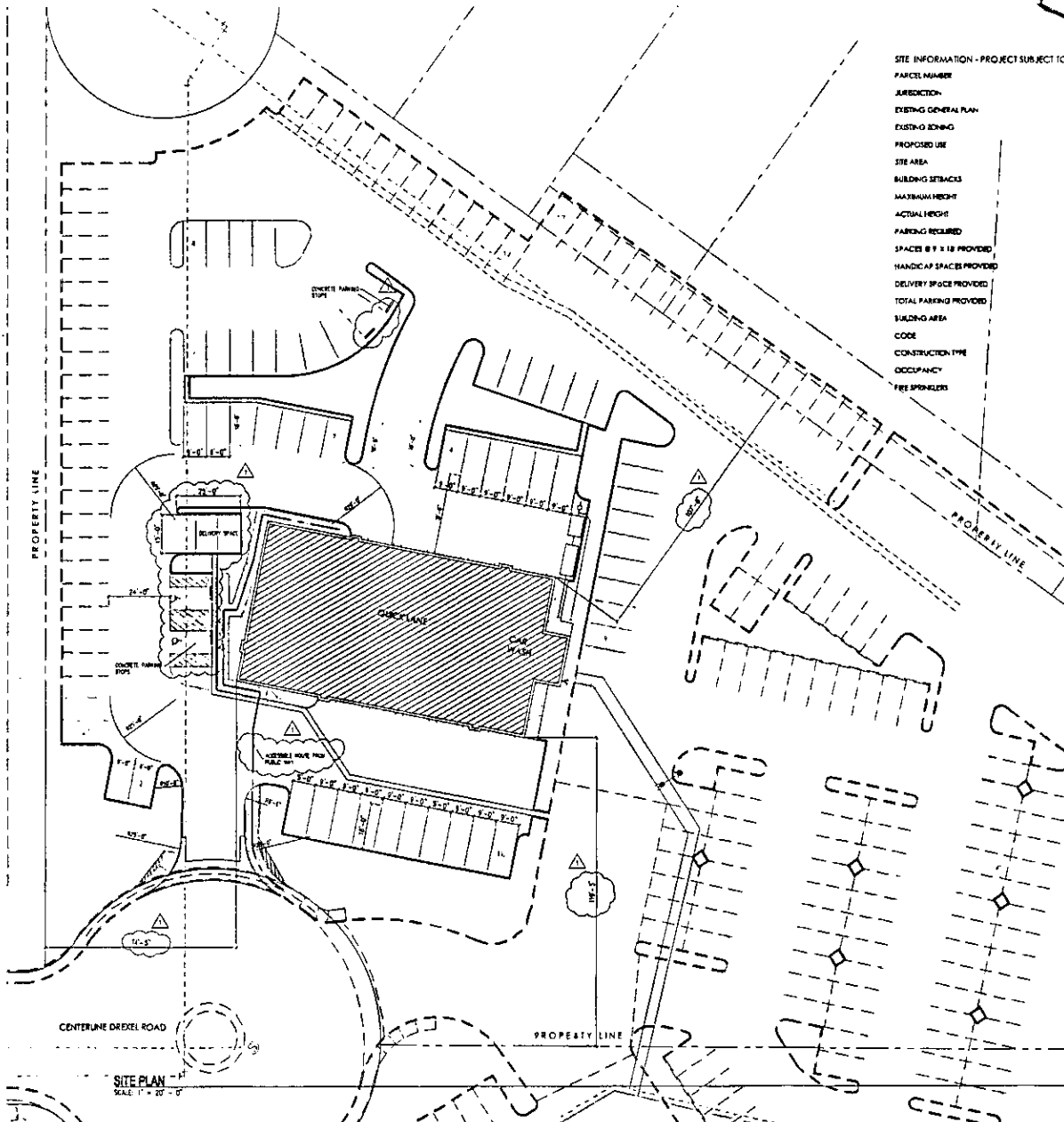

Douglas Purvis / Purvis Architects



VICINITY MAP



SITE INFORMATION - PROJECT SUBJECT TO SDR 39469	
PARCEL NUMBER	725-34-515-030
JURISDICTION	CITY OF LAS VEGAS, NV130
EXISTING ZONING	IC
PROPOSED USE	PD
EXISTING GENERAL PLAN	AUTO LUBE / CAR WASH
PROPOSED USE	128,425 S.F. / 2.95 ACRES
SITE AREA	PER 2.74.97 (4)
BUILDING SETBACKS	PER 2.74.97 (4)
MAXIMUM HEIGHT	22
ACTUAL HEIGHT	7,072 S.F. @ 5' x 1,720 S.F. x 41
PARKING REQUIRED	75
SPACES 8' x 12' PROVIDED	2
HANDICAP SPACES PROVIDED	1
DELIVERY SPACE PROVIDED	76
TOTAL PARKING PROVIDED	2,379 S.F.
BUILDING AREA	300A IBC
CODE	V.B
CONSTRUCTION TYPE	B-1
OCCUPANCY	Y03
FIRE SPRINKLERS	



SITE PLAN
SCALE: 1" = 20' - 0"

Drawings are instruments of service and are the property of the Architect. They are to be used only for the project and for no other purpose without the written consent of the Architect.

Drawings and Specifications remain the sole property of the Design Professional.

Copies of the Drawings and Specifications may be made for the Client and for submitting the Project for which they were prepared and for the construction of any other Project.

DESIGNER
CONSULTANT

REVISION	DATE	DESCRIPTION
1		ISSUED FOR PERMITTING

PROJECT INFO

TEAM FORD
QUICK LANE
5444 DREXEL ROAD
LAS VEGAS, NV
89130



3885 Quail Hawk Court
Las Vegas, NV 89121
TEL: 702.581.1000 FAX: 702.581.1001
www.doboloff.com

PROJECT NO. 1108
DESIGNED BY: DOB
CHECKED BY: DOB
DATE: 05/10/11

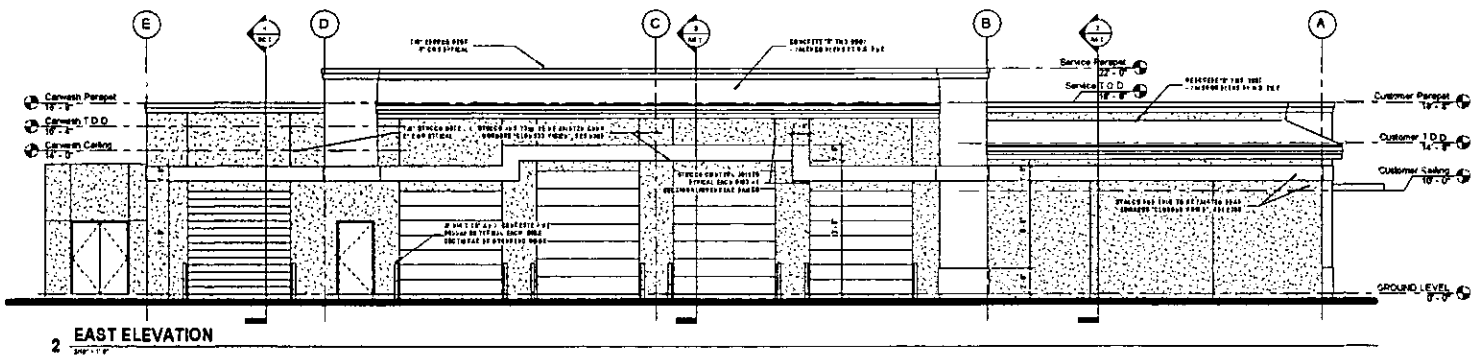
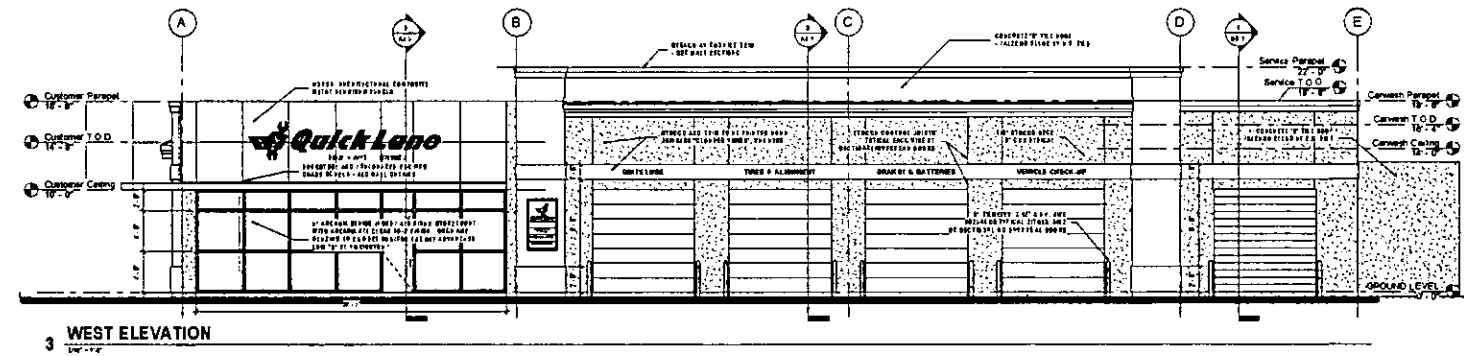
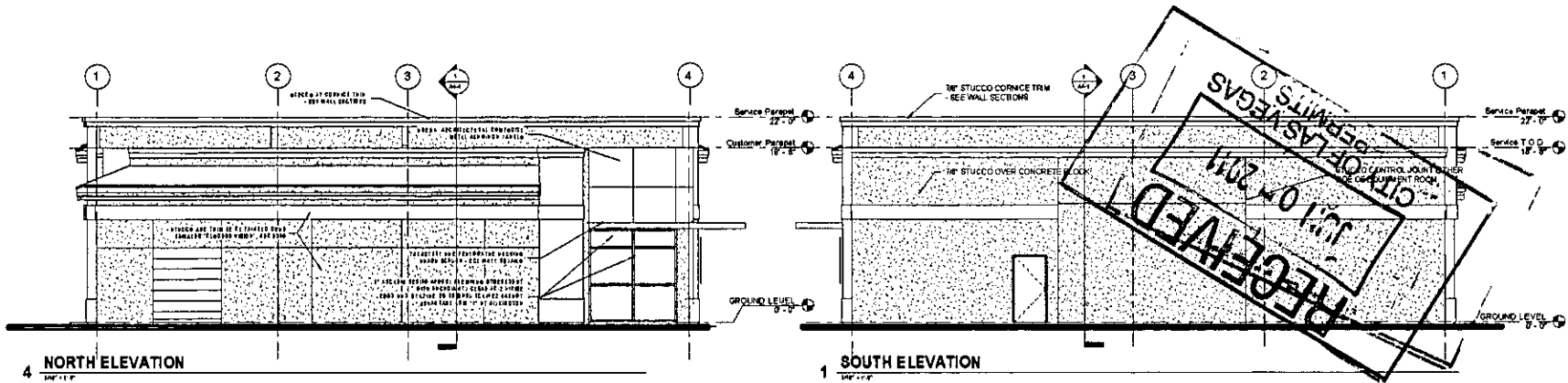


SHEET INFO

QUICK LANE
SITE PLAN

SHEET NUMBER

AS.1



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Drawings remain the sole property of the Architect and may not be reproduced in whole or in part without his written consent is strictly prohibited.

Revision:

BRADLEY G. FORD
ARCHITECT
1118
ARCHITECT 111810

BRADLEY G. FORD
ARCHITECT
1118
ARCHITECT 111810

345 GLEN BOON COURT
HERNDON, VA 22061
TEL: 571-299-1100 FAX: 571-299-1101
www.bradleyford.com

Client Name
TEAM FORD

Project Name
QUICK LANE

Site Location
Las Vegas, NV 89102

Services:

Project Name
PLAN SET FOR REDEMPTION
Date: 05/11/14 Project Number:
05/11/14 05/11/14

Sheet Title
EXTERIOR ELEVATIONS

Sheet No.

A3.1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 1, 2010

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE ITEM - SDR-39469 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TEAM FORD - OWNER: RYAN, M. E. LLC – Appeal filed from the approval by the Planning Commission of a request for a Site Development Plan Review FOR A PROPOSED 7,000 SQUARE-FOOT CARWASH AND MINI-LUBE FACILITY on 18.6 acres at 5446 Drexel Road (APN 125-34-515-005), PD (Planned Development) Zone, Ward 6 (Ross). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

(2)

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

0

4

RECOMMENDATION:

The Planning Commission (7-0 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Appeal Letter Submitted by Wesley and Margaret Church
5. Photos
6. Justification Letter
7. Protest/Support Postcards
8. Recordation Notice of City Council Action and Conditions of Approval
9. Backup referenced from the October 21, 2010 Planning Commission Meeting for SDR-39469

Motion made by STEVEN D. ROSS to Approve to deny the appeal, thereby approving the Site Development Plan Review subject to conditions and amending Condition 7 as follows and as read for the record:

7. A revised landscaping plan signed by a registered landscape architect shall be submitted prior or concurrently with the building plan check application, which depicts all existing interior landscaping on the entire subject site and all proposed new landscape material and location. All landscape planters shall minimally meet code requirements. All plant material, including size, species and location, will be reviewed for its growth potential and density of canopy so as to best serve as visual and auditory mitigation for the neighboring residential homes. The revised plan is subject to review and approval by Planning and Development staff.

CITY COUNCIL MEETING OF: DECEMBER 1, 2010

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

RICKI Y. BARLOW, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-LOIS TARKANIAN)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

STEVE OLLIGES, Team Ford, and DOUG PURVIS, Purvis Architects, were present. MR. OLLIGES said he is proud of this expansion, in order to provide quick lube service to its customers. MR. PURVIS stated that additional conditions were requested at a meeting, including a landscaping condition, with which the applicant will comply. However, removal of the blower from the carwash cannot be done.

ANTHONY HODGES, Las Vegas resident, noted that both the Planning Commission and Planning staff are in concurrence.

WES CHURCH and GARY GUNNY expressed concern about the noise that will be emitted by the carwash use. MR. CHURCH requested a noise study. MR. GUNNY pointed out that the Nevada Department of Transportation is installing a sound wall that ends at the Team Ford building. He conceded that the economy is struggling and businesses are needed, but suggested the carwash be placed on the opposite side of the property.

COUNCILMAN ROSS appreciated the meetings held by the applicant with the residents, and stated that not all residents can be satisfied. But there is a double row of pine trees along the parallel residential property, commercial uses in the area and a landscape buffer zone. Noting that both staff and Planning Commission recommended approval, he agreed with the hours of operation and the placement of the carwash on the property, noting that he does not think the blowers will be an issue. He added that Team Ford has been a good neighbor for many years.

MARGO WHEELER, Director of Planning and Development, crafted an amendment to Condition 7, and MR. OLLIGES agreed to it. MS. WHEELER added that staff will ensure that the minimum landscaping requirements are met.

MAYOR GOODMAN declared the Public Hearing closed.

Staff Report Page Six
December 1, 2010 - City Council Meeting

landscaped planter islands, does not warrant the need for a Waiver to the Title 19.12 Landscape Buffer Standards. The applicant is proposing to include eight additional 15 gallon Palo Verdes and 17 additional one gallon Gold Indigo shrubs in the planters included within the scope of the proposed development. Staff recommends proceeding with the selected plant materials and sizes, as the particular landscape islands are deeply sloped and the quick-growing species selected will have a better chance to adapt to the given location. The proposed landscaping will provide additional visual and audible screening from the residential property located to the east.

The proposed material finish and elevations meet the Development Regulations and Design Standards required by the Rio Vista Plaza Master Plan. The single-story facility features four service bays for various, low-level auto maintenance and an adjacent car wash facility on the east side of the building. The applicant has provided elevations that are aesthetically compatible with the Planned Development, specifically in the matching surface treatment of the buildings and the provision of mansard roofs with clay barrel tiles. The applicant has provided a conceptual depiction of wall signage that demonstrates compliance with the Rio Vista Plaza Master Plan. Any proposed signage will be handled through an over-the-counter building permit review.

The proposed use and design of the facility comply with the Rio Vista Plaza Master Plan; therefore, staff recommends approval of this proposal, with conditions.

FINDINGS (SDR-39469)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

The proposed 7,000 square foot Carwash and Mini-Lube Facility is compatible with the adjacent commercial development to the north and west. The applicant has provided additional landscape screening and has positioned the proposed facility to minimize any visual or audible intrusion to the residential development located to the east. Staff finds that the mature Pines within the existing 30-foot wide landscape buffer, in addition to the proposed internal landscape improvements, will adequately minimize any negative impact on the single family residential neighborhood.

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

MH

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Staff Report Page Seven
December 1, 2010 - City Council Meeting

The proposed Carwash and Mini-Lube Facility is a permitted use with the Rio Vista Plaza Master Plan Area and the design has been submitted in compliance with the Development Standards listed by this plan. The existing landscaping exceeds the current Title 19.12 Landscape Buffer requirements and the additional proposed landscaping will increase the screening of the facility from the residential properties to the east.

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

Vehicular access to the site is adequately provided from Drexel Road, at the cul-de-sac terminus. The proposed facility operates as an auxiliary use to the established Auto Dealership located to the west. Since this proposal seeks to relocate the service operations of the dealership, it is not anticipated that the proposed facility will generate any additional traffic that would not have been servicing their vehicles at the existing service station located at the dealership.

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

The proposed building and landscape materials comply with the specific requirements listed in the Rio Vista Plaza Master Plan. The applicant has provided additional landscaping in the form of trees to specifically address potential concerns regarding the neighboring residential properties located 167 feet to the northeast.

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

Staff finds that the proposed elevations are well-integrated with the established aesthetic of the Master Planned Development and are appropriate for the area and for the City.

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

The proposed Carwash and Mini-Lube Facility is subject to Building Permit and Business License review and inspection prior to occupancy; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

Staff Report Page Eight
December 1, 2010 - City Council Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 330 (By City Clerk)

APPROVALS 0

PROTESTS 2

Staff Report Page Five
December 1, 2010 - City Council Meeting

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Rio Vista Plaza Master Plan	7,000 SF	1:180 SF	39		59		Y
TOTAL SPACES REQUIRED			39		59		Y
Regular and Handicap Spaces Required			37	2	57	2	Y

Wall Signs: Rio Vista Plaza Master Plan		
Standards	Allowed	Provided
Maximum Area	1.75 SF sign area per lineal foot of building frontage	Not Shown
Maximum Projection	12 inches	Not Shown
Illumination	Internal/External	Not Shown

ANALYSIS

The proposed 7,000 square foot Carwash and Mini-Lube Facility is located on a three acre portion of the 20-acre Rio Vista Plaza Master Planned Development. The Carwash and Mini-Lube Facility use was added to the Permitted Uses Table with the City Council's approval of the Major Modification [Z-0074-97(10)] to the Rio Vista Plaza Development Plan on July 9th, 2001. The four-bay facility will offer minor vehicle tire and automotive services and also provide a car wash for customers of the auto dealership only.

The proposed facility is located at the south end of the property between the terminating cul-de-sacs of Rio Vista Street on the east and Drexel Road on the west. The property has been previously paved, striped, and landscaped. The scope of this proposal affects only the central portion of the site adjacent to the Drexel Road cul-de-sac. There is a gradual downward slope from the northwest to the southeast side of subject site with an approximate 10-foot change in grade. The site is currently paved with asphalt and features a 30-foot deep landscape buffer with over 37 mature Pine trees along the east side of the property. The existing landscaping was previously approved by Site Development Plan review [Z-0074-97(4)]. There is a portion of the site along the southwest property line that does not provide the required eight-foot wide landscape buffer, as the site has established cross access with an adjacent parking lot. The previous approval and the existence of the necessary cross access, in addition to the provision of

Staff Report Page Four
December 1, 2010 - City Council Meeting

DEVELOPMENT STANDARDS

Pursuant to the Rio Vista Plaza Master Plan, the following standards apply:

Standard	Allowed	Provided	Compliance
Maximum Land Development Ratio	17.9 %	17.1%	Y
Min. Setbacks from Adjacent Streets:			
• Drexel Road	20 Feet	70 Feet	Y
• Rio Vista Street	20 Feet	150 Feet	Y
Max. Building Height	36 Feet, Single Story	22 Feet	Y
Max Parking Lot Light Height	25 Feet	25 Feet	Y

Pursuant to the Rio Vista Plaza Master Plan, the following Title 19.08.060 Residential Adjacency Standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	66 Feet	167 Feet	Y
Adjacent development matching setback	10 Feet	167 Feet	Y

Pursuant to the Rio Vista Plaza Master Plan, the following Title 19.12 standards apply:

Landscaping and Open-Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	16 Trees	16 Trees	Y
• Southwest	1 Tree / 30 Linear Feet	19 Trees	13 Trees	N
• East	1 Tree / 20 Linear Feet	30 Trees	37 Trees	Y
TOTAL PERIMETER TREES		65 Trees	66 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width	8 Feet		15 Feet	Y
• North	8 Feet		8 Feet	Y
• Southwest	15 Feet		0 Feet	N
• East	8 Feet		15 Feet	Y
Wall Height	6 Foot High Landscape Screen along Rio Vista Street		Existing	Y

Functional Classification of Street(s)	Governing Document	Street Width (Feet)	Compliance with Street Section
Drexel Road: Local Street	NA	50	NA

Staff Report Page Three
December 1, 2010 - City Council Meeting

Field Check	
09/16/2010	A field check was performed by staff with the following observations: - The site is currently utilized as vehicle storage for the auto dealership with shared access along the southwest property line. - The site has mature landscaping, with a 30-foot landscape screen featuring pine trees placed in clusters less than 20 feet apart. - The site has a gradual 10-foot change in grade, sloping downwards from west to east.

Details of Application Request	
Site Area	
Net Acres	3.11

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District		
Subject Property	Auto Inventory	SC (Service Commercial)	P-D (Planned Development)		
North	Single Family Residences	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)		
		L (Low Density Residential)	R-1 (Single Family Residential)		
South	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)		
East	Single Family Residences	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)		
			R-E (Residence Estates)		
West	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)		
Master Plan Areas		Yes	No	Compliance	
Master Plan Area					
Rio Vista Plaza Master Plan		X		Y	
Special Purpose and Overlay Districts		Yes	No	Compliance	
Special Purpose and Overlay Districts					
PD (Planned Development) District				Y	
Trails			X	NA	
Rural Preservation Overlay District			X	NA	
Las Vegas Redevelopment Plan Area			X	NA	
Development Impact Notification Assessment			X	NA	
Project of Regional Significance			X	NA	

MH

Staff Report Page Two
December 1, 2010 - City Council Meeting

01/25/1999	The City Council approved a request for a Site Development Plan Review [Z-0074-97(3)] for a proposed 15,056 square foot Drug Store and Review of Condition of Approval Number 4, to allow the use of an outside microphone for the pharmacy drive-through where such use is prohibited on property located on the southwest corner of Ann Road and Rio Vista Street. The Planning Commission recommended approval.
01/25/1999	The City Council approved a Modification [Z-0074-97(4)] to the Rio Vista Plaza Master Plan to allow modifications to the approved locations and sizes of the proposed buildings and signage. The Planning Commission recommended approval.
07/05/2001	The City Council approved a Site Development Plan Review [Z-0074-97(10)] for a proposed 5,099 square foot Full Service Car Wash and a 1,468 square foot Minor Auto Repair Garage on 1.50 acres at the southeast corner of the intersection of Ann Road and Drexel Road. The Planning Commission recommended approval.
07/05/2001	The City Council approved a Major Modification [Z-0074-97(11)] to the Rio Vista Plaza Development Plan to add Carwash and Mini-Lube Facilities to the permitted uses table. The Planning Commission recommended approval.
10/21/2010	The Planning Commission (7-0 vote) to approve this request (PC Agenda Item #33/mh).
11/01/2010	Appeal of the Planning Commission approval filed by Wesley and Margaret Church
11/17/2010	The City Council voted to hold this item in abeyance to the 12/1/10 City Council meeting.

Most Recent Change of Ownership

12/29/2000	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

There are no Building Permits or Business Licenses affiliated with 5446 Drexel Road.
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Pre-Application Meeting

08/13/2010	A pre-application meeting was held with the applicant's representatives and the specific development requirements of the Rio Vista Plaza Master Plan were discussed. Staff also discussed the proposed use and possible mitigation of any audible or visual impacts on the neighboring residential properties.
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Neighborhood Meeting

A neighborhood meeting is not required for this type of request, nor was one held.
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Staff Report Page One
December 1, 2010 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application request is a Site Development Plan Review for a proposed 7,000 square foot Carwash and Mini-Lube Facility to a three acre portion of a 20-acre Master Planned Development. The proposed facility will operate in conjunction with the neighboring Motor Vehicle Sales (New) use at 5445 Drexel Road. The four-bay facility will offer minor vehicle tire and automotive services and also provide a car wash for customers of the auto dealership only. The proposed use and design of the facility comply with the Rio Vista Plaza Master Plan; therefore, staff recommends approval of this proposal, with conditions. If denied, the applicant will not be able to proceed with this request as proposed.

ISSUES

- The proposed 7,000 square foot development is located within the Rio Vista Plaza Master Plan Area.
- Per the Major Modification [Z-0074-97(10)] to the Rio Vista Plaza Development Plan, the Carwash and Mini-Lube Facility is a permitted use.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/08/1997	The City Council approved an Amendment (GPA-0032-97) to the Northwest General Plan from ML (Medium Low Density Residential) to SC (Service Commercial).
05/28/1998	The City Council approved a Rezoning (Z-0074-97) from the U (Undeveloped) zoning district [ML (Medium Low Density Residential) General Plan Designation] to PD (Planned Development) zoning district.
07/15/1998	The Planning and Development Department administratively approved a Site Development Plan Review [Z-0074-97(1)] for a proposed Restaurant with Accessory Retail (Fast Food Restaurant with Convenience Store).
07/27/1998	The City Council approved requests to Vacate portions of Drexel Road and Rio Vista Street (VAC-0022-98, VAC-0023-98, and VAC-0024-98) adjacent to the Rio Vista Plaza Master Plan Area.
09/14/1998	The City Council approved a request to amend the Rio Vista Master Plan [Z-0074-97(2)] to allow a proposed 84,404 square-foot Automobile Dealership on property located on the southwest corner of Ann Road and Rio Vista Street.

Conditions Page Three
December 1, 2010 - City Council Meeting

16. Site development to comply with all previous conditions of approval for Z-74-97 and all other subsequent site-related actions.

Conditions Page Two
December 1, 2010 - City Council Meeting

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall not be more than 25 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan.
14. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. 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.

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: TEAM FORD - OWNER: RYAN, M. E. LLC

***THIS ITEM WAS HELD IN ABEYANCE FROM THE 11/17/10
CITY COUNCIL MEETING AT THE REQUEST OF COUNCIL***

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-39469	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SDR-39469 CONDITIONS

Planning and Development

1. Conformance to the Rio Vista Plaza Master Development Plan and Development Standards, as amended.
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, landscape plan, and building elevations, date stamped 09/07/2010, except as amended by conditions herein.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 09/07/2010. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

MH

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. A revised landscaping plan signed by a registered landscape architect shall be submitted prior or concurrently with the building plan check application, which depicts all existing interior landscaping on the entire subject site and all proposed new landscape material and location. All landscape planters shall minimally meet code requirements. All plant material, including size, species and location, will be reviewed for its growth potential and density of canopy so as to best serve as visual and auditory mitigation for the neighboring residential homes. The revised plan is subject to review and approval by Planning and Development staff.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
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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 16, 2010

Mr. Edward J. Olliges
Ryan, ME, LLC
5446 Drexel Road
Las Vegas, Nevada 89130

RE: SDR-39469 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 1, 2010

Dear Mr. Olliges:

The City Council at a regular meeting held December 1, 2010, considered the Appeal from the Approval of the Planning Commission of a request for a Site Development Plan Review FOR A PROPOSED 7,000 SQUARE-FOOT CARWASH AND MINI-LUBE FACILITY on 18.6 acres at 5446 Drexel Road (APN 125-34-515-005), PD (Planned Development) Zone.

The City Council denied the Appeal; thereby, Approving the Site Development Plan Review. The Notice of Final Action was filed with the Las Vegas City Clerk on December 2, 2010.

Planning and Development

1. Conformance to the Rio Vista Plaza Master Development Plan and Development Standards, as amended.
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CITY OF LAS VEGAS
400 STEWART AVENUE
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Mr. Edward J. Olliges
SDR-39469 – Page Three
December 16, 2010

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.

16. Site development to comply with all previous conditions of approval for Z-74-97 and all other subsequent site-related actions.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Team Ford
5445 Drexel Road
Las Vegas, Nevada 89130

Mr. Doug Purvis
Purvis Architects
2545 Quail Wood Court
Henderson, Nevada 89074



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December 16, 2010

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Mr. Edward J. Olliges
SDR-39469 – Page Three
December 16, 2010

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



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Team Ford
5445 Drexel Road
Las Vegas, Nevada 89130

Mr. Doug Purvis
Purvis Architects
2545 Quail Wood Court
Henderson, Nevada 89074



DEPARTMENT OF BUILDING AND SAFETY DEVELOPMENT SERVICES CENTER

Permits and Inspections, Plans Examination Division
731 S. Fourth Street, Las Vegas, NV 89101-6918

Switchboard: (702) 229-6251

Plans Status: (702) 229-6916

Online Plans Status: <http://www.lasvegasnevada.gov/CheckStatus/PlanReview.htm>

CLV PROJECT # 184209-C-11

1st date of Submittal 3/24/11

1st Review date: 4/12/11

Project Description: Team Ford Quick Lube

Owner/Developer: Team Ford

[fax:395-5101]

Architect: Doug Purvis Architect

[fax:258-6326]

Engineer of Record: Mendenhall Smith

[fax:367-2727]

General Contractor: SR Construction

[fax:258-6326]

From: Lilian Beltran, P.E., Structural Plans Examiner

The above referenced project was reviewed for structural issues and compliance with the structural aspects of the **2006 International Building Code**, the City of Las Vegas Amendments to the 2006 International Building Code and other applicable codes. The following comments/corrections must be addressed in order to complete the plan review. Read and respond to the following document carefully. Your response may trigger additional items. **Submit a written response** to each of the items listed below, **faxed responses will not be accepted**. Please be advised that there may be additional comments from other Plans Examiners or agencies that could impact these comments.

Comments:

Structural Review Only All sections and chapters referenced in this letter are from the 2006 International Building Code and its referenced standards, unless noted otherwise.

1. Please fill out, sign and submit a new special inspection agreement, SI-3 (attached). The form that you submitted is an old form
2. The deferred submittal checklist must be filled out and signed by the engineer of record or the architect of record (form attached)
3. Submit documentation that the area is not in a flood hazard zone. If located in a flood hazard area, please comply with section 1612 and ASCE 24.
4. Please submit 3 sets of current soils report.
5. Provide design and details of hydraulic lift anchorage to slab or foundation.
6. In accordance with chapter 17 of the 2006 International Building Code, the steel fabricator shall be approved by the building official. Please submit certificate of approval from the AISC, International Accreditation Service or City of Los Angeles or Clark County NV.



Scope of Work

(SI-6) 2006 IBC

(as of 5/6/2010)

APPL/PERMIT # 184209

ADDRESS _____

Includes all types of work listed under IBC Sections 1704 to 1714.

SIA = Special Inspection Agency to perform inspection

CLV = City of Las Vegas staff to perform inspection unless otherwise noted

To schedule CLV Express and Special Inspections, call 229-5112

NOTE: Items that are not checked but are applicable to the project shall have special inspections in accordance with Chapter 17 of the International Building Code

Req. = required inspection *if marked with X*

CLV	SIA	ITEM #	DESCRIPTION
	x	S	Steel Construction (Table 1704.3 & Section 1704.3)
	x	S1	Material verification of structural steel
	x	S1.1	Manufacturer's certificate of compliance
	x	S1.2	Manufacturer's certified mill tests reports
	x	S1.3	Identification markings
	x	S2	Welding (Section 1704.3.1, Table 1704.3 and AWS D1.1 and D1.3)
	x	S2.1	Structural steel
	x	S2.2	Reinforcing steel
		S3	Details of steel frames (Table 1704.3)
		S4	High strength bolting (Section 1704.3.3 and Table 1704.3)
		S4.1	Bearing type connections
		S4.2	Slip critical connections
		S5	Inspection of fabricator (shop and shop fabricated items per Section 1704.2)
	x	S6	Verification of approved fabricator
	x	S6.1	Fabricator's certificate of compliance
	x	S7	Bearing and base plate grouting
		S8	Non-destructive testing
	x	S9	Floor and deck welding
		S10	Welded studs for structural diaphragm
		S11	Welded sheet steel for cold-formed framing members
		S12	Welding of stairs and railing systems
	x	S13	Any other applicable items per Table 1704.3
	x	C	Concrete Construction (Table 1704.4 & Section 1704.4)

		Foundation
x	C1	Materials
x	C2	Reinforcing steel and placement
x	C3	Pre-stressing tendons and placement
x	C4	Bolts in concrete
	C5	Shot Crete and placement
	C6	Pre-stressed concrete
	C6.1	Pre-stressing forces
	C6.2	Grouting of bonded pre-stressing tendons in seismic force resisting systems
	C7	Erection of pre-cast concrete members
	C8	Slab-on-grade
x	C9	Verification of required design mix
x	C10	Concrete cylinders, slump, air, temperature
	C11	Curing
	C12	Verification of in-situ concrete strength
	C12.1	Prior to stressing of tendons
	C12.2	Prior to removal of shores and forms for beams and structural slabs
	C13	Formwork for shape, location and dimension of concrete member being formed
x	M	Masonry Construction (Section 1704.5)
x	M1	Level 1 Special Inspections (Table 1704.5.1 in Occupancy Categories I,II &III)
	M2	Level 2 Special Inspections (Table 1704.5.3 in Occupancy Category IV)
	W	Wood Construction (Section 1704.6)
	W1	Verification of approved fabricator for prefabricated wood structural elements.
	W2	High load diaphragms (sheathing, nailing, fastening, framing) Table 2306.3.2
x	G	Soils (Section 1704.7 and Table 1704.7 and soils report)
x	G1	Site preparation and sub-grade
x	G2	Fill placement, classification, testing (fill >12 in)
x	G3	In-Place density, materials and lift thickness, placement and compaction of controlled fill (fill >12 in)
x	G4	Excavation
x	G5	Special Excavation, grading and filling if required by soils report
	PL	Pile Foundations (Section 1704.8)
	PL1	Verify pile materials, sizes, length
	PL2	Verify capacities of test piles and any additional required load tests
	PL3	Verify placement locations, plumb
	PL4	Verify type and size of hammer

		PL5	Record number of blows per foot of penetration
		PL6	Verify required penetrations to achieve design capacity
		PL7	Record driving operations with complete and accurate records for EACH pile, including any pile damage
		PL8	Verify tip and butt elevations
		PR	Pier Foundations (Section 1704.9 and Table 1704.9)
		PR1	Observe drilling operations and maintain complete and accurate records for EACH pier
		PR2	Verify placement locations and plumb-ness
		PR3	Confirm pier diameters, bell diameters, length, embedment, end bearing strata capacity
		PR4	Perform additional concrete inspections per section 1704.4 or masonry inspections per section 1704.5
		F	Sprayed Fire Resistant Materials (Section 1704.10)
		X	Special Cases: (Section 1704.13)
x		X1	Rebar/Bolt/Threaded Rods/Anchors in epoxy grout (verify bolt or bar materials, hole depth and diameter, hole cleanout, epoxy mixing and placement, embedment depth and other requirements of ICC-ESR report and manufacturer's specifications) CLV Express Call 229-5112 to schedule
		X2	Hold-down substitution in tension
		X3	Rock retaining walls (Rock placement, rock size, footing, embedment, drainage, backfill, compaction, filter fabric, batter, slope and other items specified by engineer of record), Rammed Earth walls.
x		X4	Expansion anchors / Concrete screw anchors (per ICC – ES reports)
		X5	Embedded plates
		X6	Others
		MS	Mastic and intumescent fire-resistance coatings (Section 1704.11)
		EIFS	Exterior Insulation and Finish Systems (EIFS) (Section 1704.12) SI based on ICC – ES reports
		E	Special Inspections for Seismic Resistance (Section 1707)
		ES1	Structural steel (Section 1707.2)
		ES2	Structural welding (Section 1707.2)
		EW	Structural wood (Section 1707.3) Seismic Design Category C, D, E, F (except R-3 < or = 10,000 sq. ft.)
		EW1	Field Gluing
		EW2	Nailing, bolting, anchoring, fastening
		EW3	Drag struts
		EW4	Braces
		EW5	Hold-downs
		EW6	Shear walls and diaphragm nailing, anchoring, bolting and fastening (fastener spacing less than or equal to 4 inches)
		EL	Cold formed steel framing for seismic force resisting system

			(Section 1707.4)
		EL1	Welding
		EL2	Screw attachment, bolting, anchoring
		ER	Storage racks over 8 ft and access floors (Section 1707.6) in SDC D,E,F
		EV	Architectural components (Section 1707.7) For structures >30 ft high only in SDC D,E,F
		EV1	Exterior cladding (weight > 5 psf)
		EV2	Interior and exterior non-bearing walls (weight > 15 psf)
		EV3	Interior and exterior veneer (weight > 5 psf)
		EV4	Suspended Ceiling in Seismic design category D, E, F
		EME	Mechanical and electrical components (Section 1707.8)
		EME1	Electrical equipment anchorage for emergency systems in SDC C,D,E,F (Section 1707.8.1)
		EME2	Other electrical equipment in SDC E,F (Section 1707.8.2)
		EME3	Installation of piping systems with flammable, combustible or highly toxic materials in SDC C, D,E,F (Section 1707.8.3)
x		T	Structural Testing for Seismic Resistance (Section 1708)
x		T1	Engineered Masonry level 1 (Section 1708.1 & Table 1708.1.2)
		T2	Engineered Masonry level 2 (Section 1708.1 & Table 1708.1.4)
		T3	Testing for seismic resistance
		T3.1	Seismic force resisting systems in SDC C,D,E,F
		T3.2	Designated systems in SDC D,E,F
		T4	Reinforcing and pre-stressing steel (Section 1708.3)
		T4.1	Certified mill tests
		T4.2	Chemical tests for weld ability
		T5	Structural steel (Section 1708.4 and AISC 341)
		T5.1	All testing as required by AISC 341
		T5.2	Non-destructive testing (AWS D1.1). Acceptance criteria for NDT to be specified by engineer of record
		T5.3	Others
		T6	Mechanical and Electrical Equipment Seismic Qualification Testing (Section 1708.5)
		T6.1	Manufacturer's certificate of compliance on anchorage
		T6.2	Inspection of anchorages and labels
		A	Amusement Rides
		A1	Construction inspection and testing
		A2	Operation and maintenance inspection and testing
		A3	Non-destructive testing
		Z	Other Inspections and Tests
		Z1	Exterior windows and door assemblies (Section 1714.5) Testing & Labeling
		Z2	Alternative tests (Section 1711)
		Z3	In-situ load tests (Section 1713)
		Z4	Pre-construction load tests (Section 1714)

- Statement of special inspections specified by Engineer of Record (Section 1705 Yes or No
- Is Structural Observation by a Registered Design Professional Required? (Section 1709) Yes or No

All continuous inspections and periodic inspections shall be in accordance with 2006 IBC, Chapter 17.



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 16, 2010

Mr. Edward J. Olliges
Ryan, ME, LLC
5446 Drexel Road
Las Vegas, Nevada 89130

RE: SDR-39469 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 1, 2010

Dear Mr. Olliges:

The City Council at a regular meeting held December 1, 2010, considered the Appeal from the Approval of the Planning Commission of a request for a Site Development Plan Review FOR A PROPOSED 7,000 SQUARE-FOOT CARWASH AND MINI-LUBE FACILITY on 18.6 acres at 5446 Drexel Road (APN 125-34-515-005), PD (Planned Development) Zone.

The City Council denied the Appeal; thereby, Approving the Site Development Plan Review. The Notice of Final Action was filed with the Las Vegas City Clerk on December 2, 2010.

Planning and Development

1. Conformance to the Rio Vista Plaza Master Development Plan and Development Standards, as amended.
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, landscape plan, and building elevations, date stamped 09/07/2010, except as amended by conditions herein.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 09/07/2010. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
5. 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.

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

Printed with environmentally friendly soy ink. A small recycling symbol consisting of three chasing arrows forming a triangle.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. A revised landscaping plan signed by a registered landscape architect shall be submitted prior or concurrently with the building plan check application, which depicts all existing interior landscaping on the entire subject site and all proposed new landscape material and location. All landscape planters shall minimally meet code requirements. All plant material, including size, species and location, will be reviewed for its growth potential and density of canopy so as to best serve as visual and auditory mitigation for the neighboring residential homes. The revised plan is subject to review and approval by Planning and Development staff.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall not be more than 25 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan.
14. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. 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

Mr. Edward J. Olliges
SDR-39469 – Page Three
December 16, 2010

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.

16. Site development to comply with all previous conditions of approval for Z-74-97 and all other subsequent site-related actions.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Team Ford
5445 Drexel Road
Las Vegas, Nevada 89130

Mr. Doug Purvis
Purvis Architects
2545 Quail Wood Court
Henderson, Nevada 89074



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

November 18, 2010

Mr. Edward J. Olliges
Ryan, ME, LLC
5446 Drexel Road
Las Vegas, Nevada 89130

RE: SDR-39469 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 17, 2010

Dear Mr. Olliges:

The City Council at a regular meeting held November 17, 2010, HELD IN ABEYANCE the Appeal from the Approval of the Planning Commission of a request for a Site Development Plan Review FOR A PROPOSED 7,000 SQUARE-FOOT CARWASH AND MINI-LUBE FACILITY on 18.6 acres at 5446 Drexel Road (APN 125-34-515-005), PD (Planned Development) Zone.

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the December 1, 2010 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script that reads "Vicky Skjelbred".

Vicky Skjelbred
Chief Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Team Ford
5445 Drexel Road
Las Vegas, Nevada 89130

Mr. Doug Purvis
Purvis Architects
2545 Quail Wood Court
Henderson, Nevada 89074

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

INTER-OFFICE MEMORANDUM

11/1/2010

TO: PLANNING AND DEVELOPMENT DEPARTMENT	FROM: CITY CLERK
SUBJECT: APPEAL OR CITY COUNCIL REVIEW INFORMATION ON PLANNING COMMISSION ACTIONS	COPIES TO:

This is to certify that the following action relative to the Planning Commission decision on the application of:

FILE NO.: SDR-39469

APPLICANT: APPLICANT: TEAM FORD – OWNER: RYAN, M.E., LLC

WARD: WARD 6 (ROSS)

Appeal by applicant or any other aggrieved person:

☒ Yes

☐ No

Review requested by City Council:

☐ Yes

☒ No

DATE

11/1/2010

CITY CLERK

Vicky Skilbred

By: Vicky Skilbred
Chief Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Planning Commission Action

October 21, 2010

Last day for filing an appeal by applicant
or any other aggrieved person. (Appeal
period is 10 days after the date of the
PC decision).

November 1, 2010

Last day for a review being requested by
the City Council. (Review period is 10
days after the date of the PC decision.)

November 1, 2010

Set Date 11/3/2010

Public Hearing 11/17/2010

October 28, 2010

City Clerk
Attn: Beverly K. Bridges
400 Stewart Ave.
Las Vegas, NV

RE: SDR-39469

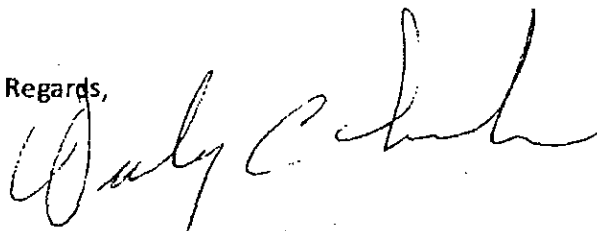
To Whom It May Concern,

A Planning Commission Meeting was held on October 21, 2010 to consider SDR-39469 as a One Motion – One Vote. The motion was approved and we would like to appeal the approval on the proposed 7,000 ft² Car Wash and Mini-Lube Facility on 18.6 acres at 5446 Drexel Road (APN 125-34-515-005). We attended the meeting. This was our first commission meeting and we did not understand at what point in the proceedings we could oppose the motion. We, along with several of our neighbors, have sent in the Notice of Public Hearing, as opposed.

Our back yard and others adjoins the proposed Car Wash and Mini-Lube boundary. As such, we do not want the additional noise that would be generated from that type of activity. We are also concerned over home values that have plummeted and building this facility will only decrease the homes values even more. We ask to appeal the decision.

Team Ford has enough land to build this facility away from the area homes nearer to US 95. Team Ford already has or provides for Car Wash and Mini-lube services.

Regards,


Margaret Church

Wesley and Margaret Church
6917 Fruit Flower Ave.
Las Vegas, NV 89130

Home Phone – (702)649-8644
Cell – (702)465-9330
weschurch@earthlink.net

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NOV - 1 2010

P&D 

2010 NOV - 1 A 7:28

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CITY CLERK

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. Edward J. Olliges
Ryan, ME, LLC
5446 Drexel Road
Las Vegas, Nevada 89130

**RE: SDR-39469 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Olliges:

Your request for a Site Development Plan Review FOR A PROPOSED 7,000 SQUARE-FOOT CARWASH AND MINI-LUBE FACILITY on 18.6 acres at 5446 Drexel Road (APN 125-34-515-005), PD (Planned Development) Zone, Ward 6 (Ross), was considered by the Planning Commission on October 21, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Conformance to the Rio Vista Plaza Master Development Plan and Development Standards, as amended.
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, landscape plan, and building elevations, date stamped 09/07/2010, except as amended by conditions herein.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 09/07/2010. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
5. 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.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stovros S. Anthony
City Manager
Elizabeth N. Fretwell



6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall not be more than 25 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan.
14. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Mr. Edward J. Olliges
SDR-39469 - Page Three
October 22, 2010

15. 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.
16. Site development to comply with all previous conditions of approval for Z-74-97 and all other subsequent site-related actions.

This action by the Planning Commission on **October 21, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **November 1, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Team Ford
5445 Drexel Road
Las Vegas, Nevada 89130

Mr. Doug Purvis
Purvis Architects
2545 Quail Wood Court
Henderson, Nevada 89074

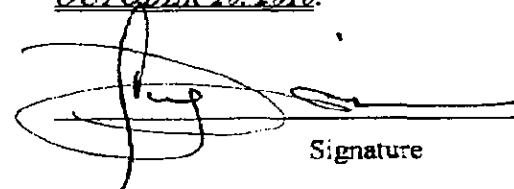
CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department
	Case Planning Division
	731 South Fourth Street
	Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax	

SUBJECT: SDR-39469 – APPLICANT: TEAM FORD - OWNER: RYAN, M.E. LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **OCTOBER 21, 2010** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney at (702) 385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **OCTOBER 20, 2010.**



Signature

DOUGLAS PURVIS

Please Print Name

10-18-10

Date

DOUGLAS G. PURVIS ARCHITECT

Company Name

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

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OCT 18 2010



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

October 8, 2010

Mr. Edward J. Olliges
Ryan, ME, LLC
5446 Drexel Road
Las Vegas, Nevada 89130

**RE: SDR-39469 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Olliges:

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: Team Ford
5445 Drexel Road
Las Vegas, Nevada 89130

Mr. Doug Purvis
Purvis Architects
2545 Quail Wood Court
Henderson, Nevada 89074

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. Freitwell



Application Information

SDR-39469 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TEAM FORD - OWNER: RYAN, M. E. LLC - Request for a Site Development Plan Review FOR A PROPOSED 7,000 SQUARE-FOOT CARWASH AND MINI-LUBE FACILITY on 18.6 acres at 5446 Drexel Road (APN 125-34-515-005), PD (Planned Development) Zone, Ward 6 (Ross).

Application Location



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

Public Hearing Information

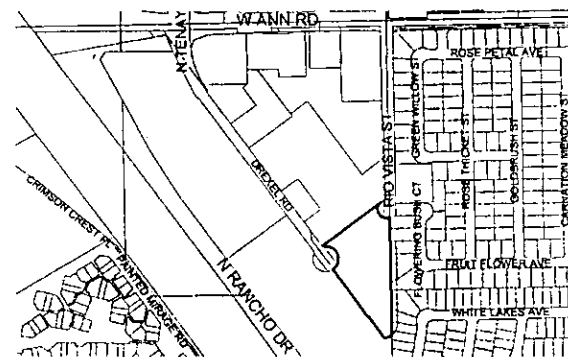
Meeting: Planning Commission
Date: *October 21, 2010*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

SDR-39469 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TEAM FORD - OWNER: RYAN, M. E. LLC - Request for a Site Development Plan Review FOR A PROPOSED 7,000 SQUARE-FOOT CARWASH AND MINI-LUBE FACILITY on 18.6 acres at 5446 Drexel Road (APN 125-34-515-005), PD (Planned Development) Zone, Ward 6 (Ross).

Application Location



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

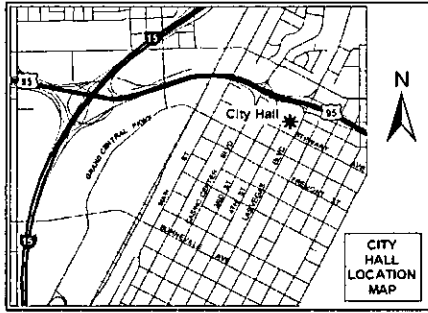
Public Hearing Information

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

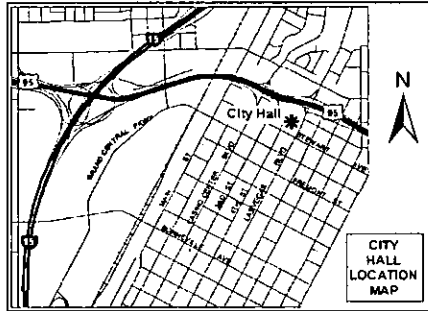
Please use available blank space on card for your comments.

SDR-39469

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



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-39469

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 Riecki, Survey (FM, PM, & A's only)
Date: September 22, 2010
Re: **SDR-39469** Team Ford 5446 Drexel Rd.
Request for a Site Development Plan Review for a proposed auto repair garage, minor

CONDITIONS OF APPROVAL:

1. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan.
2. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
3. 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.
4. Site development to comply with all previous conditions of approval for Z-74-97 and all other subsequent site-related actions.

P/L 335
/322

Report of All Selected Parcels

Case Number: SDR-39469

Printed On: Thu: September 16, 2010

<u>Owner:</u>	<u>Address</u>	<u>Parcel Numbe</u>
		12534596001
		12534696001
ADASCZIK CHARLES J	3816 SAN ESTEBAN AVE NO LAS VEGAS NV	12534615039
AGLIPAY ALICE & ROLANDO V	5209 STANDING ROCK PL LAS VEGAS NV	12534612036
ALARIE MICHAEL D & BARBARA A	5377 PAINTED MIRAGE RD LAS VEGAS NV	12534610011
ALBERICI JOHN & PATRICIA FAM TR	5425 CARNATION MEADOW ST LAS VEGAS NV	12534513034
ALLEN LARRY D & TAMMY L	5317 GOLDEN CLIFF ST LAS VEGAS NV	12534614057
ALO ANIBAL DIEGO	6816 WHITE LAKES AVE LAS VEGAS NV	12534614006
ALTMAN HERBERT & ROBERTA REV TR	10640 DART DR LAS VEGAS NV	12534613046
AMADOR MANUEL & MARIA S	4274 BUTTERFIELD WY LAS VEGAS NV	12534511023
ANDERSON CHARLES P & GERALDINE	6817 FRUIT FLOWER AVE LAS VEGAS NV	12534512009
ANDRADE CHARLES R	6836 WHITE LAKES AVE LAS VEGAS NV	12534614001
ANN S D L L C	%C V S PHARMACY INC #8782-01 %STORE ACCOUNTING DEPT 1 CVS DR WOONSOCKET RI	12534502006
AQUITANIA AIMEE Y	5915 PETALUMA CT SACRAMENTO CA	12534615026
ARETA LEONAROO	6712 FRUIT FLOWER AVE LAS VEGAS NV	12534514016
ARREOLA FRANCISCO A & CONCEPCION	5224 STANOING ROCK PL LAS VEGAS NV	12534612031
ASSENZIO DAVID A	5216 WHITE COYOTE PL LAS VEGAS NV	12534612015
AUTUORI THOMAS	5200 STANOING ROCK PL LAS VEGAS NV	12534612026
AYOTTE RONALD C & BRENDA FAM TR	6936 WHITE LAKES AVE LAS VEGAS NV	12534613070
BALENT MARK	7897 LAKESHORE CT PARKER CO	12534512032
BANK H S B C USA NATL ASSN TRS	%ONEWEST BANK FSB 2900 ESPERANZA CROSSING AUTIN TX	12534613042
BANK U S NATIONAL ASSN TRS	3476 STATEVIEW BLVD MAC # X7801 FT MILL SC	12534613032
BARCLAY DONALO L JR & ANNETTE M	5412 ROSE THICKET ST LAS VEGAS NV	12534512035
BARCLAY MICHAEL L	6813 WHITE LAKES AVE NO LAS VEGAS NV	12534614034
BARKER THOMAS R & MELINDA	5325 WHITE COYOTE PL LAS VEGAS NV	12534613047
BARNES JAMES A & MERELIN	5412 GOLDBRUSH ST LAS VEGAS NV	12534512002
BARNETT FAMILY TRUST	6496 IVARENE AVE LOS ANGELES CA	12534612035
BARRETT STACI	6805 FRUIT FLOWER AVE LAS VEGAS NV	12534514009
BARTHA LIDIA	5412 CARNATION MEADOW ST LAS VEGAS NV	12534513028
BASILIO MARK	5512 ROSE THICKET ST LAS VEGAS NV	12534511045
BEACH DENNIS M & LIDIA	5313 WHITE COYOTE PL LAS VEGAS NV	12534613050
BELL SCOTT & JILL	5308 STANDING ROCK PL LAS VEGAS NV	12534613033

Report of All Selected Parcels**Case Number:** SDR-39469**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
BELTON YVONNE M	6800 FRUIT FLOWER AVE LAS VEGAS NV	12534514011
BENSON M O FAMILY TRUST	5312 WHITE COYOTE PL LAS VEGAS NV	12534613062
BERENOS JAMES & TERESA	6820 ROSE PETAL AVE LAS VEGAS NV	12534511006
BETTILYON CHARLES R	5421 CARNATION MEADOW ST LAS VEGAS NV	12534513033
BICACI GRAZIA	5357 PAINTED MIRAGE RD LAS VEGAS NV	12534610016
BLANCHARD JENNIFER H	5408 FLOWERING BUSH CT LAS VEGAS NV	12534512025
BREWER AOAM J	5312 STANDING ROCK AVE LAS VEGAS NV	12534613034
BREWER DEXTER R & JOLYNN H	5416 FLOWERING BUSH CT LAS VEGAS NV	12534512023
BROWN GABRIEL B & MELISSA J	5408 GOLDBRUSH ST LAS VEGAS NV	12534512003
BROWNING PHILLIP MARK & LEANN	5417 CARNATION MEADOW ST LAS VEGAS NV	12534513032
BUMGARDNER MARGIE E TRUST	6801 SNAKE RIVER AVE LAS VEGAS NV	12534614044
BURCHARO FAMILY TRUST	5500 GOLDBRUSH ST LAS VEGAS NV	12534511027
BURTON EDWARD J & OORIS J	6828 ROSE PETAL AVE LAS VEGAS NV	12534511008
CACEROS JOSE A & MARIA V	6920 WHITE LAKES AVE LAS VEGAS NV	12534613006
CANCIL MARVIN & RHONDA	P O BOX 572052 LAS VEGAS NV	12534511011
CANEPA CHARLES P JR	5201 WHITE COYOTE PL LAS VEGAS NV	12534612025
CARCELLI LOUISE A	5405 CARNATION MEADOW ST LAS VEGAS NV	12534514013
CARRILLO FERNANDO	6821 FRUIT FLOWER AVE LAS VEGAS NV	12534512010
CARRINGTON JOEL	5517 ROSE THICKET ST LAS VEGAS NV	12534511053
CARTWRIGHT CEIL A	5409 CARNATION MEADOW ST LAS VEGAS NV	12534513030
CARVER CAROL SUE REV LIV TR	5529 ROSE THICKET ST LAS VEGAS NV	12534511050
CASTANEDA THELMA S	5400 GOLDBRUSH ST LAS VEGAS NV	12534512005
CATES WINCELL & FRANCES R	5337 WHITE COYOTE PL LAS VEGAS NV	12534613044
CAUTHEM THOMAS C III	5313 STANDING ROCK PL LAS VEGAS NV	12534613020
CEBALLOS EVELIA	6820 WHITE LAKES AVE LAS VEGAS NV	12534614005
CHAPARIAN MARK A	6913 FRUIT FLOWER AVE LAS VEGAS NV	12534512016
CHURCH WESLEY E SEPARATE PPTY TR	6917 FRUIT FLOWER AVE LAS VEGAS NV	12534512047
CLARK JILL P & CHRISTOPHER A	5512 GOLDBRUSH ST LAS VEGAS NV	12534511030
COLEMAN JUDITH H	5237 STANDING ROCK PL LAS VEGAS NV	12534613025
CONLEY FAMILY TRUST	6829 FRUIT FLOWER AVE LAS VEGAS NV	12534512012
COON NORMA D	6825 WHITE LAKES AVE LAS VEGAS NV	12534614037
CORSARO FAMILY REVOCABLE LIV TR	5221 STANDING ROCK PL LAS VEGAS NV	12534612033

Report of All Selected Parcels**Case Number:** SDR-39469**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
COULOUTE AARON M	5409 GOLDBRUSH ST LAS VEGAS NV	12534613026
COULOUTE PIERRE	5409 GOLDBRUSH ST LAS VEGAS NV	12534512044
COURNOYER BEVERLY J & KRISTINA A	5333 PAINTED MIRAGE RD LAS VEGAS NV	12534610022
CRAIK DORDTHY J & EVELYN J	6836 RIO SANDS CT LAS VEGAS NV	12534615043
CROSSLIN SHERRY A	110 E CENTER ST #1142 MADISON SD	12534511038
CROWTHER TRDY & CHERYL	6820 BOTTLE SAGE AVE LAS VEGAS NV	12534511043
CRUZ GERARDO	6821 RIO SANDS CT LAS VEGAS NV	12534615040
CURTIS JOSEPH W & BETTY	6801 FRUIT FLOWER AVE LAS VEGAS NV	12534514008
CZECH LAWRENCE W	5400 ROSE THICKET ST LAS VEGAS NV	12534512038
DAHL LARK A	5521 ROSE THICKET ST LAS VEGAS NV	12534511052
DAMERON CHERYL M	7855 DEER SPRINGS WY #1031 LAS VEGAS NV	12534613030
DAVIS WILLIAM W JR & JOAN E	5341 PAINTED MIRAGE RD LAS VEGAS NV	12534610020
DELGADO JESUS A	6820 PAINTED CANYON CT LAS VEGAS NV	12534615029
DESILETS MICHAEL J	5300 WHITE COYOTE PL LAS VEGAS NV	12534613060
DEVEAU LINDA R & CONRAD F	5321 PAINTED MIRAGE RD LAS VEGAS NV	12534610025
DICKINSON FRED LEE	6824 SNAKE RIVER AVE LAS VEGAS NV	12534614038
DIETRICH FAMILY TRUST	5417 GOLDBRUSH ST LAS VEGAS NV	12534512046
DIGIOVANI LEE L	6800 RIO SANDS CT LAS VEGAS NV	12534615052
DINTEMANN RONALD	5416 ROSE THICKET ST LAS VEGAS NV	12534511017
DINTEMANN RONALD J	5416 ROSE THICKET ST LAS VEGAS NV	12534512034
DOMINGUEZ JOEL R & LORENA R	6829 SNAKE RIVER AVE LAS VEGAS NV	12534614051
DUTRA KENNETH BRIAN LIVING TRUST	6062 CANTER GLEN AVE LAS VEGAS NV	12534512043
EAST HOUSE UNLIMITED L L C	5446 PINE RANCH LAS VEGAS NV	12534513036
EICHEL WILLIAM ELWOOD	5397 PAINTED MIRAGE RD LAS VEGAS NV	12534610003
ELLEFSON GLEN P JR & MARLENA K	5424 CARNATION MEADOW ST LAS VEGAS NV	12534513025
ENNIS RONALD D & BARBARA A	5305 WHITE COYOTE PL LAS VEGAS NV	12534613052
ESTRADA PEDRO A & GRISELDA	5524 GOLDBRUSH ST LAS VEGAS NV	12534511033
EVANS BOBBYE E	5308 CORBETT ST LAS VEGAS NV	12534511064
EVANS SANDRA E	5401 GOLDBRUSH ST LAS VEGAS NV	12534512042
FIELD HOWARD W & RITA H	5420 GOLDBRUSH ST LAS VEGAS NV	12534511025
FIERRO STEVE R & CAROLYN	5520 ROSE THICKET ST LAS VEGAS NV	12534511047
FIFIELD STEPHANIE J	5417 ROSE THICKET ST LAS VEGAS NV	12534512033

Report of All Selected Parcels**Case Number:** SDR-39469**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
FIJOLEK ZBIGNIEW J & MARZENNA M	6912 WHITE LAKES AVE LAS VEGAS NV	12534613004
FIKE MY-LING	5309 GOLDEN CLIFF ST LAS VEGAS NV	12534614055
FIRTH BRIAN TRUST	5521 GREEN WILLOW ST LAS VEGAS NV	12534511014
FITZPATRICK PETER W & CAROL A	5504 GOLDBRUSH ST LAS VEGAS NV	12534511028
FOWLER MATTHEW	5224 WHITE COYOTE PL LAS VEGAS NV	12534612017
FOWLER MATTHEW & PEGGY	5232 WHITE COYOTE PL LAS VEGAS NV	12534613057
FRANCOMANO GENNARO & JOY	5525 GREEN WILLOW ST LAS VEGAS NV	12534511013
FRIED ATTILA & ROLLAND	1828 STONEFIELD ST LAS VEGAS NV	12534615027
FRUIT FLOWER 6909 LAND TRUST	%M & G MCMILLIAN 2000 W ANA RD #102-220 NO LAS VEGAS NV	12534512015
FUNKE PATRICK & KAREN J	6378 PEBBLECREEK RD INDEPENDENCE OH	12534610013
GALLOW ANTHONY J & THELMA	6833 RIO SANDS CT LAS VEGAS NV	12534615042
GASPER SHAYNE T & TERRY L	6828 WHITE LAKES AVE LAS VEGAS NV	12534614003
GIANNOLA PAULA M	5217 WHITE COYOTE PL LAS VEGAS NV	12534612022
GIARMO LIVING TRUST	6717 FRUIT FLOWER AVE LAS VEGAS NV	12534514007
GIARMO TIMOTHY A & CHERYL L	5424 GOLDBRUSH ST LAS VEGAS NV	12534511026
GIROMINI JOSEPH A & PATRICIA R	6813 RIO SANDS CT LAS VEGAS NV	12534615038
GIROMINI PATRICIA R	6813 RIO SANDS CT LAS VEGAS NV	12534615050
GORDON AARON	5320 WHITE COYOTE PL LAS VEGAS NV	12534613064
GRAUMAN DAVID A & REBECCA R	P O BOX 944 LOGANDALE NV	12534610006
GROHS CHARLES & CAREY	6901 BOTTLE SAGE AVE LAS VEGAS NV	12534511021
GTATREAKS RONALD C & SARAPEE	5501 GREEN WILLOW ST LAS VEGAS NV	12534511068
GUERRERO ARMANDO & MARIA	5516 GOLDBRUSH LAS VEGAS NV	12534511031
GUEVARA ANDREW	6801 WHITE LAKES AVE LAS VEGAS NV	12534614032
GUNNY GARY L & SHERI LABRUM	5409 FLOWERING BUSH CT LAS VEGAS NV	12534512020
GUTIERREZ MARIA ESTHER	6808 FRUIT FLOWER AVE LAS VEGAS NV	12534512006
HAAG MARY ANN	6816 RIO SANDS CT LAS VEGAS NV	12534615048
HAAR MARIA CORAZON LIVING TRUST	5525 ROSE THICKET ST LAS VEGAS NV	12534511051
HAGEN CHARLES & DEBRA	6808 WHITE LAKES AVE LAS VEGAS NV	12534614008
HALAS RITA J	5213 WHITE COYOTE PL LAS VEGAS NV	12534612023
HANACHE PEGGY W	6824 WHITE LAKES AVE LAS VEGAS NV	12534614004
HANEY RICHARD & ROSA	5217 STANDING ROCK PL LAS VEGAS NV	12534612034
HANSON FAMILY TRUST	5400 CARNATION MEADOW ST LAS VEGAS NV	12534514015

Report of All Selected Parcels**Case Number:** SDR-39469**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
HARMON CATHIE	5509 CARNATION MEADOW ST LAS VEGAS NV	12534513037
HARRIS STEPHEN L & RITA W	5305 STANDING ROCK PL LAS VEGAS NV	12534613022
HEIL GINNY L	5401 FLOWERING BUSH CT LAS VEGAS NV	12534512048
HELWIG WILLIAM R & VALERIE	5361 PAINTED MIRAGE LAS VEGAS NV	12534610015
HENRIQUEZ DEBRA L	6821 SNAKE RIVER AVE LAS VEGAS NV	12534614049
HENRIQUEZ JULIO C & VILMA	6821 BOTTLE SAGE AVE LAS VEGAS NV	12534511022
HEREDIA ALBERTO	5505 GREEN WILLOW ST LAS VEGAS NV	12534511018
HEYBORNE SHARON K	5412 FLOWERING BUSH CT LAS VEGAS NV	12534512024
HILL SYLVIA JAYNE	5341 STANDING ROCK PL LAS VEGAS NV	12534613073
HOERNER DARRELL F & ANNA M	5508 GOLDBRUSH ST LAS VEGAS NV	12534511029
HOM HENRY H	2105 FOREST VIEW AVE HILLSBOROUGH CA	12534615031
HOPGOOD JEFFREY & DEAMBRA C	5229 STANDING ROCK PL LAS VEGAS NV	12534613027
HUSTON CECIL E & SHARON M	8410 BRENT LN LAS VEGAS NV	12534613066
ISLAND VET L L C	7025 W ANN RD LAS VEGAS NV	12534515009
J & J SERIES L L C	%B & M PRICE 6904 ROSE PETAL AVE LAS VEGAS NV	12534511010
J & J SERIES L L C	%B & M PRICE 6904 ROSE PETAL AVE LAS VEGAS NV	12534511009
JACKSON CHARLES R JR & PATRICIA	6825 FRUIT FLOWER AVE LAS VEGAS NV	12534512011
JARRELL TERRIE	2408 NE 123RD CT VANCOUVER WA	12534612016
JESTIC ROBERT L JR	6904 FRUIT FLOWER AVE LAS VEGAS NV	12534512027
JOHNSON FORREST D REV LIV TR	6252 FISHER AVE LAS VEGAS NV	12534511042
JOHNSON HERBERT L & ANDREA M	6820 FRUIT FLOWER AVE LAS VEGAS NV	12534512040
JOHNSON JOANN	5416 CARNATION MEADOW ST LAS VEGAS NV	12534513027
JOHNSON LOVELL & GWENDOLYN	6908 FRUIT FLOWER AVE LAS VEGAS NV	12534512026
JOHNSON NEIL E	8455 FOUNTAIN AVE #210 WEST HOLLYWOOD CA	12534614002
JOINES FAMILY TRUST	%J & A JOINES CO-TRS 6905 BOTTLE SAGE DR LAS VEGAS NV	12534511067
JONES F SR REMAINDER SUBTRUST	7300 W SAHARA AVE LAS VEGAS NV	12534501003
JONES GARY LEROY & WANDA	4686 ASHINGTON ST LAS VEGAS NV	12534615051
KALTEICH GARY W	6365 SHADOW GLEN LN LAS VEGAS NV	12534614046
KANIPE JOAN	6824 ROSE PETAL AVE LAS VEGAS NV	12534511007
KATHY MEMORY LIVING TRUST	5501 CARNATION MEADOW ST LAS VEGAS NV	12534513035
KEATING JOHN L & CATHERINE M	5393 PAINTED MIRAGE RD LAS VEGAS NV	12534610004
KELLY SELINA R	5301 GOLDEN CLIFF ST LAS VEGAS NV	12534614053

Report of All Selected Parcels**Case Number:** SDR-39469**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
KHADEMI-CAPURRO SAHAR D J D ETAL	5509 ROSE THICKET ST LAS VEGAS NV	12534511055
KOSTEW JOSEPH & CHRISTINE FAM TR	6925 RANCHO SANTA FE DR LAS VEGAS NV	12534612039
KROHN CURTIS A & CYNTHIA L	6928 WHITE LAKES AVE LAS VEGAS NV	12534613008
LACASELLA ANDREW F & ANNA MARIE	5408 CARNATION MEADOW ST LAS VEGAS NV	12534513029
LAKE DAYNE & MAUREEN	5525 GOLDRUSH ST LAS VEGAS NV	12534511036
LANATA MICHAEL L	6908 BOTTLE SAGE AVE LAS VEGAS NV	12534511058
LANDWEHR SHELLY T	6805 RIO SANDS CT LAS VEGAS NV	12534615036
LARA ART & ANGIE	4575 N FT APACHE RD LAS VEGAS NV	12534612028
LAWRENCE JASON M	5508 ROSE THICKET ST LAS VEGAS NV	12534511044
LAYAG ANTONIO L & LUCIA D	6805 WHITE LAKES AVE LAS VEGAS NV	12534614033
LEMUS BLANCA E & SANTIAGO	6813 FRUIT FLOWER AVE LAS VEGAS NV	12534512008
LESKO JOSEPH M & CHRISTINA	6800 SNAKE RIVER AVE LAS VEGAS NV	12534614043
LIEDER FAMILY TRUST	6812 WHITE LAKES AVE LAS VEGAS NV	12534614007
LILORE CHARLES & PATRICIA	5417 FLOWERING BUSH CT LAS VEGAS NV	12534512022
LITTLE MARVELLA K	6318 LEMON AVE #B SAN GABRIEL CA	12534511056
LOLLINO LUIGI TRUST	1 CHANCELLOR CT HAWTHORN WOODS IL	12534610010
LOVELACE JAMES A	6800 WHITE LAKES AVE LAS VEGAS NV	12534614010
LUONG TAM TRONG	7005 ELLIS ISLAND LAS VEGAS NV	12534511005
LYNCH CARL R & ROSE MARIE	5513 CARNATION MEADOW ST LAS VEGAS NV	12534513038
MANIRE SEAN K & EVANGELINE	5325 STANDING ROCK PL LAS VEGAS NV	12534613017
MARCOM NORA H	5524 ROSE THICKET ST LAS VEGAS NV	12534511048
MARCY WILLIAM L III	6816 PAINTED CANYON CT LAS VEGAS NV	12534615030
MARSHALL FAMILY TRUST	5513 GREEN WILLDW ST LAS VEGAS NV	12534511016
MARTIN CALVIN & KIM	6824 RIO SANDS CT LAS VEGAS NV	12534615046
MARTINEZ JESUS H PEREZ	5345 STANDING ROCK PL LAS VEGAS NV	12534613072
MARTINEZ JOSE GERARDO ALFARO	6833 SNAKE RIVER AVE LAS VEGAS NV	12534614052
MASTON DURRELL L	5321 STANDING ROCK PL LAS VEGAS NV	12534613018
MATISOFF ALAN & ANN	5208 WHITE COYOTE PL LAS VEGAS NV	12534612013
MAZUR JOHN & KATHLEEN	5301 STANDING ROCK PL LAS VEGAS NV	12534613023
MCCARTHY MICHAEL E & SUSAN L	5401 CARNATION MEADOW ST LAS VEGAS NV	12534514012
MCCLAIN NICK L	5349 STANDING ROCK PL LAS VEGAS NV	12534613071
MCCUE-MICHAELS CHARLOTTE	6832 RIO SANDS CT LAS VEGAS NV	12534615044

Report of All Selected Parcels**Case Number:** SDR-39469**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
MCGOWAN PATRICK J & SHANNON	5420 CARNATION MEADOW ST LAS VEGAS NV	12534513026
MCGUIRE DANIEL C	5337 PAINTEO MIRAGE RD LAS VEGAS NV	12534610021
MCKNIGHT CECILIA	6713 FRUIT FLOWER AVE LAS VEGAS NV	12534514006
MCLAUGHLIN PERRY L	5324 STANOING ROCK PL LAS VEGAS NV	12534613037
MEININGER CHRISTOPHER R	5232 STANOING ROCK PL LAS VEGAS NV	12534613029
MELTON STEPHANIE	6812 BOTTLE SAGE AVE LAS VEGAS NV	12534511041
MENDOZA PHILIP JR & DENISE	5212 WHITE COYOTE PL LAS VEGAS NV	12534612014
MILLER JOHN J III & CAROL A	6900 WHITE LAKES AVE LAS VEGAS NV	12534613001
MISCHIARA PETER J	5329 PAINTED MIRAGE RD LAS VEGAS NV	12534610023
MONTENEGRO-FRAGOSO LUIS	6813 SNAKE RIVER AVE LAS VEGAS NV	12534614047
MORCOM KAREN	#38 3003-34 AVE N W EDMONTON ALBERTA CANAOA T6T OA1	12534610014
MULLINS LUCILLE G	5205 STANDING ROCK PL LAS VEGAS NV	12534612037
MURPHY JOSEPH L & MARY T	5413 GOLDBRUSH ST LAS VEGAS NV	12534512045
NAKAMOTO KEOLA M	6812 RIO SANDS CT LAS VEGAS NV	12534615049
NEW ALBERTSON'S INC	%DEPT 70428-CORPORATE TAX 250 PARKCENTER BLVD P O BOX 20 BOISE ID	12534515002
NIECZKOWSKI WALTER	5509 GOLOBRUSH ST LAS VEGAS NV	12534511040
NISHIMOTO CASTLE K & BONNIE LEE	6924 WHITE LAKE AVE LAS VEGAS NV	12534613007
OATIS KATHY	5329 STANDING ROCK PL LAS VEGAS NV	12534613016
O'BRIEN ROBERT & ANITA	5529 GREEN WILLOW ST LAS VEGAS NV	12534511012
O'DONNELL DAVID A & RENISHA L	5309 WHITE COYOTE PL LAS VEGAS NV	12534613051
O'LARK LIVING TRUST	7065 W ANN RD #130-532 LAS VEGAS NV	12534511057
OLZASKI-THOAMS D R F G O SUBTR	5512 FLORA SPRAY ST LAS VEGAS NV	12534513039
OSMUN MICHAEL C	5316 WHITE COYOTE PL LAS VEGAS NV	12534613063
OSOS JAMES ERICH & DEBORAH J	6804 WHITE LAKES AVE LAS VEGAS NV	12534614009
O'SULLIVAN WENDY BROOKES TRUST	110 STONE CANYON CT BOULDER CITY NV	12534511039
OXFORD MANAGEMENT GROUP INC	2157 LINCON ST SALT LAKE CITY UT	12534612038
PACSON ROMMEL V	5316 STANDING ROCK PL LAS VEGAS NV	12534613035
PATRICK JOHN V & SHARON M	5520 GREEN WILLOW ST LAS VEGAS NV	12534511062
PECKHAM JESSE G	6908 WHITE LAKES AVE LAS VEGAS NV	12534613003
PEKARCIK OEBRA M	5349 PAINTED MIRAGE RD LAS VEGAS NV	12534610018
PERALES ROBERT	5337 STANDING ROCK PL LAS VEGAS NV	12534613014
PEREZ JORGE C & MARIA L	6900 FRUIT FLOWER AVE LAS VEGAS NV	12534512028

Report of All Selected Parcels**Case Number:** SDR-39469**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
PERLMAN MARK J & CHERI D	5317 WHITE COYOTE PL LAS VEGAS NV	12534613049
PETERS FASIEGHA	5317 STANDING ROCK PL LAS VEGAS NV	12534613019
PETTY COLANDA	5309 STANDING ROCK PL LAS VEGAS NV	12534613021
PIETROWSKI MICHAEL J TRUST	5328 STANDING ROCK PL LAS VEGAS NV	12534613038
PLATZEK ROGER F & CARA S	1033 N CO RD 27 E BERTHOUD CO	12534614056
PLESH DAVID & LINDA	471 E ADAMS ELMHURST IL	12534613040
POSITIVE EXPECTATIONS USA L L C	8441 ILLUSIONARY MAGIC CIR LAS VEGAS NV	12534610024
PR AUS MICHELLE K	5237 WHITE COYOTE PL LAS VEGAS NV	12534613055
PRESLEY SHANE E & WENDY M	5340 STANDING ROCK PL LAS VEGAS NV	12534613041
R B W ENTERPRISES L L C	3643 CALICO COVE CT LAS VEGAS NV	12534612030
RAMOS MICHAEL A & JOANNA G	5301 WHITE COYOTE PL LAS VEGAS NV	12534613053
RANGEL JORGE L	7001 DRAMATIC WY LAS VEGAS NV	12527810003
RASMUSSEN KELLY S & KATHY R	5517 GREEN WILLOW ST LAS VEGAS NV	12534511015
RATNER DALE & MARTA	6813 BOTTLE SAGE AVE LAS VEGAS NV	12534511024
RAWSON GERALD B	168 3RD AVE FAIRBANKS AK	12534615037
REDA FRANCIS X & ANNETTE	6916 WHITE LAKES AVE LAS VEGAS NV	12534613005
RICHARDS J M	P O BOX 15480 LAS VEGAS NV	12534610019
RICHARDSON RONALD J	345 CLIFTON AVE SAN JOSE CA	12534613039
RIDEOUT DIANE E	5416 GOLDBRUSH ST LAS VEGAS NV	12534512001
RIEL DIANE L	410 ARIEL DR SAN JOSE CA	12534614036
RIO VISTA PLAZA L L C	P O BOX 11568 NEWPORT BEACH CA	12534515003
RIO VISTA PLAZA L L C	P O BOX 11568 NEWPORT BEACH CA	12534515004
RIO VISTA PLAZA L L C	P O BOX 11568 NEWPORT BEACH CA	12534515001
RIVAS MANNY & MARIA E	5305 GOLDEN CLIFF ST LAS VEGAS NV	12534614054
ROADVILLE JOHN M & PATTI JO	6809 FRUIT FLOWER AVE LAS VEGAS NV	12534512007
ROBINSON DELFA L	2201 MONROE ST #902 SANTA CLARA CA	12534613048
RODNEY MARK A & KARRAH L	6808 SNAKE RIVER AVE LAS VEGAS NV	12534614041
ROHNER FAMILY TRUST	5233 WHITE COYOTE PL LAS VEGAS NV	12534613056
ROME MICHAEL J	5333 WHITE COYOTE PL LAS VEGAS NV	12534613045
ROXAS NICANOR R & ERLINDA A	6812 SNAKE RIVER AVE LAS VEGAS NV	12534614040
ROYBAL FAMILY TRUST	5508 GREEN WILLOW ST LAS VEGAS NV	12534511059
RUFFOLO BEVERLY J	6817 SNAKE RIVER AVE LAS VEGAS NV	12534614048

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
RYAN JEFFREY H & KIM M	6824 PAINTED CANYON CT LAS VEGAS NV	12534615028
RYAN M E L L C	5445 DREXEL RD LAS VEGAS NV	12534501007
RYAN M E L L C	5445 DREXEL RD LAS VEGAS NV	12534601003
RYAN M E L L C	5445 DREXEL RD LAS VEGAS NV	12534501005
RYAN M E L L C	5445 DREXEL RD LAS VEGAS NV	12534601004
RYAN M E L L C	5445 DREXEL RD LAS VEGAS NV	12534501004
RYAN M E L L C	5445 DREXEL RD LAS VEGAS NV	12534501006
RYAN M E L L C	5445 DREXEL RD LAS VEGAS NV	12534515005
RYAN M E L L C	5445 DREXEL RD LAS VEGAS NV	12534601005
RYAN M E L L C	5445 DREXEL RD LAS VEGAS NV	12534601006
RYAN MICHAEL T & ANGELA L	5333 STANDING ROCK PL LAS VEGAS NV	12534613015
S G S P PROPERTIES L L C	%W & K O'CONNOR 8204 OCEAN TERR WY LAS VEGAS NV	12534615045
SANDOVAL AGUEDA	6825 SNAKE RIVER AVE LAS VEGAS NV	12534614050
SANDPIPER GOLF VILLAS HOWNERS	%KEY MANAGEMENT 3172 N RAINBOW BLVD PMB 227 LAS VEGAS NV	12534210042
SAPONARO JOSEPH JAMES & DENISE K	5405 ROSE THICKET ST LAS VEGAS NV	12534512030
SAWICKI JOSEPH	5413 FLOWERING BUSH CT LAS VEGAS NV	12534512021
SCHENCK STEVEN G & JOANNE K	6804 FRUIT FLOWER AVE LAS VEGAS NV	12534514010
SCHLOSSER CINDY L & JAMES R	5401 ROSE THICKET ST LAS VEGAS NV	12534512029
SCHMIDT GARY W & HILDA C	P O BOX 678 CENTER HARBOR NH	12534610017
SCHUMAN BRUCE J & SHARON J	5404 N CARNATION MEADOW ST LAS VEGAS NV	12534514014
SCOTT ARLENE M	7212 VISTA BONITA DR LAS VEGAS NV	12534610001
SEABORG WENDELL D & TERRY	5528 ROSE THICKET ST LAS VEGAS NV	12534511049
SEITZ PHILIP J	5225 STANDING ROCK PL LAS VEGAS NV	12534612032
SESSIONS TIMOTHY M	5228 WHITE COYOTE PL LAS VEGAS NV	12534612018
SHIMOYAMA FAMILY TRUST 1997	5332 WHITE COYOTE PL LAS VEGAS NV	12534613067
SHIPP AMANDA	5229 WHITE COYOTE PL LAS VEGAS NV	12534612019
SHORTT WILLIAM R & THELMA J	5228 STANDING ROCK PL LAS VEGAS NV	12534613028
SILLETT MATTHEW J	5221 WHITE COYOTE PL LAS VEGAS NV	12534612021
SIMPSON REX JAY & COLLEEN MARIE	5408 ROSE THICKET ST LAS VEGAS NV	12534512036
SKALA LAWSON	5524 GREEN WILLOW ST LAS VEGAS NV	12534511063
SMITH RICHARD F & JULIA A	5404 ROSE THICKET ST LAS VEGAS NV	12534512037
SNYDER ELIZABETH A REVOCABLE TR	5389 PAINTED MIRAGE RD LAS VEGAS NV	12534610005

Report of All Selected Parcels**Case Number:** SDR-39469**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
SPISAK JASON J & HOLLY A	5405 FLOWERING BUSH CT LAS VEGAS NV	12534512049
STALZER ROBERT & SANDRA	5404 GOLDBRUSH ST LAS VEGAS NV	12534512004
STAMBAUGH ROBERTA M	5512 GREEN WILLOW ST LAS VEGAS NV	12534511060
STARESINIC JENNIFER A	6905 FRUIT FLOWER AVE LAS VEGAS NV	12534512014
STORCH BERND & MIYAKO LIVING TR	%KFC X527004 P O BOX 35370 LOUISVILLE KY	12534515006
STOTTS TERUKO H	5216 STANDING ROCK PL LAS VEGAS NV	12534612029
SYKES WILLIE D	6901 FRUIT FLOWER AVE LAS VEGAS NV	12534512013
SYSTEM CAPITAL REAL PPTY CORP	%MCDONALDS CORP #27-0161 P O BOX 182571 COLUMBUS OH	12534515010
TANDY NOLAN W & LOIS J	5516 ROSE THICKET ST LAS VEGAS NV	12534511046
TARENTA JOAO & LINDA	23951 SPRIG ST MISSION VIEJO CA	12534612024
TARMANN JEROME CLARENCE	190 BUTTE AVE YUBA CITY CA	12534613061
TAXPAYER	LAS VEGAS NV	12534511054
TENA RUFO P	1540 W 154TH PL GARDENA CA	12534614039
TERRIBLE HERBST INC	%TERRIBLE HERBST OIL CO 5195 LAS VEGAS BLVD S LAS VEGAS NV	12534516001
THOMAS RITA J	5528 GOLDBRUSH ST LAS VEGAS NV	12534511034
THOMPSON REUBEN N & DIONNE C	5341 WHITE COYOTE PL LAS VEGAS NV	12534613043
TISCHER DENIS W & RHONDA	12851 W BEAVER LAKE DR HOMER GLEN IL	12534615047
TRIMMER FAMILY L L C	HC 33 BOX 39 LAS VEGAS NV	12527802016
TROMBLY SCOTT A	6480 SNAKE RIVER AVE LAS VEGAS NV	12534614042
TULE VICTOR	5520 GOLDBRUSH ST LAS VEGAS NV	12534511032
TURLEY MARIANNA	6825 RIO SANDS CT LAS VEGAS NV	12534615041
VALENZUELA FAMILY TRUST	5236 WHITE COYOTE PL LAS VEGAS NV	12534613058
VALTIERRA MARTHA	6932 WHITE LAKES AVE LAS VEGAS NV	12534613009
VANCE LORRAINE K & CHRISTOPHER S	5225 WHITE COYOTE PL LAS VEGAS NV	12534612020
VANDUSEN MICHAEL J & KAREN L	6720 WHITE LAKES AVE LAS VEGAS NV	12534614011
VARELA SAMUEL R	5480 RIO VISTA ST LAS VEGAS NV	12534503013
VAZQUEZ BEVERLY M	5336 WHITE COYOTE PL LAS VEGAS NV	12534613068
VEACH TERRI J	6824 FRUIT FLOWER AVE LAS VEGAS NV	12534512039
VELASCO OLIVIA	5320 STANDING ROCK PL LAS VEGAS NV	12534613036
VINICKY SANDRA L	4534 BLUE MESA WY LAS VEGAS NV	12534613002
WALLING CHRISTOPHER C	5240 STANDING ROCK PL LAS VEGAS NV	12534613031
WALLING LILIANNE & GLEN E	5241 STANDING ROCK PL LAS VEGAS NV	12534613024

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
WERNER JACOB J	6816 FRUIT FLOWER AVE LAS VEGAS NV	12534512041
WHEELER DAYNON & SHIRLEY C	5529 GOLDBRUSH ST LAS VEGAS NV	12534511035
WHITE HAROLD W & PATRICIA A	6817 WHITE LAKES AVE LAS VEGAS NV	12534614035
WILEY WESLEY L	5521 GOLDBRUSH ST LAS VEGAS NV	12534511037
WILKS KIM LIANNE	5324 WHITE COYOTE PL LAS VEGAS NV	12534613065
WISHENGRAD STUART & CYNTHIA L	5413 CARNATION MEADOW ST LAS VEGAS NV	12534513031
WOLCOTT FLOYD R	5401 PAINTED MIRAGE RD LAS VEGAS NV	12534610002
WONG GEORGE & LINDY	5516 GREEN WILLOW ST LAS VEGAS NV	12534511061
WDNG NOLAN GIT H & LETICIA A B	94-254 KEAOLANI PL MILILANI HI	12534612027
WOODARD WARREN L & RAMONA	6805 SNAKE RIVER AVE LAS VEGAS NV	12534614045
WOODBEEK FRANK R II & MARISSA R	5409 ROSE THICKET LAS VEGAS NV	12534512031
WOODSFORD ROBERT J JR & VICTORIA	5340 WHITE COYOTE PL LAS VEGAS NV	12534613069
WRIGHT CHARLES G & MARY L	5373 PAINTED MIRAGE RD LAS VEGAS NV	12534610012
WYPYSZCZAK WANDA	5241 WHITE COYOTE PL LAS VEGAS NV	12534613054
YAMADA ROBERTA L	980 MARBLEWOOD AVE LAS VEGAS NV	12534613059



013071

July 9, 2001

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

Mr. Don Benedict
Rio Vista Plaza, Limited Liability Company
1000 Quail Street, Suite #190
Newport Beach, California 92660

RE: Z-0074-97(11) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 5, 2001
Related to Z-0074-97(10)

Dear Mr. Benedict:

The City Council at a regular meeting held July 5, 2001 APPROVED the request for a Major Modification to the Rio Vista Plaza Development Plan TO ADD CARWASH AND MINI-LUBE FACILITIES TO THE PERMITTED USES TABLE (APN: 125-34-515-007 and 008), PD (Planned Development) Zone.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 6, 2001.

Sincerely,

LINDA OWENS,
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Sean Higgins
Terrible Herbst, Inc.
5195 Las Vegas Blvd. South
Las Vegas, Nevada 89119

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

VOICE 702.229.6011
TDD 702.386.9108
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RIO VISTA PLAZA

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Z-74-97(4)
1-14-99 PC

I. **RIO VISTA PLAZA**

The project to be constructed in accordance within this Planned Development District is a neighborhood shopping center containing a mix of retail, office, service and restaurant uses. The center will be located at a freeway interchange to serve the existing trade area both north and south of Ann Road and on both sides of U.S. 95.

II. **INTENT OF THE PLANNED DEVELOPMENT DISTRICT**

The intent of this Planned Development District (PD) District is to permit and encourage a comprehensively planned development whose purpose is a mix of commercial and office facilities within a multi-use planned commercial development. The rezoning of the property to a PD District is deemed appropriate because the development proposed for the District will accomplish the following established goals:

- A. Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
- B. Promoting or allowing development to occur in accordance with a uniform set of standards which reflect the specific circumstances of the site.
- C. Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities.
- D. Encouraging area-sensitive site planning and design.
- E. Contributing to the health, safety and general welfare of the community and providing development which is compatible with the City's goals and objectives.

III. **LOCATION AND SIZE OF RIO VISTA PLAZA**

- A. The Plaza is located at an interchange of a freeway with a section line street. The location is ideal for providing a safe and convenient source of goods and services for the general welfare of the community.
- B. The Plaza is fronted on all three (3) sides by streets.
 - 1. The Plaza fronts on the south side of Ann Road from Drexel Drive to Rio Vista Street. The frontage on Ann Road is approximately 963 feet.
 - 2. The Plaza fronts on the northeasterly side of Drexel Drive from Ann Road to Rio Vista St. The frontage on Drexel Drive is approximately ~~1,750~~ 1,200 feet. Drexel Drive is the frontage road for the U.S. 95 freeway.
 - 3. The Plaza fronts on the west side of Rio Vista Street from Ann Road to Drexel Drive. The frontage on Rio Vista Street is approximately ~~1,480~~ 873 feet.

C. Proximity to U.S. 95 and Ann Road Interchange.

The Plaza is located at the southeasterly quadrant of the interchange at the easterly terminus of the freeway overpass and across the freeway frontage road, Drexel Drive.

D. Meets and Bounds Legal Description. (see Exhibit "A" attached hereto)

E. Adjacent Property Uses.

1. Across Ann Road from Rio Vista Plaza are single family homes which back up to Ann Road and obtain access from Dramatic Way.
2. Across Rio Vista Street from Rio Vista Plaza are single family homes which, with the exception of one home, back up to Rio Vista Street and obtain access from Green Willow Street.
3. Across Drexel Drive is vacant land between Drexel and the U.S. 95 freeway. The vacant land is zoned C-2 and may be used for new car dealerships.

F. Total property size of Rio Vista Plaza is approximately ~~18.89~~ 18.60 acres.

IV. EXISTING UTILITIES AND EXTENSIONS

The following public service requirements do not exceed the capacity of existing facilities.

1. Water. A 36" main is existing in Ann Road with a 12" valved outlet approximately 250 feet east of Drexel. Additionally, a 12" main is existing in Ann Road from Rio Vista to a point approximately 350 feet west of Rio Vista. A water main extension to the shopping center property will be made from either or both of the existing mains.
2. Sewer. A 12" main is existing in Ann Road. Laterals will be connected from the existing main to the shopping center property.
3. Gas. A 4" main is existing in Ann Road. Laterals will be connected from the existing main to the shopping center property.
4. Electrical. The site is currently served by Nevada Power.

V. PERMITTED USES

- A. The following uses are beneficial to the community and are allowed subject to existing requirements of the zoning code of the City of Las Vegas for S.U.P., C.U.P. and/or conditions per administrative development review.

Animal hospital, clinic, or shelter without outside pens.

Child care center.
 Church/House of worship.
 Convenience store.
 Library, art gallery or museum.
 Post office, local service.
 Financial institution with or without a drive through.
 Office.
 Health Club.
 Antique/collectible store.
 Business school.
 Catering services.
 Copy center.
 Drug store, with or without drive thru.
 Garden supply.
 Grocery store.
 General retail uses, other than listed.
 Jewelry store, new.
 Laundry, self service.
 Liquor sales (off-premises consumption) if a part of a grocery store, convenience store or a drug store.
 Liquor establishment (Tavern).
 Rental store w/o outside storage.
 Restaurant with service bar.
 Restaurant with or without drive through, and/or indoor play place facility.
Service station, with self service gasoline sales and convenience store.
 Supper club.
 Building and landscape material (indoor only).
 Electrical, watch, clock, jewelry and similar repair.
 Trade school.
Auto parts (new and rebuilt)(accessory sales and service)
 LPG installation 288 gallons or less.
 Wireless communication facility designed for multiple uses with a 60 ft. monopole.

- B. A maximum of three (3) fast food restaurants shall be allowed on the freestanding building pads fronting on Ann Road.
- C. The use of outside microphones shall be prohibited for drive through operations on all pads on the south side of Ann Road.

VI. DEVELOPMENT REGULATIONS AND DESIGN STANDARDS

The following uniform development standards are established to reflect the specific circumstances of the site.

- A. Configuration and Layout. Primary consideration has been given to a creative and orderly layout to be harmonious with the community and the nearby residential areas.
 - 1. Shape of property to be developed. The shopping center, bounded on the north by Ann Road, on the east by Rio Vista Street and the southwest by Drexel Drive is triangular in shape with its longest frontage along Drexel Drive. The triangular property presents unique design considerations with regard to building placement, orientation, and parking.

2. The primary orientation of the overall shopping center is toward the intersection of Ann Road and Drexel Drive in order to face the U.A. 95 - Ann Road freeway interchange. However, because of the triangular shape of the property, some of the buildings will be facing in other directions, i.e. buildings along Ann Road will face Ann Road. Generally, Rio Vista Street will be along the side and rear of the building orientation.
3. A number of buildings will be detached, or freestanding. The overall architectural theme of the shopping center will integrate the appearance of the buildings. 8

B. Density.

Building coverage is approximately 20.6 17.9 percent of the overall shopping center. This percentage is considerably lower than would normally be achieved in a more typical rectangular center. The lower density allows a greater percentage of landscaping and pedestrian walkway areas.

C. Building Design Theme.

1. Architectural style shall be "Contemporary Mediterranean" with main frontages of the buildings finished in stucco. All materials and colors shall be consistent and compatible with the surrounding residential community in the trade area.
2. Colors for the buildings shall vary with a soft palette of neutral hues such as off-white, light and medium tan colors.
3. In order to enhance the Mediterranean architectural style and to introduce additional color and elements into the main building frontages, Mansard Roofs shall be integrated in the design scheme. Mansard roof tops shall be completed with red flashed barrel clay tiles.
4. The Mansard canopies shall be designed with integration of square stucco columns and round pre-cast concrete columns to add interest to the building's facade.
5. Building frontages shall also be designed with covered pedestrian arcade walkways. The design shall be based on the "Contemporary Mediterranean scheme as outlined above.
6. Storefronts shall be clear glass and colored aluminum to compliment the overall color scheme.
7. Colored ceramic tile in contrasting colors shall be integrated into the design theme to create color accent interests at the stucco sign band areas and at the storefront arcade column bases.
8. Rear of the building which may face the public streets shall be architecturally enhanced by introducing continuous horizontal stucco accent bands approximately three (3) feet deep along the upper part of the building wall. The stucco shall be of contrasting color from the lower portion of the wall. All colors utilized shall be compatible with the overall color scheme.

9. Maximum building height shall be thirty six (36) feet from finish floor elevation. All buildings to be single story.
-

10. Individual free standing buildings which are part of a national corporate identity may utilize their individual building designs but must incorporate the materials and colors of the "Contemporary Mediterranean" scheme as outline above. This applies to C.1. through C.8. proceeding.

0 D. Building Setbacks.

A minimum setback of buildings from the three (3) adjacent streets is twenty feet. However, this minimum occurs only occasionally along each street while most buildings are much farther from each respective street. Adopted city residential adjacency standards will apply to this project.

- E. A Declaration of Restrictions and Grant of Easements will provide for mutual parking, access, drainage and onsite utilities. The declaration will be prepared and recorded prior to commencement of construction of the shopping center.

F. Access From Streets.

An adequate number of vehicular access points are essential from each of the three (3) streets to provide convenient ingress and egress to and from the shopping center. Final number and location of driveways to be subject to approval of public works department.

1. Ann Road has ~~four (4)~~ three (3) access driveways (one with left turn into the shopping center) within a total street frontage of approximately 965 feet.
2. Drexel Drive has seven (7) access driveways (all of which allow left turn in as Drexel is undivided) within a total street frontage of approximately ~~1,760~~ 1,200 feet.
3. Rio Vista Street has ~~four (4)~~ two (2) access driveways within a total of approximately ~~1,500~~ 873 feet. There are less driveways on Rio Vista as the center generally faces away from it. However, access to the center from Rio Vista is essential as the intersection of Rio Vista with Ann Road will allow improved circulation within the entire triangular area. Onsite vehicular circulation will be designed to discourage delivery truck access to and from Rio Vista.

- G. Onsite vehicular and pedestrian circulation. Drive aisles aligned with the major access driveways on Ann, Drexel and Rio Vista provide free flowing interior circulation through the parking lot and in front of the various buildings. Pedestrian access via walkways is provided throughout the shopping center.

H. Onsite Parking.

The overall parking ratio for both phases of the shopping center is approximately one car per 180 sq.ft. of building area. Landscape areas and pedestrian walkways adjacent to parking areas are designed with additional depth/width to allow parked vehicles to overhang said areas, thereby eliminating the need for wheel stops which create a sweeping and maintenance problem. Handicapped parking will be provided in accordance with ADA requirements.

I. Loading.

~~Loading areas are to be screened by landscape berms from surrounding streets. However, not~~
all loading areas are completely screened since the shopping center is bounded on all sides
by streets. At least eleven on site loading spaces are provided.

J. Landscaping.

1. All landscaping shall meet the requirements of the City of Las Vegas landscape, wall and buffer design guidelines and the requirements of Title 19.
2. The landscape theme will be Desert Landscaping with a composite of plant material and native rock products.
3. The planting will blend the Contemporary Mediterranean style of the architecture with the desert landscape environment.
4. The plant material will include indigenous plant species as well as ornamental plant species suitable to the arid climate. The plant material will consist of drought tolerant varieties that have low water requirements. The planting scheme will incorporate, a diverse combination of foliage colors and textures as well as floral accents.
5. Earthen berms will be utilized to accentuate the topography by creating undulating terrain, they would also buffer the view of the parking lot and loading areas from the street.
6. The use of decorative surface treatments such as native rock materials will help to blend the landscape with the surrounding area as well as conserve water.
7. The irrigation system will consist of low-flow-drip type heads. The automatic controller will allow for multiple start times which will provide flexibility to adjust to the varying needs of the plants in this micro climate. The use of water sensing devises will help to insure efficient water use by monitoring moisture content.
8. The landscape planter along Ann Road shall have a minimum width of 15' and shall be bermed.

K. Perimeter Screen.

A six (6) foot high landscape screen is located along the Rio Vista Street right of way line from a point approximately 300 feet south of Ann Road ~~a point approximately 300 feet north of the intersection of Rio Vista Street and Drexel Drive~~ to the Rio Vista cul-de-sac. An opening openings in the screen will occur at one access driveways on Rio Vista.

L. Signage.

1. Ann Road Frontage.
 - a. Only monument signs are allowed along Ann Road, in order to minimize the impact of the freestanding signs on the residential properties on the

north side of the street.

-
- b. ~~A total of seven (7) four (4) such internally illuminated, non-flashing signs~~ are provided for along Ann Road. Each such sign will identify one or two users within the shopping center. Each sign is limited to eight (8) feet in height and seventy five square feet of sign area per side. The signs will be not less than 100 feet apart.

2. Drexel Drive Frontage.

Reasonable tenant identification from U.S. 95 is warranted because of its proximity to the shopping center and the extensive frontage on Drexel Drive, which is the U.S. 95 frontage road. The property between U.S. 95 and Drexel Drive is currently zoned C-2.

a. Freestanding Ground Signs.

~~Two Four~~ freestanding ground signs, each containing the names of ~~two~~ not more than five (5) shopping center occupants, are allowed along Drexel Drive. The maximum sign area of each freestanding ground sign is 160 square feet per side and the maximum height is 35 feet. The northern most sign shall be no less than ~~250~~ 300 feet southerly of the centerline of Ann Road. ~~The second and third two freestanding ground sign shall be no less than 200 feet southerly along Drexel Drive from any other freestanding ground sign 500 feet apart.~~

- b. ~~Two~~ Five monument signs are allowed along Drexel Drive. The maximum sign area of ~~each two~~ of the monument signs is 75 square feet; ~~the maximum sign area of the remaining 3 signs is 40 sq.ft. each,~~ and the maximum height is eight (8) feet. At least 100 feet shall separate each monument sign from the nearest monument or ~~pylon~~ freestanding ground sign.

- c. Freestanding ground and monument sign bases shall be architecturally designed to conform to design theme of buildings with stucco finish and colors to match building exteriors.

3. All freestanding ground and monument signs will be set back a minimum of five feet from any property line adjacent to a public right of way. In addition, all freestanding ground and monument signs shall be set back from any drive way or street intersection so as not to create a sight restriction.

4. Wall and Facia Signs.

Each building occupant will be allowed 1.75 square feet of sign area per lineal foot of building frontage. In multi-tenant buildings, the frontage shall be of the space occupied by each individual occupant. Signs shall be individual channel letters. Individual free standing buildings which are part of a national corporate identity may utilize signage which conforms to such identity.

A wall sign shall not project more than 12 inches beyond the top or sides of the building wall to which it is attached.

No wall sign shall be located on a building face which is oriented to an adjoining residential property, provided however, that such signs are permitted if the adjoining residential property is a minimum of 200 feet from the sign. In addition, wall signs are permitted to face adjoining residential property if adjoining property is designated in the General Plan as appropriate for the future commercial development.

Internal illumination and external illumination are permitted.

5. Rio Vista Street.

No freestanding ground or monument signs are allowed along Rio Vista Street.

6. Onsite signs for traffic direction and pricing will be allowed, maximum size for pricing signs to be twenty square feet each.

7. A sign certificate is required for all freestanding ground monument, wall and fascia signs.

M. Topography and Drainage.

1. The property slopes down to the east and south at about 0.75% with the highest point at the intersection of Ann Road and Drexel Drive and the lowest point at the intersection of Drexel and Rio Vista. The topography is generally flat without hills, valley, swales, etc.

2. The northerly portion of the property will drain to Ann Road and thence to the east along Ann Road. The remainder southerly portion will drain to the southeast to both Drexel and Rio Vista thence southeasterly and southerly to their intersection. The property currently drains to this point thence southeasterly along the Drexel right of way. There are no existing or proposed storm drains. A drainage study will be prepared to determine the most effective method of disposition of runoff.

N. Onsite Lighting.

1. Parking Lot.

a. The height of parking lot lights shall be not more than 25 feet.

2. Buildings.

a. Under canopy lighting shall be installed to illuminate sidewalks or areas under gasoline pump island canopies. Said lighting shall be installed to illuminate directly down.

b. Security lighting may be installed on the rear of buildings in such a manner as to shine downward with minimum horizontal illumination.

- O. If anything is not specifically addressed in this PD, then applicable sections of existing Title 19 shall apply.
-

VII. TRAFFIC STUDY

- A. The proposed Commercial Center shall be located on the southeast corner of Ann Road and Drexel Road within the City of Las Vegas, Nevada. The proposed project is anticipated to generate 671 trips during the AM peak hour and 894 trips will occur during the PM peak hour.

To offset traffic impacts that are anticipated with the completion of this project, the following recommendations have been made:

1. For the City of Las Vegas to require all mandatory signage and striping to be shown on the projects civil engineering plans and that they conform to City of Las Vegas and MUTCD's Standards.
 2. For the Developer to install "one way" signs (R6-1R) within the future median island adjacent to the project's two westerly driveways on Ann Road.
 3. For the Developer to install "no parking" signs (R8-3A) on Ann Road, Drexel Road and Rio Vista Drive adjacent to the project.
- B. See Appendix "A" for complete traffic study, dated August 18, 1997.



City of Las Vegas

Northwest Sector

Subject Area

Proposed
Future Land Use

- ☒ Desert Rural (D-2)
- ☒ Rural (2.1 to 3.5)
- ☒ Low (3.6 to 5.5)
- ☒ Medium-Low (5.6 to 12)
- ☒ Medium (12.1 to 18)
- ☒ High (> 18)
- ☒ Office
- ☒ Service Commercial
- ☒ General Commercial
- ☒ Planned Community Development
- ☒ Park/School
- ☒ Public Facility
- ☒ Town Center
- ☒ Red Rock Pres. Area
- ☒ Equestrian Facility
- ☒ Recreational Facility
- ☒ Right-of-Way

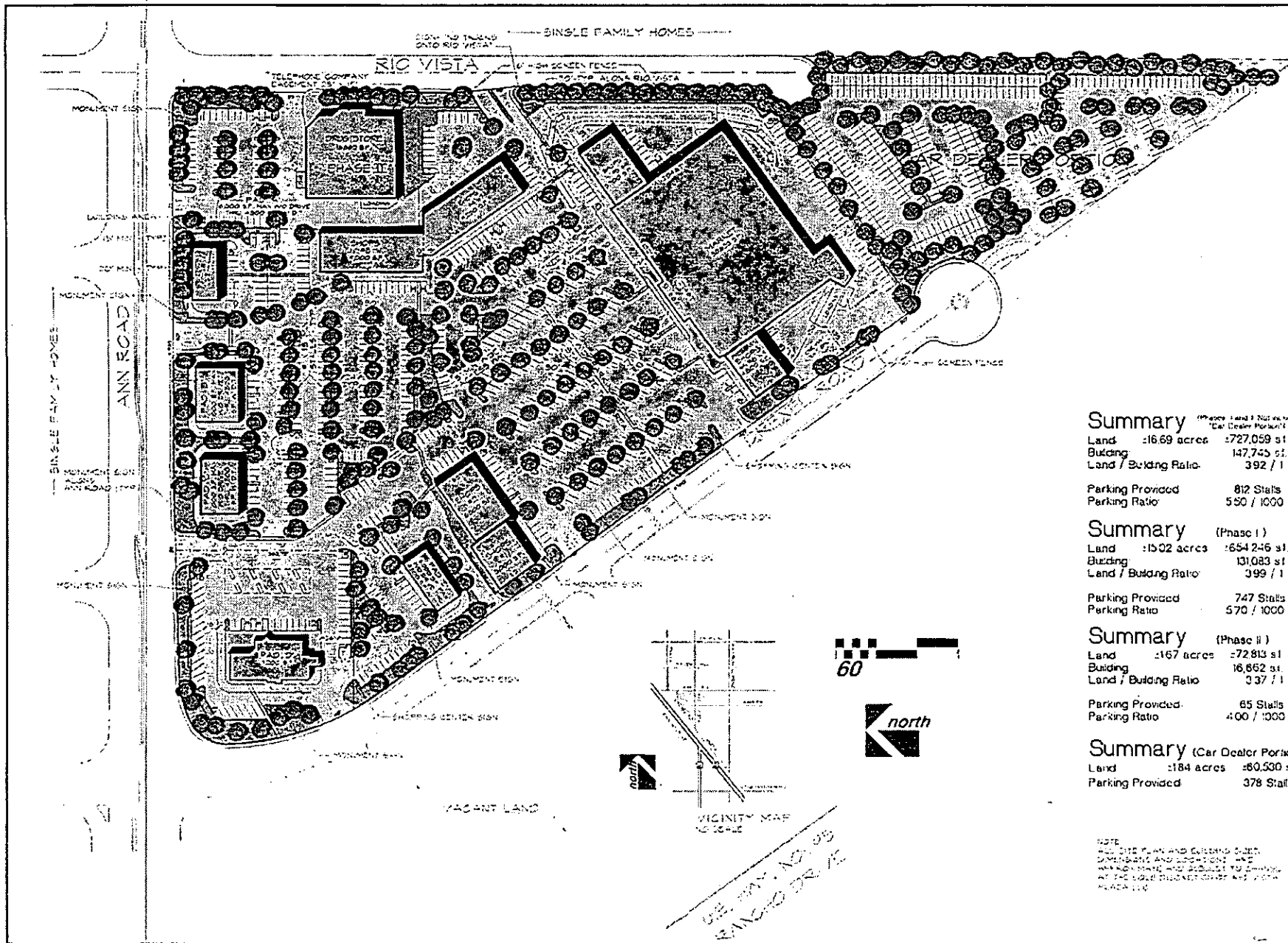


October 03, 1997



FOR MORE INFORMATION, PLEASE
CALL 702-251-1000
Geographic Information System
Department Planning
800-495-1000





Summary (Phases I and II Not including "Car Dealer Portion")

Land :16.69 acres :727,059 sq ft
 Building :147,745 sq ft
 Land / Building Ratio: 392 / 1

Parking Provided: 812 Stalls
 Parking Ratio: 550 / 1000

Summary (Phase I)

Land :15.02 acres :654,246 sq ft
 Building :131,083 sq ft
 Land / Building Ratio: 399 / 1

Parking Provided: 747 Stalls
 Parking Ratio: 570 / 1000

Summary (Phase II)

Land :1.67 acres :72,813 sq ft
 Building :16,662 sq ft
 Land / Building Ratio: 337 / 1

Parking Provided: 65 Stalls
 Parking Ratio: 400 / 1000

Summary (Car Dealer Portion)

Land :1.84 acres :80,530 sq ft
 Parking Provided: 378 Stalls

NOTE:
 ALL SITE PLANS AND EXISTING CONDITIONS
 SHOWN ARE FOR INFORMATION ONLY AND
 ARE NOT TO BE USED FOR CONSTRUCTION
 AT THE OWNER'S RISK AND WITHOUT
 A PROFESSIONAL ENGINEER'S REVIEW.

1000 Boyd Street
 Suite 500
 Costa Mesa
 California 92626
 714-540-5000

Architect:
 Planning:
 Interior:
 Exterior:
 Landscape:
 Civil:
 Mechanical:
 Electrical:
 Fire:
 Traffic:
 Signage:
 Other:

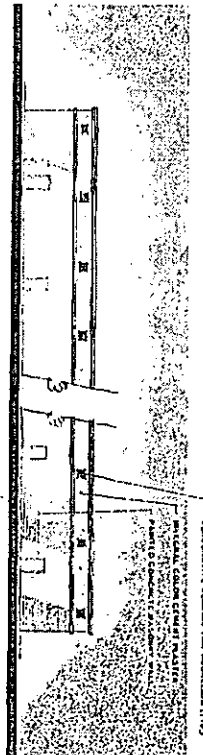
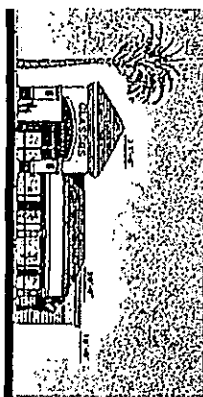
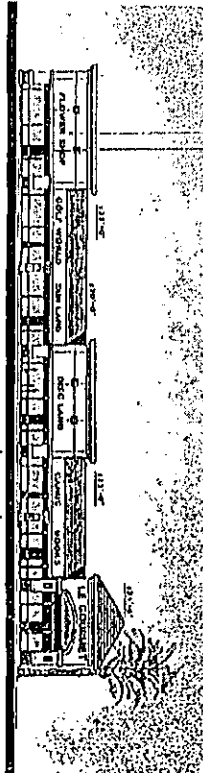
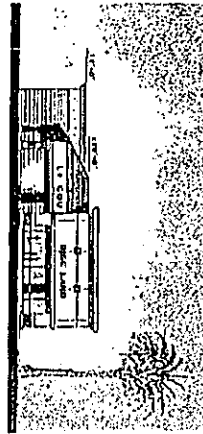
Nadel
 Herbert Nadel, AIA

FOR:
 INTERSTATE PROPERTIES
 1000 CALIFORNIA STREET, SUITE 400
 NEWPORT BEACH, CA 92660
 (714) 255-2631

RIO VISTA PLAZA
 LAS VEGAS, NEVADA

SITE PLAN

A

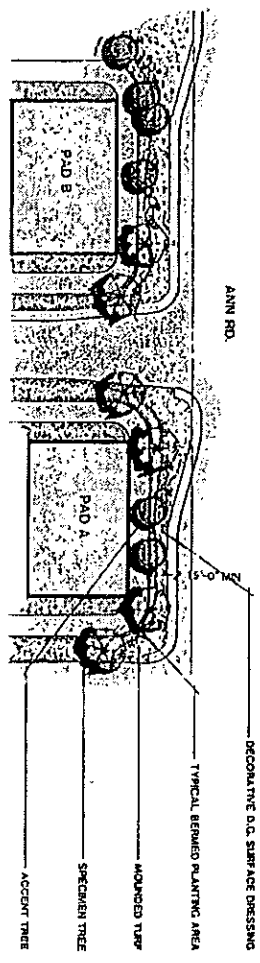


FREE STANDING BUILDING - TYPICAL ELEVATIONS

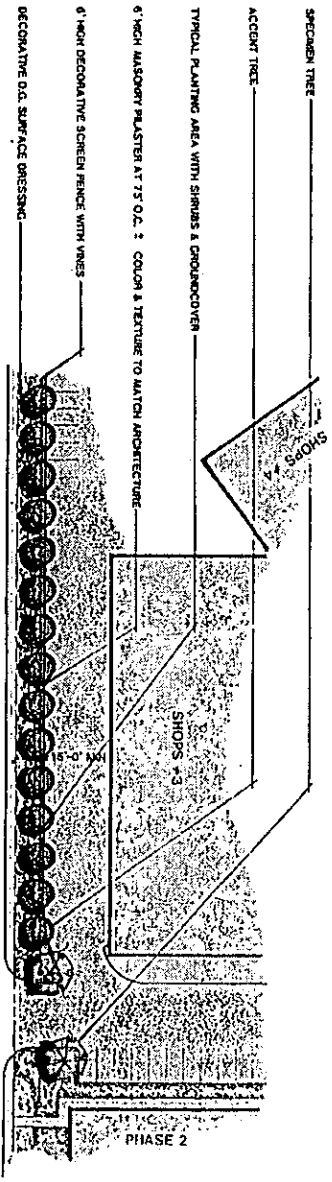
1/16"=1'-0"

PLANT PALETTE

SPECIMEN TREE
 ACCENT TREE
 TYPICAL PLANTING AREA WITH SHRUBS & GROUNDCOVER
 6" HIGH MASONRY PLASTER AT 7'5" O.C. : COLUMN & TEXTURE TO MATCH ARCHITECTURE
 6" HIGH DECORATIVE SCREEN FENCE WITH VINES
 DECORATIVE D.G. SURFACE DRESSING



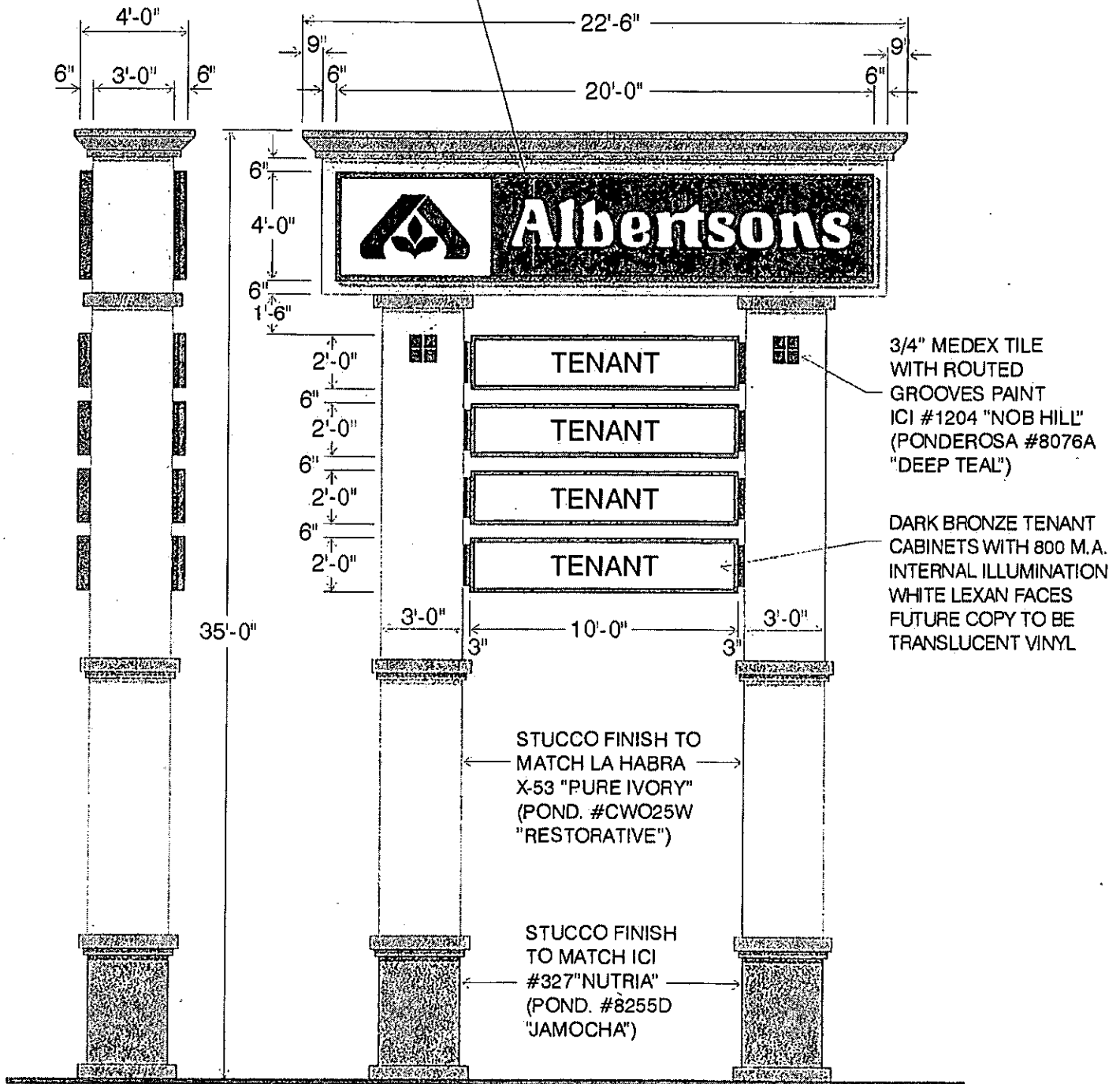
TYPICAL LANDSCAPE TREATMENT AT ANN RD. - DREXEL SIMILAR



TYPICAL LANDSCAPE TREATMENT AT RIO VISTA

PRELIMINARY LANDSCAPE PLAN	RIO VISTA PLAZA LAS VEGAS, NEVADA	FOR : INTERSTATE PROPERTIES 1000 OUAL STREET, SUITE #190 NEWPORT BEACH, CA. 92660 (714) 250-2651	3880 Bristol Street Suite 503 Costa Mesa California 92626 714-540-5000	Nadel Herbert Nadel AIA	Architecture Planning Interiors Registered Architect State of Nevada #1091	DATE: 10-23-87	DRAWN: TLT
						SHEET: D	OF: 1

DARK BRONZE CABINET WITH 800 M.A.
INTERNAL ILLUMINATION, STANDARD
2-TONE BLUE & WHITE PANAFLEX
ALBERTSONS FACES



SIDE VIEW

3/16" = 1'-0"

2 D/F PYLON SIGNS "A"

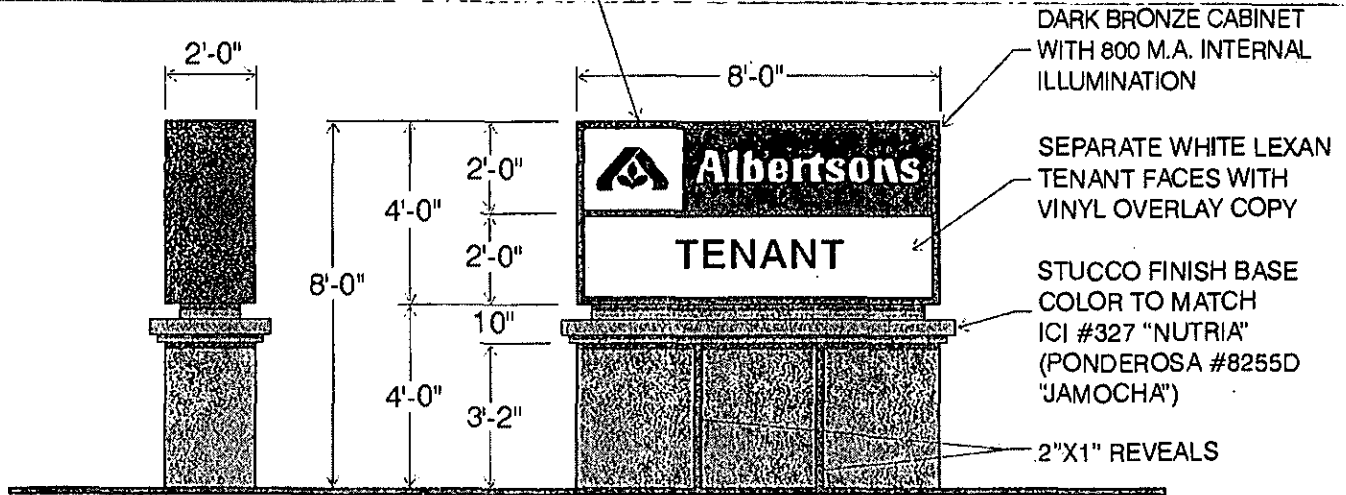
3/16" = 1'-0"

LOCATED ON DREXEL ROAD

IMAGE NATIONAL, INC. 11/10/98

ALBERTSONS #616
ANN & DREXEL ROAD
LAS VEGAS, NEVADA
Q#3646

WHITE LEXAN ALBERTSONS FACES
WITH STANDARD 2-TONE BLUE VINYL
OVERLAY GRAPHICS



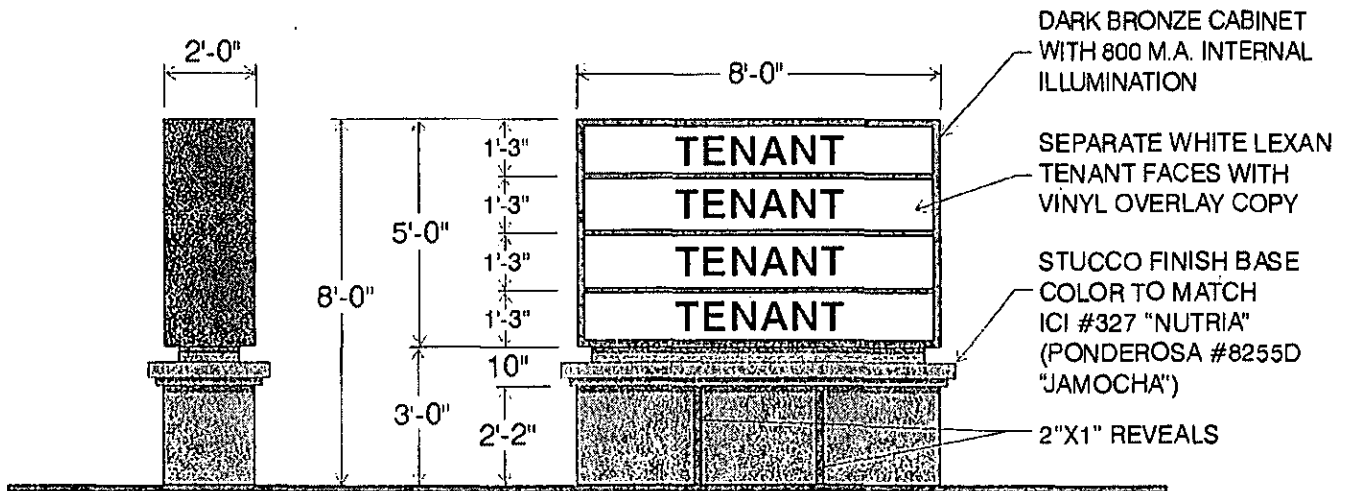
SIDE VIEW

1/4" = 1'-0"

2 D/F MONUMENT SIGNS "B"

1/4" = 1'-0"

LOCATED ON ANN ROAD



SIDE VIEW

1/4" = 1'-0"

2 D/F MONUMENT SIGNS "C"

1/4" = 1'-0"

LOCATED ON DREXEL ROAD

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-39469

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
09/08/2010

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-39469 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TEAM FORD
- OWNER: RYAN, M. E. LLC - Request for a Site Development Plan Review FOR A PROPOSED 7,000
SQUARE-FOOT AUTO REPAIR GARAGE, MINOR on 18.6 acres at 5446 Drexel Road (APN 125-34-515-
005), PD (Planned Development) Zone, 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:

YK

Report Date 09/08/2010 09:09 AM

Submitted By

Page 1

A/P # 39469 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/07/2010 12:17	984224	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SDR-39469 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: TEAM FORD/OWNER: RYAN, M. E. LLC. - Request for a Site Development Plan Review FOR A NEW 7,000 SQUARE FOOT QUICK LANE SERVICE FACILITY located at 5446 Drexel Road (APN 125-34-515-005), PD (Planned Development) Zone, Ward 6 (Ross).

Parent A/P #

Project # 39469 Project/Phase Name TEAM FORD
Size/Area 18.60 ACRE Size Description
Proposed Start Proposed Stop
% Complete Formula

Phase #
Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 12534515005

Location

Owner/Tenant

Contact ID AC1817587 Name RYAN, M.E., LLC
Mailing Address 5446 DREXEL ROAD
City LAS VEGAS
ZIP/PC 89130
Day Phone (702)870-7221 x
Fax (702)877-6575

Organization
State/Province NV
Country
Evening Phone
Mobile #

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

5446 DREXEL RD
LAS VEGAS, 89130-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12534515005

Report Date 09/08/2010 09:09 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC788206 ☐ Foreign
Effective
Name TEAM FORD
Day Phone (702)395-5100 x Eve Phone Organization
Pager PIN # Position
Fax (702)395-5192 Mobile (702)604-7579 Profession
E-Mail
Address 5445 DREXEL ROAD
LAS VEGAS, NV 89130
Seasonal Addr
Valid From To
Comments No Comments

Primary N Capacity OWNER Contact ID AC1817587 ☐ Foreign
Effective
Name RYAN, M.E., LLC
Day Phone (702)870-7221 x Eve Phone Organization
Pager PIN # Position
Fax (702)877-6575 Mobile Profession
E-Mail
Address 5446 DREXEL ROAD
LAS VEGAS, NV 89130
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC1817588 ☐ Foreign
Effective
Name PURVIS ARCHITECTS
Day Phone (702)876-9690 x Eve Phone Organization
Pager PIN # Position
Fax (702)876-9691 Mobile Profession
E-Mail
Address 2545 QUAIL WOOD COURT
HENDERSON, NV 89074
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	09/07/2010 12:33	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	09/07/2010 12:33	30.00
PROCESSING FEE	P	09/07/2010 12:33	500.00
Total Unpaid	0.00	Total Paid	1030.00

Inspections

There are no inspections for this Report

Review/Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
---	-------------	---	--------	--------	--------	---------	-----------	---------

Report Date 09/08/2010 09:09 AM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

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

Z-LEGAL				984224	09/07/2010 12:17	
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

N DINA Required? N 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, Admin PUBLIC

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
GKAPOVICH	09/07/2010					

Report Date 09/08/2010 09:09 AM

Submitted By

Page 4

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

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	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT	CO NAME WHO PICKED UP CONTACT#	983673	09/07/2010 12:33		0.00
	DOUG PURVIS ID OK SR CONSTRUCTION INC CK #37324 877-6111 FEES PD				

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Design Review
Project Address (Location) 5446 Drexel Road
Project Name Team Ford Quick Lane Proposed Use Lube/Oil/Car Wash
Assessor's Parcel #(s) 125-34-515-005 Ward # _____
General Plan: existing SC proposed nc Zoning: existing P-D proposed nc
Commercial Square Footage 7,272 Floor Area Ratio na
Gross Acres 18.6 Lots/Units na Density na
Additional Information _____

PROPERTY OWNER Ryan, M.E. LLC Contact Edward J Olliges
Address 5446 Drexel Road Phone: (702) 870-7221 Fax: (702) 877-6575
City Las Vegas State NV Zip 89130
E-mail Address _____

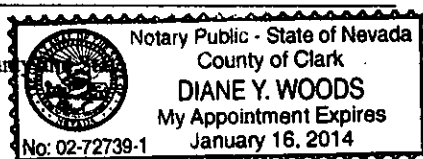
APPLICANT Team Ford Contact _____
Address 5445 Drexel Road Phone: (702) 395-5100 Fax: (702) 395-5192
City Las Vegas State NV Zip 8913
E-mail Address _____

REPRESENTATIVE Purvis Architects Contact Doug Purvis
Address 2545 Quail Wood Court Phone: (702) 876-9690 Fax: (702) 876-9691
City Henderson State NV Zip 89074
E-mail Address doug@purvisarchitects.com

Property Owner Signature* [Signature]
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name EDWARD J. OLLIGES

Subscribed and sworn before me
This 31st day of AUGUST, 20 10

Notary Public in and for said County



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-39469</u>
Meeting Date:	<u>10/21/10</u>
Total Fee:	<u>\$1,030</u>
Date Received:	<u>9/7/10</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.
f:\dept\app\application\Packet\Application Form.pdf

SEP 07 2010



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39469** APN: 125-34-515-005

Name of Property Owner: Ryan, M E, LLC

Name of Applicant: Team Ford

Name of Representative: Doug Purvis, (Douglas G. Purvis Architect Ltd.)

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Edward J. Olliges - ME RYAN

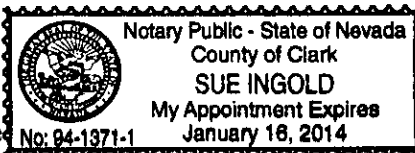
Print Name: EDWARD J. OLLIGES

Subscribed and sworn before me

This 2 day of Sept, 2010

See Ingeed

Notary Public in and for said County and State



RECEIVED
SEP 07 2010

August 30, 2010

City of Las Vegas
Planning & Development Department
731 South 4th, Street
Las Vegas, Nevada

RE: Project #583 Team Ford – Justification Letter
Site Development Plan
APN # 125-34-515-005

To Whom It May Concern:

We are submitting this project justification letter for your review and consideration. We are currently representing as “applicant” on behalf of Team Ford in their evaluation and development of a new “Quick Lane” service facility of approximately 7,000 sf, within the limits of their existing property at the above referenced location. This new facility would be an extension of their existing service line which includes oil changes, minor tune-ups and service currently being conducted within their existing facility as well as provide a more efficient car wash system to conserve water, power and also to enhance the clients experience with shorter wait times associated with scheduled or unscheduled visits.).

The current use of the site is for parking, receiving inventory and display of available autos within the current Team Ford Dealership. We are requesting formal approval of our site development plan for the new “Quick Lane” facility. This proposal conforms to the General Plan, SDR’s Z-0074-97(10) and (11), and is compatible with the surrounding land uses and zoning districts within the same area. The facility will also be designed in compliance with and conforming to the architectural design guidelines outlined in the Rio Vista Plaza Planned Development document Z-74-97(4), 1-14-99 PC.

As part of a National rebranding program being facilitated by the Ford organization, Team Ford will be making many enhancements to its existing facility and services to become more customer centric and present a new and consistent image with other dealerships across the country. One of those improvements includes the addition of the “Quick Lane” facility to provide the customers a more efficient solution to services currently being provided within the existing sales/service building. As this is not a new service line, it is not anticipated that “Quick Lane” will generate any additional traffic that is not currently purchasing or servicing their vehicles at this time.

Team Ford anticipates that this new facility would create approximately 20 full time jobs for the short term construction project and 8 - 10 full time permanent employment opportunities once the project is completed. It is anticipated that the hours of operation at this facility would be consistent with the existing operation Monday thru Friday 7:00AM – 7:00PM, Saturday 7:00AM – 6:00PM and closed on Sunday.

SDR-39469

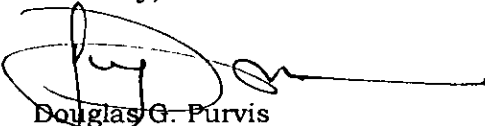
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At this time we are unaware of requirements for any State licenses specific to the use requested.

Team Ford will be employing numerous sustainability concepts into the project to reduce its carbon footprint and minimize the utilization of natural resources on a long term basis. Some of the concepts being considered include recycling the water associated with a state of the art high efficiency car wash system, low flow fixtures, a light color palate, recycled content on steel and concrete materials in addition to regionally manufactured materials although they will not be seeking a LEED Certification.

Please let us know if you have any questions or if I can be of additional assistance in the review and approval of this request. Thank you in advance for your consideration!

Sincerely,



Douglas G. Purvis
President - Purvis Architects

cc: Joe Garcia - SR Construction
Moriah Curran - SR Construction
Tom Strickland - Suncoast Development
Steve Olliges - Team Ford
Al McDonald - Team Ford

SDR-39469

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MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE



013084

July 9, 2001

Mr. Don Benedict
Rio Vista Plaza, Limited Liability Company
1000 Quail Street, Suite #190
Newport Beach, California 92660

RE: Z-0074-97(10) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 5, 2001
Related to Z-0074-97(11)

Dear Mr. Benedict:

The City Council at a regular meeting held July 5, 2001 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 5,099 SQUARE FOOT FULL-SERVICE CAR WASH AND A 1,468 SQUARE FOOT MINOR AUTO REPAIR GARAGE on 1.50 acres at the southeast corner of the intersection of Ann Road and Drexel Road (APN: 125-34-515-007 and 008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development). The Notice of Final Action was filed with the Las Vegas City Clerk on July 6, 2001. This approval is subject to:

Planning and Development

1. The approval is contingent upon approval of a Major Modification to the Rio Vista Plaza development plan to add "Carwash" and "Mini-Lube Facility" to the list of permitted uses.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The landscape plan shall be revised prior to or at the same time application is made for a building permit to depict a minimum three-foot-high berm within the street frontage planter.
4. The hours of the car wash operation shall be limited to 7:00 A.M. to 7:00 P.M.
5. Outdoor public address systems are prohibited for this site.

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

68112-012-11/00

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SDR-39469



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE



013071

July 9, 2001

Mr. Don Benedict
Rio Vista Plaza, Limited Liability Company
1000 Quail Street, Suite #190
Newport Beach, California 92660

RE: Z-0074-97(11) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 5, 2001
Related to Z-0074-97(10)

Dear Mr. Benedict:

The City Council at a regular meeting held July 5, 2001 APPROVED the request for a Major Modification to the Rio Vista Plaza Development Plan TO ADD CARWASH AND MINI-LUBE FACILITIES TO THE PERMITTED USES TABLE (APN: 125-34-515-007 and 008), PD (Planned Development) Zone.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 6, 2001.

Sincerely,

LINDA OWENS,
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Sean Higgins
Temble Herbst, Inc.
5195 Las Vegas Blvd. South
Las Vegas, Nevada 89119

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

68112-012-11/00

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APN: 125-34-501-004, 125-34-501-005, 125-34-501-006, 125-34-501-007, 125-34-515-005, 125-34-601-003, 125-34-601-004, 125-34-601-005

RPTT: \$9,337.50

Recorded at the Request of: Nevada Title Company

Escrow No: A9-06-1101 DTL

Mail tax bill to and

When recorded mail to:

2301 F. S. S. RD. - Day 8000
Las Vegas, NV
7113

7

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That NATIONAL FACILITIES CORP., a California corporation, for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to M.E. RYAN, LLC, a Nevada Limited Liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

AN UNDIVIDED 50% INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any.

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

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IN WITNESS WHEREOF, this instrument has been executed this 22nd day of December, 2000.

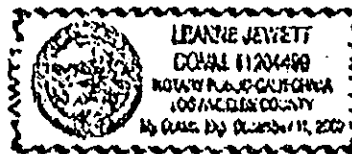
NATIONAL FACILITIES CORP., a
California corporation

By: [Signature]
Name: F. Robert Branch, Jr.
Title: President

STATE OF California)
County of Los Angeles) SS

On this 22nd day of December, 2000, before me, a Notary Public in and for said state, personally appeared F. Robert Branch, Jr., personally known to me (or proved to me) to be the person who executed the above instrument, and acknowledged to me that (they/he/she) executed the same for purposes stated therein.

[Signature]
Notary Public



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SEP 07 2010

ESCROW NUMBER: A9-06-1101 DTL

COMMITMENT NUMBER:

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EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34,
TOWNSHIP 15 SOUTH, RANGE 60 EAST, M.D.M. MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF
THE NORTHEAST QUARTER OF SAID SECTION 34, ALSO BEING THE
CENTERLINE INTERSECTION OF ANN ROAD AND RIO VISTA STREET; THENCE
ALONG SAID CENTERLINE OF RIO VISTA ST., SOUTH 00°48'39" EAST,
1,000.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING
SOUTHERLY ALONG SAID LINE, ALSO BEING THE PROJECTION OF THE
CENTERLINE OF RIO VISTA ST., 121.77 FEET; THENCE NORTH 89°11'21"
EAST, 30.00 FEET; THENCE SOUTH 00°48'39" EAST, 422.84 FEET TO THE
BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF
70.00 FEET AND A CENTRAL ANGLE OF 55°09'00"; THENCE SOUTHWESTERLY
ALONG THE ARC 67.30 FEET; THENCE ALONG THE PROJECTION OF THE
CENTERLINE OF RIO VISTA STREET SOUTH 00°46'39" EAST, 528.09 FEET;
THENCE ALONG THE R/W OF U.S. 95 THE FOLLOWING 5 COURSES; NORTH
00°00'00" WEST, 37.81 FEET; THENCE NORTH 69°13'00" WEST, 241.93
FEET; THENCE NORTH 36°27'24" WEST, 508.71 FEET; THENCE NORTH
37°47'43" WEST, 222.80 FEET; THENCE NORTH 36°21'23" WEST, 214.10
FEET; THENCE DEPARTING SAID U.S. 95 RIGHT OF WAY NORTH 53°38'37"
EAST, 380.17 FEET TO THE WESTERLY RIGHT OF WAY OF DREXEL ROAD;
125.5 FEET FROM CENTERLINE; THENCE ALONG SAID WESTERLY RIGHT OF
WAY SOUTH 36°28'55" EAST, 225.05 FEET TO THE BEGINNING OF A CURVE
CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL
ANGLE OF 56°04'54"; THENCE SOUTHERLY ALONG THE ARC 24.47 FEET TO
A REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 65.50
FEET AND A CENTRAL ANGLE OF 292°09'48"; THENCE SOUTHERLY,
EASTERLY AND NORTHERLY ALONG THE ARC, 334.00 FEET TO A POINT OF
REVERSE CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE
OF 34°05'31"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 14.90
FEET TO A POINT ON THE CURVE 25.31 FEET FROM THE CENTERLINE OF
DREXEL ROAD, THROUGH WHICH A RADIAL LINE BEARS SOUTH 31°34'42"
WEST; THENCE NORTH 53°11'05" EAST, 375.42 FEET TO THE CUSP OF A
CURVE, CONCAVE NORTHEASTERLY THROUGH WHICH A RADIAL LINE BEARS
NORTH 35°58'12" WEST, HAVING A RADIUS OF 45.50 FEET; THENCE
SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF
104°45'20", A DISTANCE OF 130.84 FEET TO THE POINT OF
BEGINNING.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
NEVADA TITLE COMPANY

12-29-2000 14:15 CWD
BOOK 20001229 INST. 03522
FEE: 13.00 SEPTE 7 2000 336-25

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PARCEL EIGHT (8):

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 34 TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.M., CLARK COUNTY, NEVADA AND BEING PART OF THE VACATED RIO VISTA STREET VACATION ORDER NO. VAC-24-98, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 34; THENCE SOUTH 00°45'58" EAST 1325.58 FEET ALONG THE CENTERLINE OF RIO VISTA STREET TO THE POINT OF BEGINNING; THENCE NORTH 89°14'02" EAST 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF RIO VISTA STREET AND THE NORTHWEST CORNER OF LOT 20, BLOCK 1 OF TIERRA VISTA ESTATES-UNIT 2, RECORDED IN BOOK 66 OF PLATS, PAGE 35 CLARK COUNTY RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 00°45'58" EAST 56.14 FEET; THENCE SOUTH 89°14'02" WEST 30.00 FEET TO THE CENTERLINE OF RIO VISTA STREET; THENCE NORTH 00°45'58" WEST 56.14 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING

PARCEL NINE (9):

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 34 TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.M., CLARK COUNTY, NEVADA AND BEING PART OF THE VACATED RIO VISTA STREET VACATION ORDER NO. VAC-24-98, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 34; THENCE SOUTH 00°45'58" EAST 1590.16 FEET ALONG THE CENTERLINE OF RIO VISTA STREET TO THE POINT OF BEGINNING; THENCE NORTH 89°14'02" EAST 19.39 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF RIO VISTA STREET AND THE NORTHWEST CORNER OF LOT 44, BLOCK 1 OF RANCHO SANTA FE - UNIT 2, RECORDED IN BOOK 60 OF PLATS, PAGE 81 CLARK COUNTY RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG A NON TANGENT CURVE TO THE RIGHT HAVING A BEGINNING BEARING TO THE RADIUS POINT OF NORTH 58°48'40" WEST A RADIUS OF 70.00 FEET A CENTRAL ANGLE OF 23°11'42" AN ARC DISTANCE OF 28.34 FEET AND AN ENDING BEARING TO THE RADIUS POINT OF NORTH 35°36'58" WEST TO THE CENTERLINE OF RIO VISTA STREET; THENCE ALONG SAID CENTERLINE NORTH 00°45'58" WEST 20.40 FEET TO THE TRUE POINT OF BEGINNING.

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ESCROW NUMBER: A0-6-1101 DTL

COMMITMENT NUMBER:

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RANCHO SANTA FE - UNIT 2, RECORDED IN BOOK 60 OF PLATS, PAGE 81 CLARK COUNTY RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH $00^{\circ}45'58''$ EAST 6.78 FEET, AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET A CENTRAL ANGLE OF $31^{\circ}75'18''$ AN ARC DISTANCE OF 39.04 FEET AND A ENDING BEARING TO THE RADIUS POINT OF NORTH $58^{\circ}48'40''$ WEST; THENCE SOUTH $89^{\circ}14'02''$ WEST 19.39 FEET TO THE CENTERLINE OF RIO VISTA STREET; THENCE NORTH $00^{\circ}45'58''$ WEST 43.83 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING

PARCEL SIX (6):

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 34 TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.M., CLARK COUNTY, NEVADA AND BEING PART OF THE VACATED RIO VISTA STREET VACATION ORDER NO. VAC-24-98, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 34; THENCE SOUTH $00^{\circ}45'58''$ EAST 1195.00 FEET ALONG THE CENTERLINE OF RIO VISTA STREET TO THE POINT OF BEGINNING; THENCE NORTH $89^{\circ}14'02''$ EAST 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF RIO VISTA STREET AND THE NORTHWEST CORNER OF LOT 21, BLOCK 1 OF TIERRA VISTA ESTATES - UNIT 2, RECORDED IN BOOK 66 OF PLATS, PAGE 35 CLARK COUNTY RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH $00^{\circ}45'58''$ EAST 130.58 FEET; THENCE SOUTH $89^{\circ}14'02''$ WEST 30.00 FEET TO THE CENTERLINE OF RIO VISTA STREET; THENCE NORTH $00^{\circ}45'58''$ WEST 130.58 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING

PARCEL SEVEN (7):

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 34 TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.M., CLARK COUNTY, NEVADA AND BEING PART OF THE VACATED RIO VISTA STREET VACATION ORDER NO. VAC-24-98, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 34; THENCE SOUTH $00^{\circ}45'58''$ EAST 1487.62 FEET ALONG THE CENTERLINE OF RIO VISTA STREET TO THE POINT OF BEGINNING; THENCE NORTH $89^{\circ}14'02''$ EAST 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF RIO VISTA STREET AND THE NORTHWEST CORNER OF LOT 46, BLOCK 1 OF RANCHO SANTA FE - UNIT 2, RECORDED IN BOOK 60 OF PLATS, PAGE 81 CLARK COUNTY RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH $00^{\circ}45'58''$ EAST 58.71 FEET; THENCE SOUTH $89^{\circ}14'02''$ WEST 30.00 FEET TO THE CENTERLINE OF RIO VISTA STREET; THENCE NORTH $00^{\circ}45'58''$ WEST 58.71 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

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PARCEL THREE (3):

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 34 TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.M., CLARK COUNTY, NEVADA AND BEING PART OF THE VACATED RIO VISTA STREET VACATION ORDER NO. VAC-24-98, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 34; THENCE SOUTH 00°45'58" EAST 1130.00 FEET ALONG THE CENTERLINE OF RIO VISTA STREET TO THE POINT OF BEGINNING; THENCE NORTH 89°14'02" EAST 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF RIO VISTA STREET AND THE NORTHWEST CORNER OF LOT 22, BLOCK 1 OF TIERRA VISTA ESTATES - UNIT 2, RECORDED IN BOOK 66 OF PLATS, PAGE 35 CLARK COUNTY RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 00°45'58" EAST 65.00 FEET; THENCE SOUTH 89°14'02" WEST 30.00 FEET TO THE CENTERLINE OF RIO VISTA STREET; THENCE NORTH 00°45'58" WEST 65.00 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING

PARCEL FOUR (4):

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.M., CLARK COUNTY, NEVADA AND BEING PART OF THE VACATED RIO VISTA STREET VACATION ORDER NO. VAC-24-98, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 34; THENCE SOUTH 00°45'58" EAST 1381.72 FEET ALONG THE CENTERLINE OF RIO VISTA STREET TO THE POINT OF BEGINNING; THENCE NORTH 89°14'02" EAST 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF RIO VISTA STREET AND THE NORTHWEST CORNER OF LOT 47, BLOCK 1 OF RANCHO SANTA FE - UNIT 2, RECORDED IN BOOK 60 OF PLATS, PAGE 81 CLARK COUNTY RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 00°45'58" EAST 105.90 FEET; THENCE SOUTH 89°14'02" WEST 30.00 FEET TO THE CENTERLINE OF RIO VISTA STREET; THENCE NORTH 00°45'58" WEST 105.90 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

PARCEL FIVE (5):

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 34 TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.M., CLARK COUNTY, NEVADA AND BEING PART OF THE VACATED RIO VISTA STREET VACATION ORDER NO. VAC-24-98, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 34; THENCE SOUTH 00°45'58" EAST 1546.33 FEET ALONG THE CENTERLINE OF RIO VISTA STREET TO THE POINT OF BEGINNING; THENCE NORTH 89°14'02" EAST 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF RIO VISTA STREET AND THE NORTHWEST CORNER OF LOT 45, BLOCK 1 OF

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL ONE (1):

PARCEL TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 88 OF PARCEL MAPS, PAGE 71, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PROPERTY AS CONVEYED TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION, BY GRAND DEED RECORDED JULY 20, 1999 IN BOOK 990720 AS DOCUMENT NO. 01471 OF OFFICIAL RECORDS.

PARCEL TWO (2):

LOT 5
(INCLUDING VACATION)

THAT PORTION OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 5 AS SHOWN ON RIO VISTA PLAZA COMMERCIAL SUBDIVISION RECORDED JUNE 29, 1999 IN PLAT BOOK 90, PAGE 44 TOGETHER WITH A PORTION OF A RIGHT-OF-WAY VACATED BY ORDER OF VACATION RECORDED IN BOOK 990720, INSTRUMENT NUMBER 01473, DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER (NE COR) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 34; THENCE ALONG THE EASTERLY LINE THEREOF, ALSO BEING THE CENTERLINE OF RIO VISTA STREET SOUTH $00^{\circ}48'39''$ EAST, 1008.23 FEET TO A 45.00 FOOT RADIUS CURVE ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING RIO VISTA STREET RIGHT-OF-WAY, CONTINUING ALONG THE PROJECTED CENTERLINE OF RIO VISTA STREET, SOUTH $00^{\circ}48'39''$ EAST, 668.76 FEET TO THE PROJECTED CENTERLINE OF DREXEL ROAD; THENCE ALONG SAID PROJECTED CENTERLINE, NORTH $36^{\circ}28'55''$ WEST, 501.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 65.50 FEET TO WHICH A RADIAL LINE BEARS SOUTH $36^{\circ}28'55''$ EAST AND HAVING A CENTRAL ANGLE OF $146^{\circ}04'54''$; THENCE NORTHERLY AND WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 167.00 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH $02^{\circ}33'49''$ EAST AND HAVING A CENTRAL ANGLE OF $34^{\circ}08'26''$; THENCE WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 14.90 FEET; THENCE NORTH $53^{\circ}31'05''$ EAST, 375.42 FEET TO THE BEGINNING OF A NONTANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 45.50 FEET TO WHICH A RADIAL LINE BEARS NORTH $35^{\circ}58'32''$ WEST AND HAVING A CENTRAL ANGLE OF $164^{\circ}45'08''$; THENCE SOUTHERLY AND EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 130.83 FEET TO THE POINT OF BEGINNING.

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SEP 07 2010