

FLOOR PLAN

1/8" = 1'-0"

* MAXIMUM OCCUPANT LOAD (PER IBC) = 39



WALL LEGEND

EXTERIOR WALL CONSTRUCTION:
8 x 8 x 16 C.M.U. WALL

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF STUDS CENTER LINE OF GRIDS AND COLUMNS.
- FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE BEGINNING WORK.
- CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING & ELECTRICAL WORK.
- APPLIANCES AND OTHER EQUIPMENT BY OWNER (N.I.C.)
- ALL PARTITIONS ADJACENT TO OR LOCATED AT THE BACK OF PLUMBING FIXTURES SHALL BE CONSTRUCTED WITH MOISTURE RESISTANT GYP. BD.

GPA-39489 ZON-39490
VAR-39492 SDR-39491
REVISED

sheet title:
**FLOOR PLAN
LAND USE SUBMITTAL**

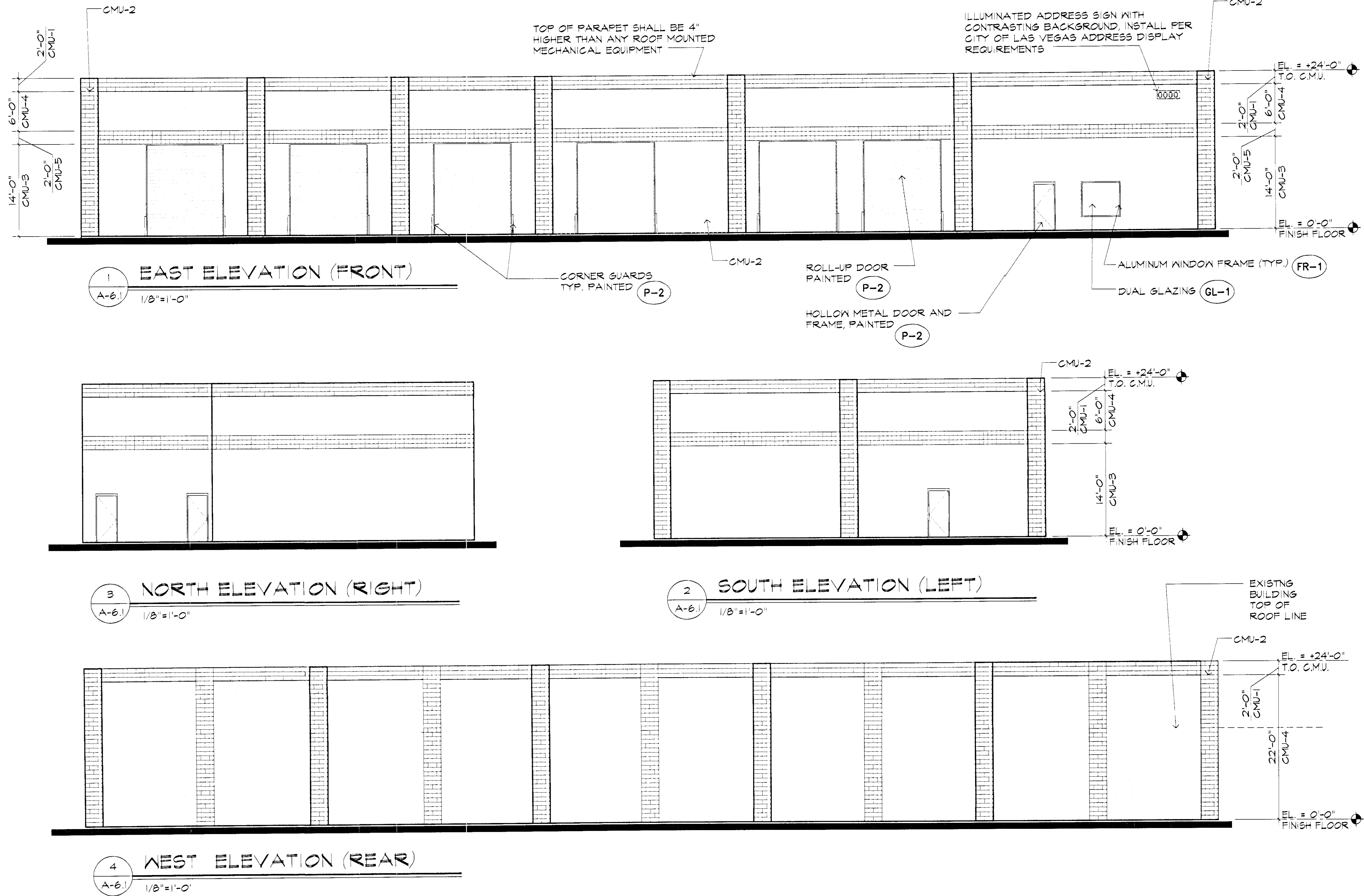
PRELIMINARY
NOT FOR
CONSTRUCTION
09-07-10

project title:
**RAINBOW AND CRAIG
SEQUOIA ELECTRIC**
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

issue dates:	
drawn by:	PT
checked by:	RCG
project no.:	10-123
revisions:	
sheet no.	A1.01
of	sheets

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EXTERIOR FINISH SCHEDULE

NOTE: ALL C.M.U. IS MANUFACTURED BY "ORCO" BLOCK COMPANY OR EQUAL

- CMU-1 8 x 8 x 16 SPLIT FACE CONCRETE MASONRY UNIT COLOR: BLACK 250
- CMU-2 8 x 8 x 16 SPLIT FACE CONCRETE MASONRY UNIT COLOR: RED BROWN
- CMU-3 8 x 8 x 16 PRECISION BLOCK CONCRETE MASONRY UNIT COLOR: WHEAT
- CMU-4 8 x 8 x 16 PRECISION BLOCK CONCRETE MASONRY UNIT COLOR: NU-FAD
- CMU-5 8 x 8 x 16 SCORED CONCRETE MASONRY UNIT COLOR: BLACK 250

- FR-1 1 3/4" x 4" BLACK ANODIZED FINISH ALUMINUM FRAME BY ARCADIA OR EQUAL
- GL-1 1" GRAY OR GREEN REFLECTIVE DUAL GLAZING BY HGP INDUSTRIES OR EQUAL
- (P-1) COLOR TO BE SELECTED BY OWNER TO MATCH W/ CMU- 4
- (P-2) COLOR TO BE SELECTED BY OWNER TO MATCH W/ CMU- 3

GENERAL NOTES

1. ALL EXPOSED METAL TO BE PAINTED THE SAME AS ADJACENT PAINT/ FINISH COLOR, U. N. O.

GPA-39489 ZON-39490
VAR-39492 SDR-39491
REVISED

sheet title:
**EXTERIOR ELEVATIONS
LAND USE SUBMITTAL**

PRELIMINARY
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CONSTRUCTION
09-07-10
9/2/20

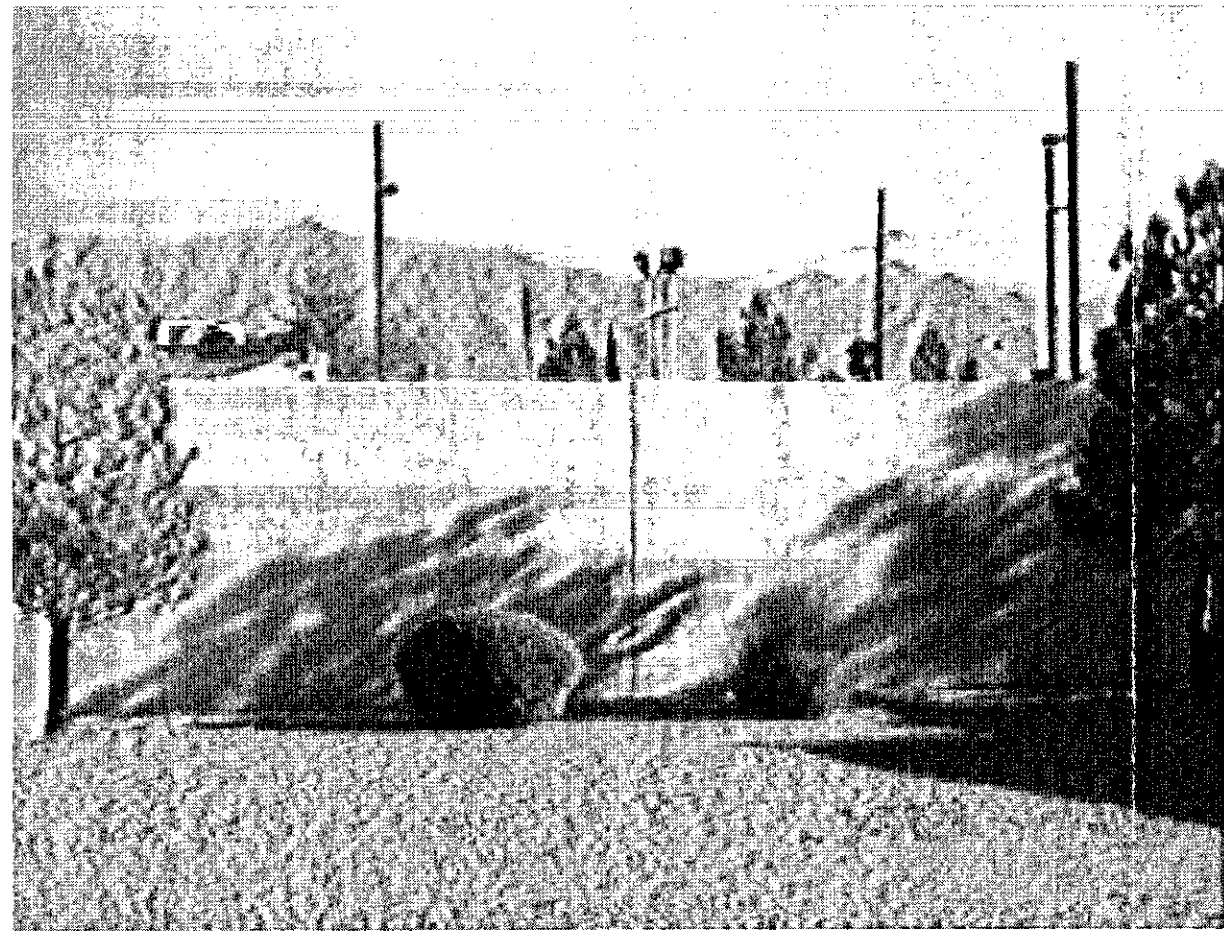
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4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

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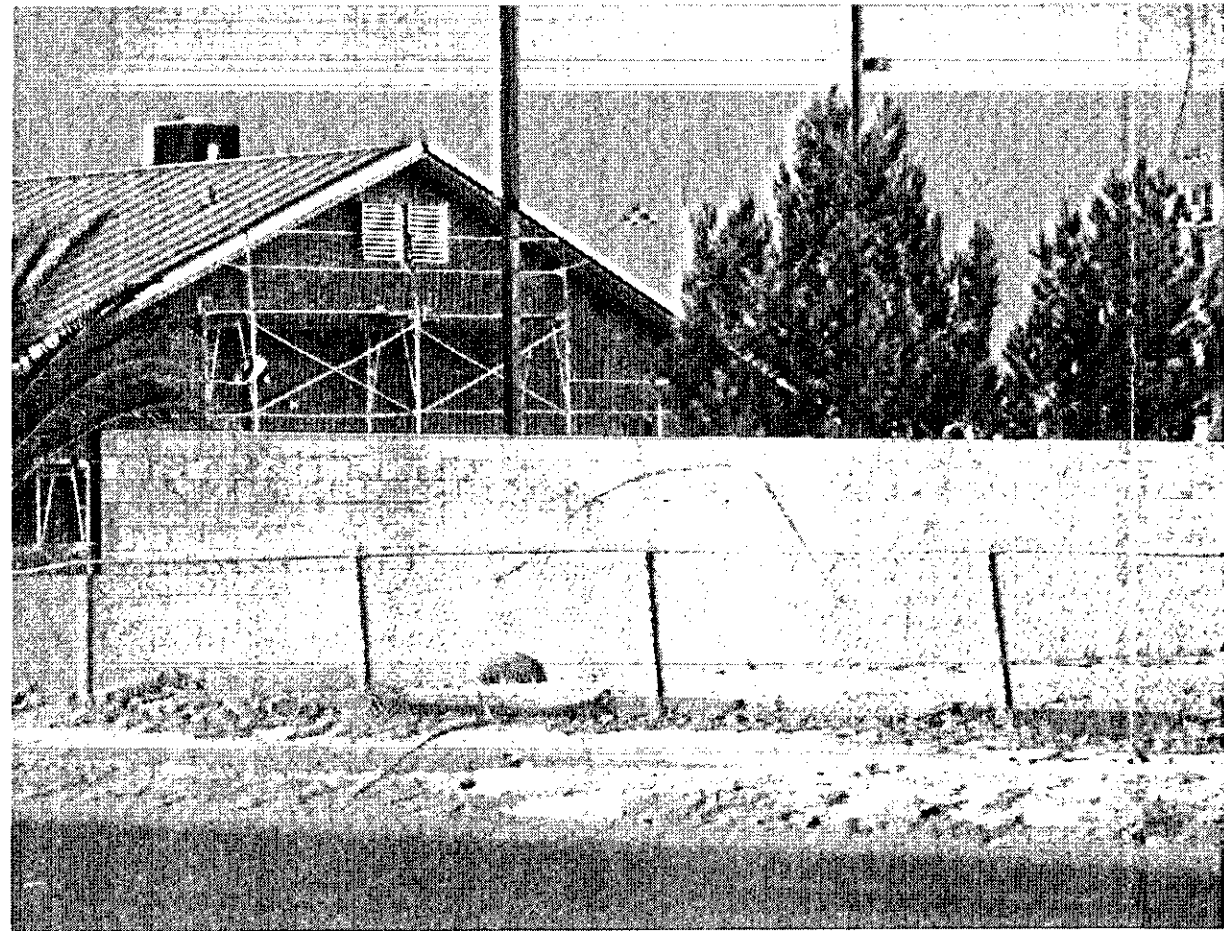
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project no.	10-123
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sheet no. A6.01

of sheets



#1 EXISTING FENCE WALL @ SOUTH SIDE



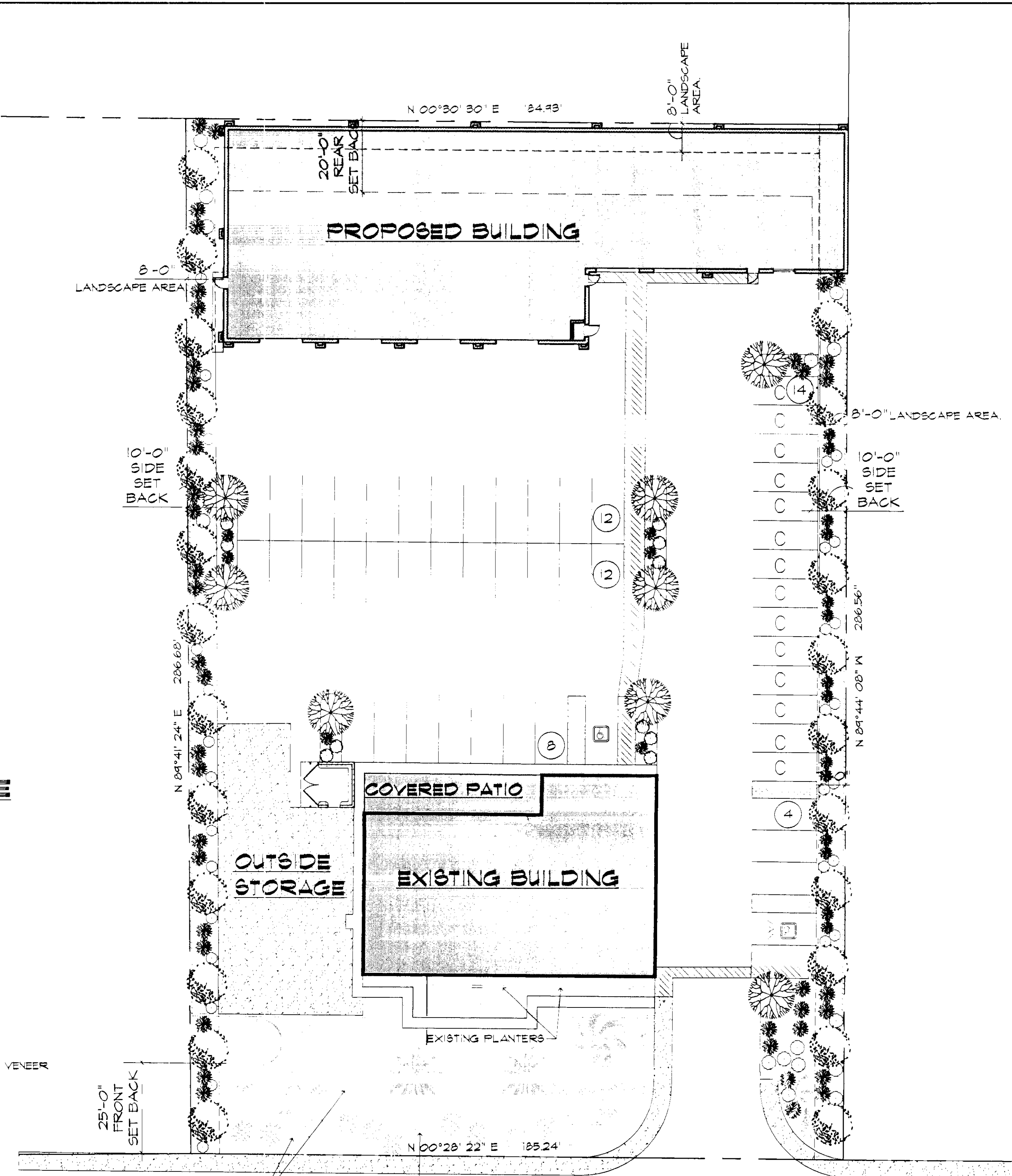
#2 EXISTING FENCE WALL @ NORTH SIDE



#3 EXISTING FENCE WALL @ EAST SIDE (FRONT)



EXISTING LANDSCAPE
AT FRONT OF EXISTING BUILDING



N. RAINBOW BLVD.

LEGEND

ACCESSIBLE ROUTE 5% MAX. RUNNING
SLOPE 2% MAX. CROSS SLOPE 1/12"
MAX CHANGE IN ELEVATIONS

PERIMETER TREES	
REQUIRED 1 PER 30 LINEAR FEET (540 L.F. / 30) =	18 TREES
PROVIDED	= 24 TREES
PARKING LOT TREES	
REQUIRED 1 PER 6 STALLS	= 14 TREES
PROVIDED	= 8 TREES

LANDSCAPE PLAN

1" = 20'-0"

NORTH



MISCELLANEOUS NOTES

- ALL EXPOSED SOILS TO RECEIVE 2" THICK LAYER OF DECORATIVE GRAVEL OR DECOMPOSED GRANITE.
- ALL TREES AND SHRUBS TO BE SPACED ACCORDING TO CITY OF LAS VEGAS MUNICIPAL CODE 19.12.040
- ASSORTED 5 GAL SHRUBS TO COVER MORE THAN 60% OF LANDSCAPE AREA WITHIN TWO YEARS OF INSTALLATION
- TREES SHALL NOT BE PLANTED WITHIN 3' OF A DEDICATED RIGHT-OF-WAY WHEN MATURE
- ANY TREE WITHIN 5' OF A SIDEWALK / PAVED SURFACE AND/OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
- SHALE DESIGN PER FIGURE 30.64-3.
- DECOMPOSED GRANITE COLOR: PALAMINO CORAL 1/2" SCREENED
DECOMPOSED GRANITE SOURCE: VISTA ROCK LAS VEGAS, NEVADA
DECORATIVE GRAVEL COLOR: RED SANDSTONE 3/4" 3/4"
DECORATIVE GRAVEL SOURCE: STAR NURSERY LAS VEGAS, NEVADA
- ALL LANDSCAPE AREAS TO RECEIVE COMPLETE AUTOMATIC PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM.

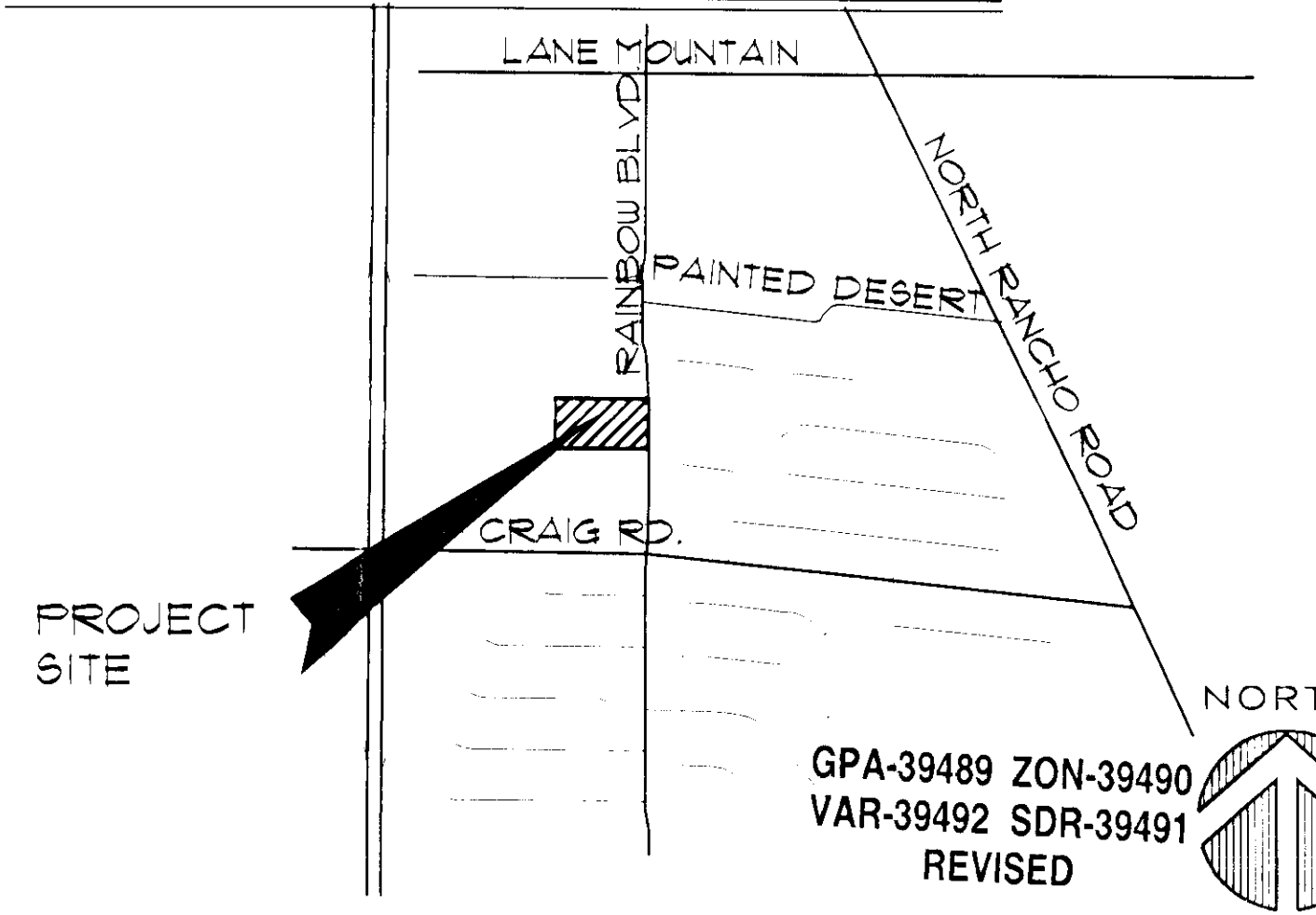
LANDSCAPE LEGEND

TREES	SIZE	Q	BOTANICAL NAME	COMMON NAME
	24" BOX	24	PISTACIA CHINENSIS	CHINESE PISTACHE
	24" BOX	8	ACACIA SP	ACACIA
SHRUBS	SIZE		BOTANICAL NAME	COMMON NAME
	5 GAL.	46	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER
	5 GAL.	46	AGAVE AMERICANA	INCENSE CEDAR
	5 GAL.	12	CALOCEDRUS DECURRENS	CENTURY PLANT

EXISTING LANDSCAPE LEGEND

	14'	2	EXISTING DATE PALMS TO REMAIN
	10'	4	EXISTING MEXICAN FAN PALMS TO REMAIN
	6'	2	EXISTING CANARY ISLAND DATE PALM TO REMAIN
	48" BOX	1	EXISTING MONDEL PINE TO REMAIN
	48" BOX	1	EXISTING EVERGREEN ELM TO REMAIN
	15 GAL.	16	EXISTING ERAPE MYRTLE TO REMAIN

LOCATION MAP/VICINITY:



GPA-39489 ZON-39490
VAR-39492 SDR-39491
REVISED

project title:
pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title:
**RAINBOW AND CRAIG
SEQUOIA ELECTRIC**
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

PRELIMINARY
NOT FOR
CONSTRUCTION
09-07-10
07/20/10

sheet title:
LANDSCAPE PLAN
LAND USE SUBMITTAL

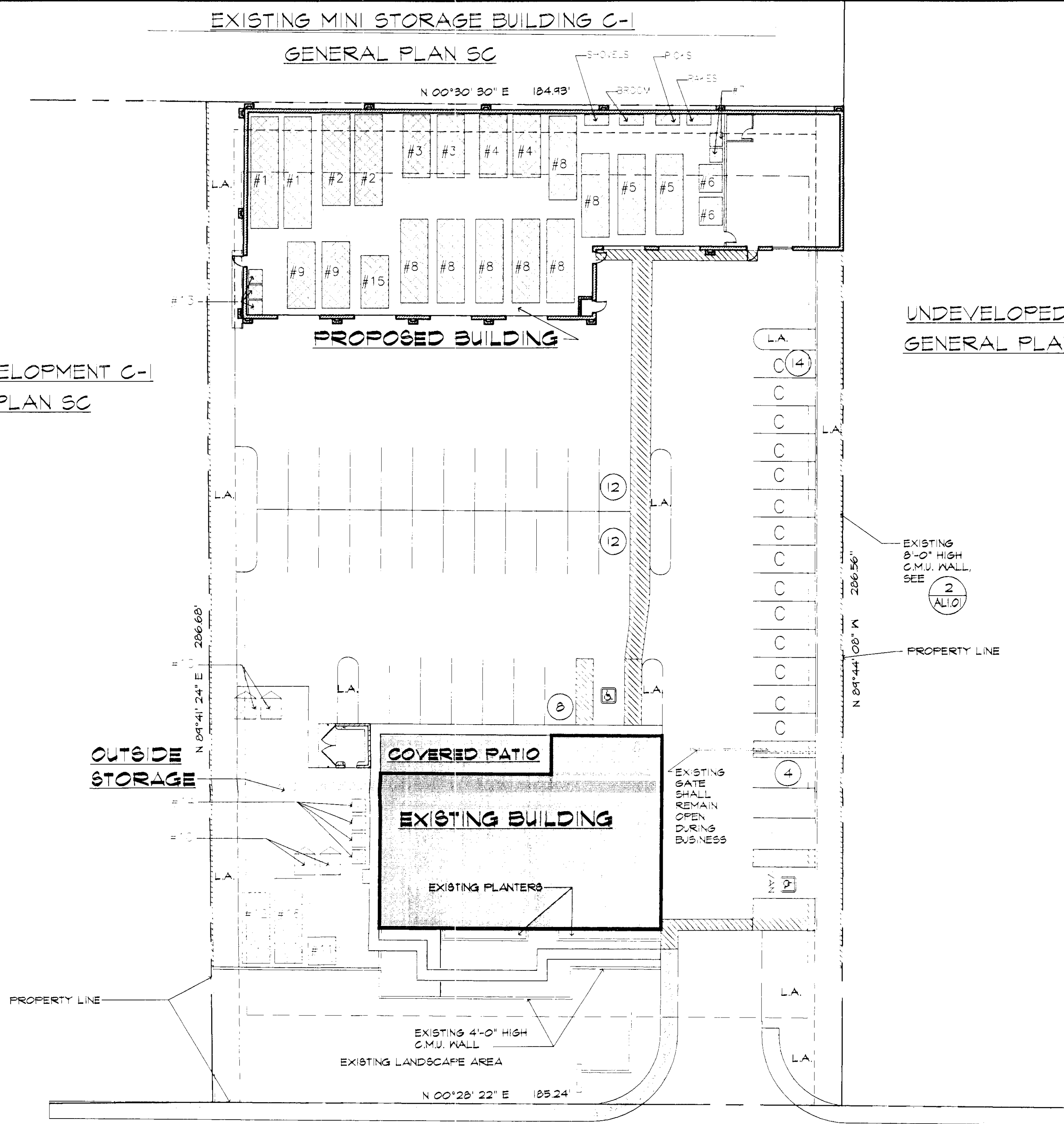
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RCG
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10-123
revisions:
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AL1.01

of sheet

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EXISTING DEVELOPMENT C-1
GENERAL PLAN SC



N. RAINBOW BLVD.

SITE PLAN EQUIPMENT EXHIBIT

EXISTING RESIDENTIAL RC-L
GENERAL PLAN M

L.A.

ACCESSIBLE ROUTE 3% MAX. RUNNING
SLOPE 2% MAX. CROSS SLOPE 1/2" MAX
CHANGE IN ELEVATIONS

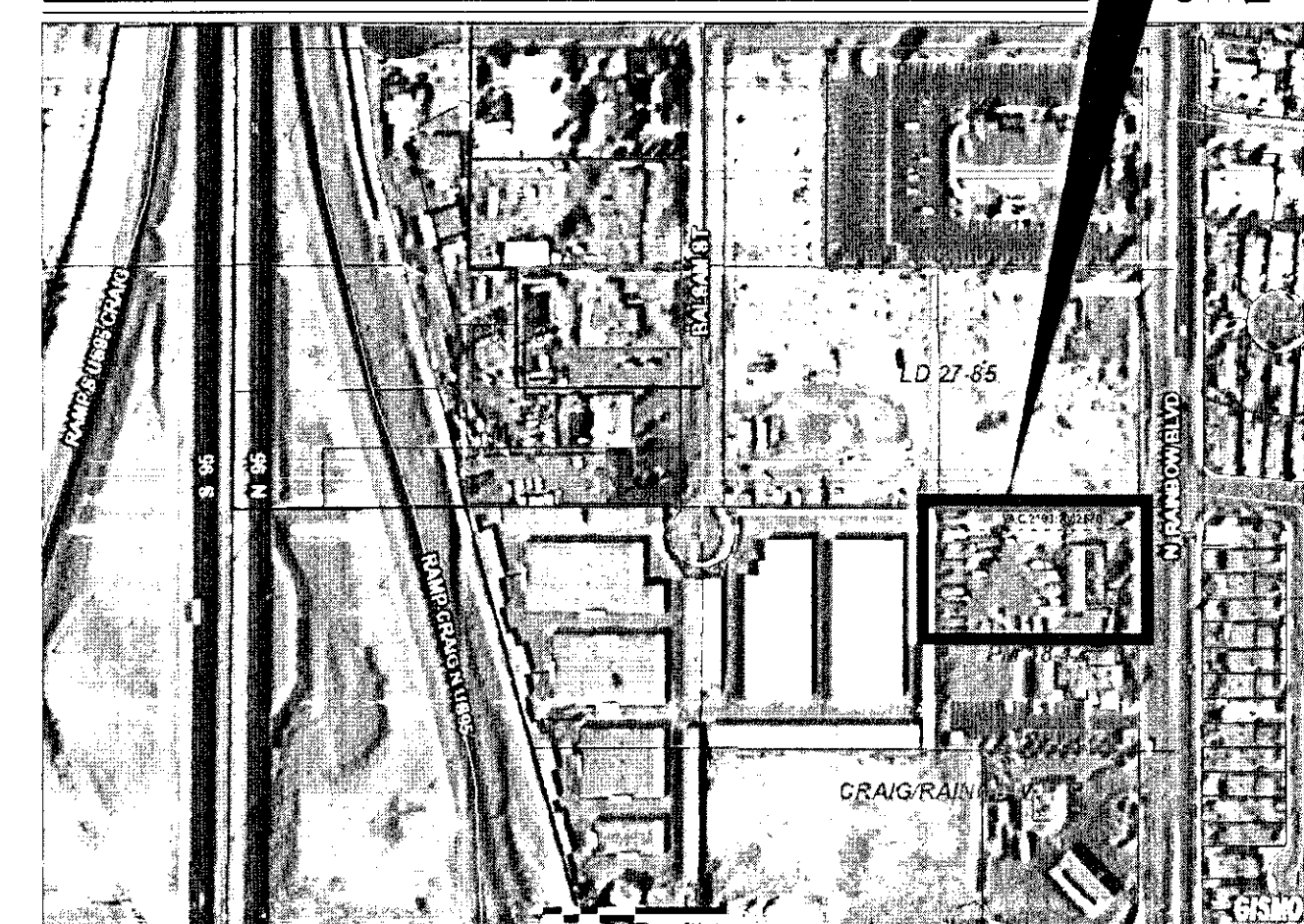
LANDSCAPE AREA

VEHICLE AND EQUIPMENT LIST

EQUIP. NUMBER	NAME	QUANT.
#1	CRANE MOUNTED TRUCK 32'L X 12'TALL	2
#2	BUCKET MOUNTED TRUCK 26' LONG X 12'TALL	2
#3	VERMEER DIRECTIONAL DRILLS 18' LONG X 6' TALL	2
#4	DITCH WITCH DIRT SAWS 18' LONG X 10' TALL	2
#5	BUCKET MOUNTED TRUCK 23' LONG X 12' TALL	2
#6	FORKLIFT 8' LONG X 7' TALL	2
#7	CONCRETE SAW 4' LONG X 4' WIDE X 4' TALL	2
#8	BACKHOE 24' LONG X 9' TALL	7
#9	DUMP TRUCK 19' LONG X 6' TALL	2
#10	PULL BEHIND COMPRESSOR 8' X 3' X 4'	4
#11	PULL BEHIND LIGHT TOWER 8' X 3' X 4'	1
#12	WATER TRUCK 20' LONG X 10' TALL	1
#13	1- MAN OPERATED DIRT TAMPERS	9
#14	PORTABLE GENERATOR	4
#15	PRESSURE DIGGER 24' LONG X 13'-6" TALL	1
#16	STREET SWEEPER 24' LONG X 11' TALL	1

NOTE: EQUIPMENT TYPES AND QUANTITIES SUBJECT TO CHANGE WITHIN APPROVED LOCATIONS

AERIAL MAP:



NORTH

project title
**RAINBOW AND CRAIG
SEQUOIA ELECTRIC**

4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108

PRELIMINARY
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09-07-10

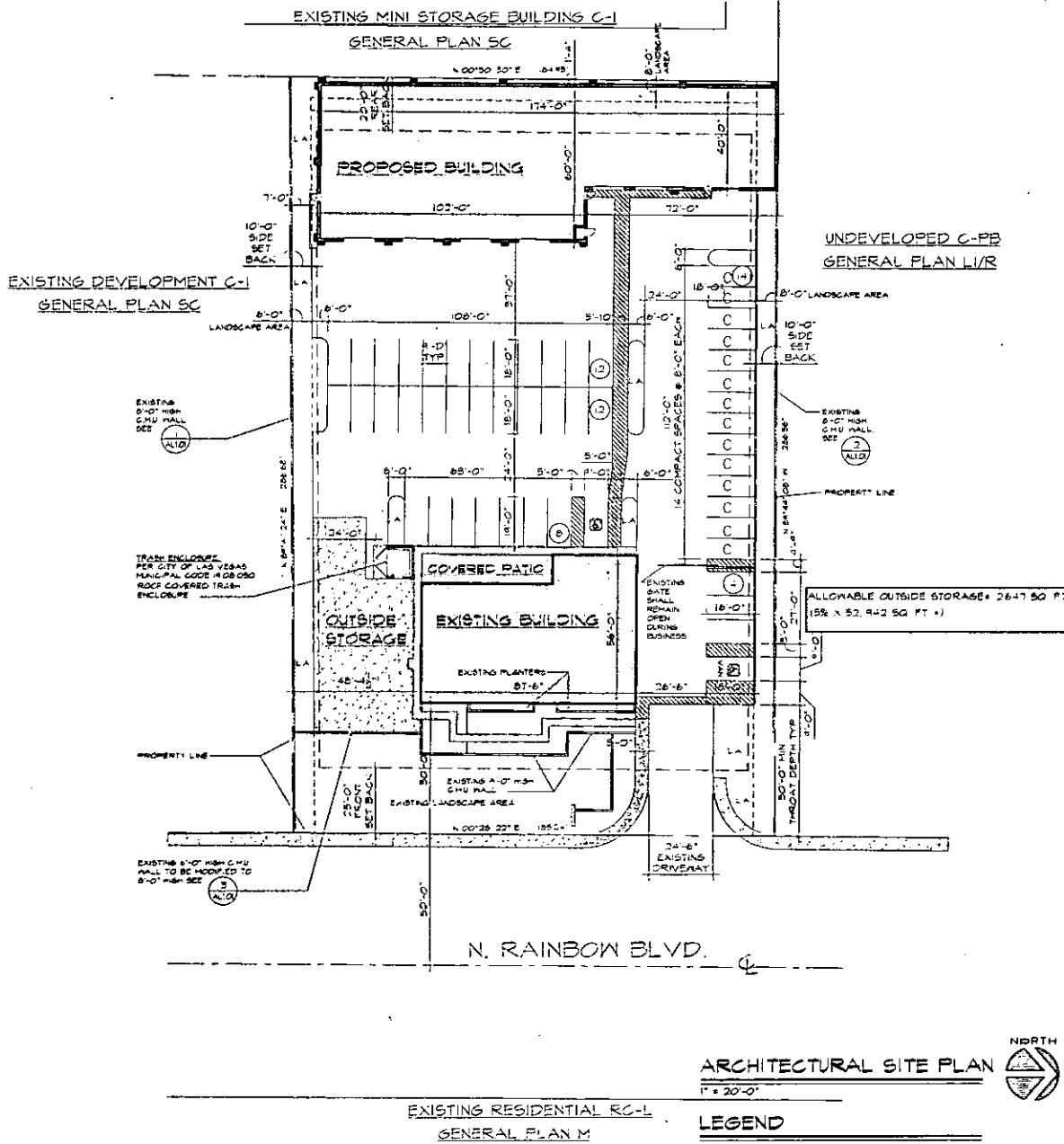
sheet title
**SITE PLAN
EQUIPMENT EXHIBIT
LAND USE SUBMITTAL**

issue dates
drawn by
checked by
project no.
revisions
sheet no.

AS1.03

of sheets

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842



PROJECT DATA:

ASAP/ASCS PARCEL NUMBER: 136-03-602-013

ACTION REFERENCE NUMBER: //

DEVELOPMENT CODE: TITLE 15- LAS VEGAS ZONING CODE ADOPTION DATE 04-30-2005

GOVERNING JURISDICTION: CITY OF LAS VEGAS

SPECIAL OVERLAY DISTRICT(S): N/A

GENERAL PLAN: SC

PROPOSED GENERAL PLAN: L1-R

EXISTING LAND USE ZONE: C-1

PROPOSED LAND USE ZONE: C-M

SITE AREA: 171 ACRES/ 57,842.4 SF

LOT COVERAGE: 74.34 % (BASED ON ROOF DRIF LINE)

BUILDING HEIGHT:
ALLOWABLE: N/A
ACTUAL: 24 FT

OCCUPANCY GROUP, EXISTING BUILDING: B

OCCUPANCY GROUP, PROPOSED BUILDING: S-1

CONSTRUCTION TYPE, EXISTING BUILDING: Z-B

CONSTRUCTION TYPE, PROPOSED BUILDING: II-B FULLY SPRINKLERED

BUILDING AREA TABULATIONS

EXISTING BUILDING AREA	4,011 SQ. FT.
PROPOSED BUILDING AREA	9,000 SQ. FT.
TOTAL BUILDING AREA	13,011 SQ. FT.

PARKING ANALYSIS

EXISTING BUILDING AREA 4,011 SQ FT / 300 = 13.37	14 SPACES
PROPOSED BUILDING AREA 9,000 / 250 =	36 SPACES
NUMBER OF PARKING SPACES REQUIRED	50 SPACES
NUMBER OF PARKING SPACES PROVIDED (INCLUDING 14 COMPACT SPACES * (30% OF TOTAL) INCLUDING 2 ACCESSIBLE SPACES WITH ONE VAN SPACE)	50 SPACES

ALLOWABLE OUTSIDE STORAGE = 2647 SQ FT (15% X 57,942 SQ FT +/-)

LOCATION MAP/VICINITY:

AERIAL MAP:

PROJECT SITE

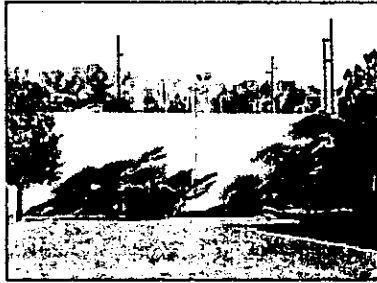
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3005 W. horizon ridge parkway, suite 200
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RAINBOW AND CRAIG
SEQUOIA ELECTRIC
PROJECT FILE #
PRELIMINARY
NOT FOR
CONSTRUCTION
08-07-10

ARCHITECTURAL
SITE PLAN
LAND USE SUBMITTAL

AS1.01



#1 EXISTING FENCE WALL @ SOUTH SIDE



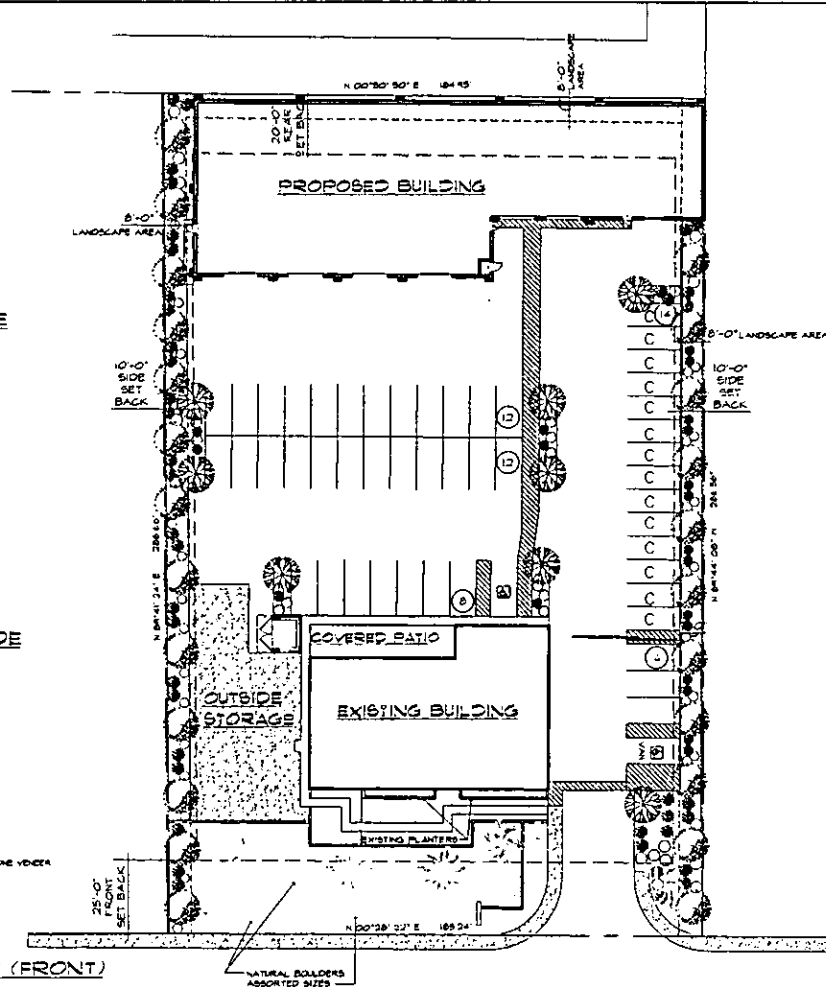
#2 EXISTING FENCE WALL @ NORTH SIDE



#3 EXISTING FENCE WALL @ EAST SIDE (FRONT)



EXISTING LANDSCAPE
AT FRONT OF EXISTING BUILDING



LEGEND

ACCESSIBLE ROUTE BY MAX RUNNING
SLOPE 3% MAX. CROSS SLOPE 1/12"
MAX CHANGE IN ELEVATIONS

PERIMETER TREES
REQUIRED 1 PER 50 LINEAR FEET
(340 L.F. / 30') = 10 TREES
PROVIDED = 24 TREES

PARKING LOT TREES
REQUIRED 1 PER 6 STALLS = 14 TREES
PROVIDED = 6 TREES

LANDSCAPE PLAN
1" = 20'-0"

MISCELLANEOUS NOTES

- ALL EXPOSED SOILS TO RECEIVE 2" THICK LAYER OF DECORATIVE GRAVEL OR DECOMPOSED GRANITE
- ALL TREES AND SHRUBS TO BE SPACED ACCORDING TO CITY OF LAS VEGAS MUNICIPAL CODE #12-0-040
- ASSORTED 8" GAL. SHRUBS TO COVER MORE THAN 50% OF LANDSCAPE AREA WITHIN TWO YEARS OF INSTALLATION
- TREES SHALL NOT BE PLANTED WITHIN 5' OF A DESIGNATED RIGHT-OF-WAY (WHICH MAY VARY)
- ANY TREE WITHIN 5' OF A SIDEWALK / PAVED SURFACE AND/OR HALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD
- SCALE DESIGN PER FIGURE 504-4-5.
- DECORATIVE GRANITE COLOR: PLANNING CORAL, 1/2" SCREENED. DECORATIVE GRAVEL COLOR: RED SANDSTONE 5/8" 3/4".
- DECORATIVE GRANITE SOURCE: VISTA ROCK, LAS VEGAS, NEVADA. DECORATIVE GRAVEL SOURCE: STAR NURSERY, LAS VEGAS, NEVADA.
- ALL LANDSCAPE AREAS TO RECEIVE COMPLETE AUTOMATIC PERMANENT UNDERGROUND DRAIN IRRIGATION SYSTEM.

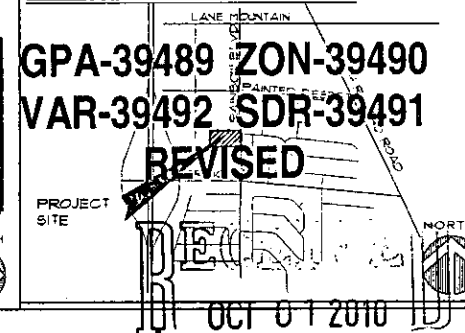
LANDSCAPE LEGEND

TREES	SIZE	Q	BOTANICAL NAME	COMMON NAME
	24" BOX	24	PISTACIA CHINENSIS	CHINESE PISTACHE
	24" BOX	6	ACACIA SP.	ACACIA
SHRUBS	SIZE	Q	BOTANICAL NAME	COMMON NAME
	5 GAL.	46	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER
	5 GAL.	46	AGAVE AMERICANA	INCENSE CEDAR
	5 GAL.	12	CAELOCELRUS DECURRENS	CENTURY PLANT

EXISTING LANDSCAPE LEGEND

	14'	2	EXISTING DATE PALMS TO REMAIN
	10'	4	EXISTING MEXICAN FAN PALMS TO REMAIN
	6'	2	EXISTING CANARY ISLAND DATE PALM TO REMAIN
	48" BOX	1	EXISTING MONDEL PINE TO REMAIN
	48" BOX	1	EXISTING EVERGREEN ELM TO REMAIN
	15 GAL.	16	EXISTING GRAPE HYDRILE TO REMAIN

LOCATION MAP/VICINITY:



GPA-39489 ZON-39490
VAR-39492 SDR-39491

REVISED

PROJECT SITE

NORTH

OCT 01 2010

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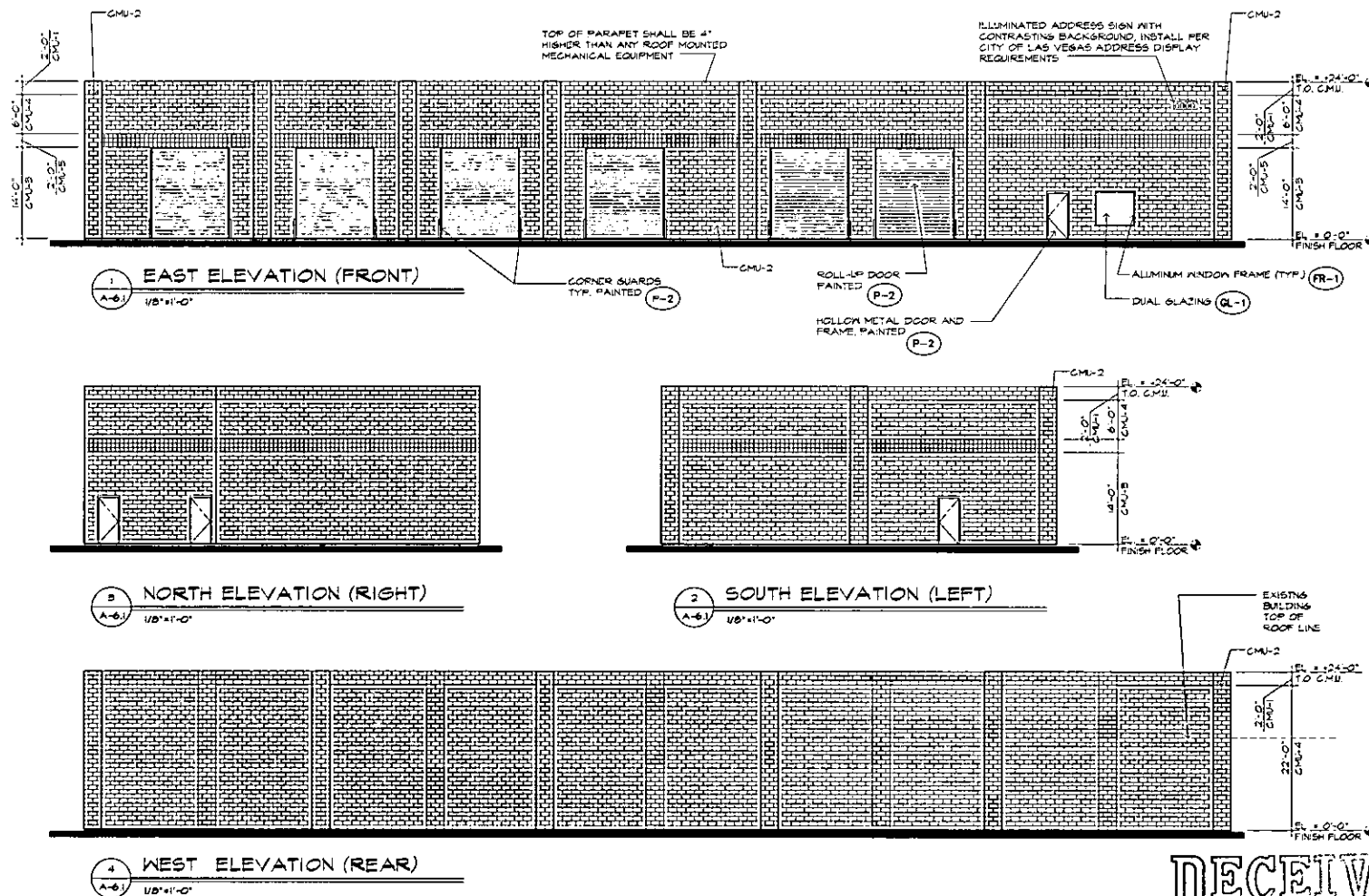
pacific design concepts, llc
3005 W. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-8842 fax (702) 454-7842

PROJECT TITLE:
RAINBOW AND CRAIG
SEQUOIA ELECTRIC

PRELIMINARY
NOT FOR
CONSTRUCTION
09-07-10

LANDSCAPE PLAN
LAND USE SUBMITTAL

DATE: 09-07-10
DRAWN BY: JAV
CHECKED BY: JAV
PROJECT NO.: 09-07-10
REVISIONS:
REVISION NO.
BY: JAV
DATE: 09-07-10



EXTERIOR FINISH SCHEDULE

NOTE: ALL CMU IS MANUFACTURED BY "GREAT" BLOCK COMPANY OR EQUAL

CMU-1 8 x 8 x 16 SPLIT FACE CONCRETE MASONRY UNIT COLOR: BLACK 250

CMU-2 8 x 8 x 16 SPLIT FACE CONCRETE MASONRY UNIT COLOR: RED BROWN

CMU-3 8 x 8 x 16 PRECISION BLOCK CONCRETE MASONRY UNIT COLOR: WHEAT

CMU-4 8 x 8 x 16 PRECISION BLOCK CONCRETE MASONRY UNIT COLOR: NU-FAD

CMU-5 8 x 8 x 16 SCORED CONCRETE MASONRY UNIT COLOR: BLACK 250

FR-1 1 3/4" x 4" BLACK ANODIZED FINISH ALUMINUM FRAME BY ARCADIA OR EQUAL

GL-1 1" GRAY OR GREEN REFLECTIVE DUAL GLAZING BY HSF INDUSTRIES OR EQUAL

(P-1) COLOR TO BE SELECTED BY OWNER TO MATCH W/ CMU- 4

(P-2) COLOR TO BE SELECTED BY OWNER TO MATCH W/ CMU- 3

GENERAL NOTES

1. ALL EXPOSED METAL TO BE PAINTED THE SAME AS ADJACENT PAINT/ FINISH COLOR, U. N. O.

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RAINBOW AND CRAIG
SEQUOIA ELECTRIC
 4485 N. RAINBOW BLVD
 LAS VEGAS, NV 89108

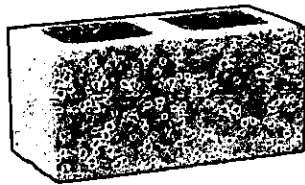
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 06-07-10

EXTERIOR ELEVATIONS
LAND USE SUBMITTAL

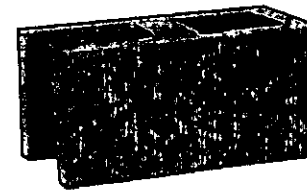
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drawn by : PT
checked by : PCG
project no. : SP-29
revisions : _____

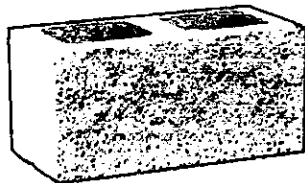
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of _____ sheet _____



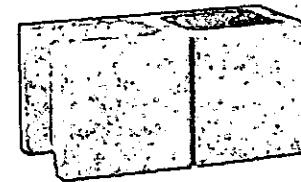
CMU-1
8 x 8 x 16 SPLIT
FACE CONCRETE
MASONRY UNIT COLOR:
BLACK 250



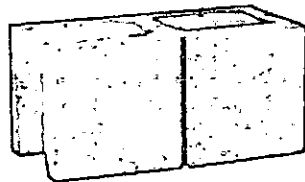
CMU-5
8 x 8 x 16 SCORED
CONCRETE MASONRY UNIT
COLOR: BLACK 250



CMU-2
8 x 8 x 16 SPLIT
FACE CONCRETE
MASONRY UNIT COLOR:
RED BROWN



CMU-3
8 x 8 x 16 PRECISION
BLOCK CONCRETE
MASONRY UNIT COLOR:
WHEAT



CMU-4
8 x 8 x 16 PRECISION
BLOCK CONCRETE
MASONRY UNIT COLOR:
NU-FAD

NOTE: ALL C.M.U. IS MANUFACTURED BY "ORCO" BLOCK COMPANY OR EQUAL

P-1

COLOR TO BE SELECTED BY OWNER TO MATCH W/ CMU- 4

P-2

COLOR TO BE SELECTED BY OWNER TO MATCH W/ CMU- 3

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JUL 07 2010

VAR-39492
SDR-39491

RAINBOW AND CRAIG SEQUOIA ELECTRIC

pacific design concepts, llc

3005 w. horizon ridge parkway, suite 200 henderson, nevada 89052 ph. 454-5842

Pre-Application Conference Item Required <table style="width:100%;"> <tr> <td style="width:50%; text-align: center;">YES</td> <td style="width:50%; text-align: center;">NO</td> </tr> </table>		YES	NO	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
YES	NO						
APPLICATION PACKET							
		☒ ☐ Application signed and notarized by <u>all</u> property owners or authorized agent(s)		NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To ..." -> "Apply for -> Planning Applications")			
		☒ ☐ Grant deed and legal description					
		☒ ☐ Detailed justification letter					
		☒ ☐ Original meeting notes and checklist(s) signed by planner					
		☒ ☐ Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 1030.00 Total					
		☒ ☐ Statement of Financial Interest (SOFI) signed and notarized by <u>all</u> 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:					
		☒ ☐ 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: Include the existing landscaping around the existing office building located at the front of the property.			
		☒ ☐ 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: Include the existing Office Building Elevation Plans.			
		☒ ☐ 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: Include the existing Office Building floor plan.			
		☒ ☐ 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: Sequoia Electric and Desert Seuro		Application Type: Site Development Plan Review					
Representative: Richard Gallegos		Application Purpose: Proposed building addition for Heavy Machinery and Equipment Rental					
APN: 138-03-602-013		Site Location: 4485 N. Rainbow Blvd					
Planner's Signature:		Pre-App. Meeting Date: 08/25/10					
		Submittal Deadline: 09/07/10 - no later than 2:00 pm					
Planner: Romeo Gumarang, Planner I - 229-4604 Steve Swanton, Senior Planner - 229-4714		Earliest PC / CC Meeting Dates: 10/21/10 PC - 11/17/10 CC - Cycle 8					



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

Page: 1 of 1
Date: 08/25/10
Time: 4:00 p.m.

Project Name: Sequoia Electric and Desert Sequo

Conversation between CLV P&D Representative: Romeo Gumarang, Planner I (229-4604 Office / 385-7268 Fax / rgumarang@lasvegasnevada.gov), and:
Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax / sswanton@lasvegasnevada.gov)

Name	Company/Department	Phone	Fax	Email
1. Richard Gallegos	Pacific Design Concepts Inc	(702) 454-5842	(702) 454-7842	
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: Airport Overlay

Meeting Notes:

1. The subject property is surrounded by a single family residence to the east. A vacant lot to the north. An office to the south and a Self Storage Facility to the west. Precedent by (LI/R) Light Industry/Research of property to the north. The GP will be from SC (Service Commercial) to LI/R (Light Industry/Research) and Rezoning will be from C-1 (Limited Commercial) to C-M (Commercial/Industrial).
2. Heavy Equipment Rental with the operator rental only and existing office use.
3. Currently an office use for contractors office.
4. Throat depth of driveway may be short than current standards (25 foot) radius.
5. Largest vehicle will be tractor trailer and flatbed.
6. Building Maintenance facility proposed, meet with flood control and fire requires sprinkler for the proposed building.
7. Perimeter landscape buffer is 8 feet. If the landscape buffer is less than Title 19 requirements a Waiver of the Landscape Buffer is required. Indicate on the justification letter the width of the landscape buffer request and areas affected for the Waiver requests.
8. The tree size is 24 inch minimum boxed with 1 tree per 30 linear feet or a request for Exceptions will be required as part of Site Development Plan Review. In addition to trees, four (4) 5-gallon shrubs are required for every tree that is provided on site.
9. The parking lot shall have landscape islands located at the end of each row of parking spaces. Also, parallel to parking spaces at a ratio of one landscape island for every six parking spaces. One tree shall be planted for every six uncovered parking spaces with a minimum of 24 inch box evergreen or deciduous shade tree. Landscape islands shall include a minimum of 4 five-gallon shrubs for every required tree. Landscape islands shall include a two-inch layer of ground cover or rock mulch. If the aforementioned requirements for parking landscaping could not be met, an Exception request upon the Site Development Plan Review.
10. The Site Plan shall include fences and walls with wall elevations.
11. Include the adjacent property land uses on the Site Plan.
12. Revise the Project Data on the Site Plan: "General/Master Plan/Proposed" from SC to LI/R. Building Height should be revised from 35 feet to N/A though the height of the proposed building and existing building heights shall be included. Provide the correct square footage of the proposed building if it is 8,880 square feet or 8,993 square feet in order to determine the Lot Coverage, Total Building Area and Parking.
13. Trash Enclosure shall be provided in sufficient size and numbers to meet the needs of the development. It shall be located away from the street front and screened from view from rights-of-way, sidewalks, and abutting properties through the use of

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landscaping and screening; and shall have solid metal gates, and a roof or trellis structure. The shall indicate the location of the trash enclosure and trash enclosure detail meeting the aforementioned requirements.

14. An application for a Variance will be required to allow a zero-foot rear setback where 20 feet is required and to allow a zero side yard setback or along the north property line where 10 feet is required.
15. The justification letter shall include all the application request (GPA, Rezoning, Variance and Site Development Plan Review) and a copy must be included in all submittal packages.

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****

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LAS VEGAS CITY COUNCIL

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RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

April 7, 2011

Mr. Blake Barsy
Sagebrush Property Ventures
4485 North Rainbow Boulevard
Las Vegas, Nevada 89108

**RE: SDR-39491 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-39489, VAR-39492 AND ZON-39490
CITY COUNCIL MEETING OF APRIL 6, 2011**

Dear Mr. Barsy:

The City Council at a regular meeting held April 6, 2011, Accepted the WITHDRAWAL WITHOUT PREJUDICE of the request for a Site Development Plan Review FOR THE ADDITION OF A PROPOSED 9,000 SQUARE-FOOT HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES AND SERVICE) BUILDING TO A SITE THAT CONTAINS AN EXISTING 4,011 SQUARE-FOOT OFFICE, WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A SEVEN-FOOT BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on April 7, 2011.

Planning

1. Approval of General Plan Amendment (GPA-39489) and Rezoning (ZON-39490), and conformance to the Conditions of Approval for Variance (VAR-39492) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan stamped 10/01/10, and building elevations, date stamped 09/24/10, except as amended by conditions herein.
4. A Waiver from Title 19.12.040 is hereby approved, to allow a seven-foot landscape buffer along a portion of the south perimeter where eight feet is required.
5. An Exception from Title 19.10.010 is hereby approved, to allow eight parking lot trees where 14 are required.

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6. The outdoor storage area shall be screened from view from Rainbow Boulevard by a screening device of at least eight feet in height. Outdoor storage of equipment for rent shall not occur in required parking spaces or landscape buffer zones.
7. Business hours shall be 6:30 a.m. to 6:30 p.m., Monday through Friday.
8. No equipment in its stored position shall be taller than 14 feet in height.
9. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 10/01/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
10. Prior to occupancy, all necessary building permits for all structures 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.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to indicate capping of the gap between the rear walls of the proposed building and the existing building located on the east property line of APN 138-03-602-012. The gap shall not exceed eight inches pursuant to Title 19.12.075.
13. 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.
14. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
15. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

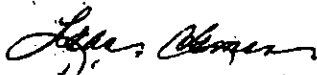
Mr. Blake Barsy
SDR-39491 - Page Three
April 7, 2011

17. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
18. 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.
19. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
20. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

21. Remove all substandard sidewalk and sidewalk ramp improvements adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
22. 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.
23. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Sincerely,



Leán Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Richard Gallegos
Pacific Designs Concepts
3005 West Horizon Ridge Parkway, Suite #200
Henderson, Nevada 89052



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
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GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

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STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

March 17, 2011

Mr. Blake Barsy
Sagebrush Property Ventures
4485 North Rainbow Boulevard
Las Vegas, Nevada 89108

RE: SDR-39491 - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-39489, VAR-39492 AND ZON-39490
CITY COUNCIL MEETING OF MARCH 16, 2011

Dear Mr. Barsy:

The City Council at a regular meeting held March 16, 2011, HELD IN ABEYANCE the request for a Site Development Plan Review FOR THE ADDITION OF A PROPOSED 9,000 SQUARE-FOOT HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES AND SERVICE) BUILDING TO A SITE THAT CONTAINS AN EXISTING 4,011 SQUARE-FOOT OFFICE, WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A SEVEN-FOOT BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)].

This item will be heard during the 1:00 p.m. Planning discussion portion of the April 6, 2011, 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,


Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Richard Gallegos
Pacific Designs Concepts
3005 West Horizon Ridge Parkway, Suite #200
Henderson, Nevada 89052

CITY OF LAS VEGAS
400 STEWART AVENUE
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pacific design concepts, llc

3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

PDC

March 9, 2011

City of Las Vegas
City Clerk's Office
400 E. Stewart
Las Vegas Nevada 89101

Attn: City Clerk

RE: **RAINBOW & CRAIG-SEQUOIA ELECTRIC**
GPA-39489, ZON-39490, SDR-39491, Var-39492

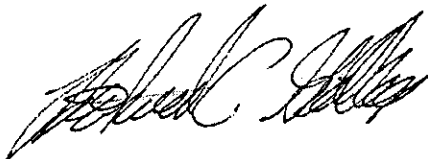
PROJECT NO: 10-129

Dear Staff,

We respectfully request to hold the above reference applications until the April 6, 2011 City Council meeting. These items were scheduled to be heard at the March 16, 2011 City Council meeting. The purpose of our hold is so that the above reference items can be heard at the same time with the additional SUP-40564 that will be forwarded to City Council on April 6, 2011 these are all related items for the project .

Should you require additional information or have any questions please contact me at 702.454.5842.

Sincerely,



Richard C. Gallegos
Principal

RCG/PT

cc: 10-129.rl.03.09.11

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LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
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RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

December 16, 2010

Mr. Blake Barsy
Sagebrush Property Ventures
4485 North Rainbow Boulevard
Las Vegas, Nevada 89108

RE: SDR-39491 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-39489, VAR-39492 AND ZON-39490
CITY COUNCIL MEETING OF DECEMBER 15, 2010

Dear Mr. Barsy:

The City Council at a regular meeting held December 15, 2010, HELD IN ABEYANCE the request for a Site Development Plan Review FOR THE ADDITION OF A PROPOSED 9,000 SQUARE-FOOT HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES AND SERVICE) BUILDING TO A SITE THAT CONTAINS AN EXISTING 4,011 SQUARE-FOOT OFFICE, WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A SEVEN-FOOT BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)].

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the March 16, 2011 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, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Richard Gallegos
Pacific Designs Concepts
3005 West Horizon Ridge Parkway, Suite #200
Henderson, Nevada 89052

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

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LAS VEGAS CITY COUNCIL

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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. Blake Barsy
Sagebrush Property Ventures
4485 North Rainbow Boulevard
Las Vegas, Nevada 89108

RE: SDR-39491 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-39489, VAR-39492 AND ZON-39490
CITY COUNCIL MEETING OF NOVEMBER 17, 2010

Dear Mr. Barsy:

The City Council at a regular meeting held November 17, 2010, HELD IN ABEYANCE the request for a Site Development Plan Review FOR THE ADDITION OF A PROPOSED 9,000 SQUARE-FOOT HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES AND SERVICE) BUILDING TO A SITE THAT CONTAINS AN EXISTING 4,011 SQUARE-FOOT OFFICE, WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A SEVEN-FOOT BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)].

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the December 15, 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 Skilbred".

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

cc: Mr. Richard Gallegos
Pacific Designs Concepts
3005 West Horizon Ridge Parkway, Suite #200
Henderson, Nevada 89052

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

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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. Blake Barsy
Sagebrush Property Ventures
4485 North Rainbow Boulevard
Las Vegas, Nevada 89108

**RE: SDR-39491 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-39489, ZON-39490 AND VAR-39492
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Barsy:

Your request for a Site Development Plan Review FOR THE ADDITION OF A PROPOSED 9,000 SQUARE-FOOT HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES AND SERVICE) BUILDING TO A SITE THAT CONTAINS AN EXISTING 4,011 SQUARE-FOOT OFFICE, WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A SEVEN-FOOT BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 4 (Anthony), was considered by the Planning Commission on October 21, 2010.

The Planning Commission voted to recommend **DENIAL** of your request because the request is not compatible with the surrounding uses.

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

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Richard Gallegos
Pacific Designs Concepts
3005 West Horizon Ridge Parkway, Suite #200
Henderson, Nevada 89052

Mayor
Oscar B. Goodman

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



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

October 8, 2010

Mr. Blake Barsy
Sagebrush Property Ventures
4485 North Rainbow Boulevard
Las Vegas, Nevada 89108

**RE: SDR-39491 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
GPA-39489, ZON-39490, AND VAR-39492
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Barsy:

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

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

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

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Richard Gallegos
Pacific Designs Concepts
3005 West Horizon Ridge Parkway, Suite #200
Henderson, Nevada 89052

Mayor
Oscar B. Goodman

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



Application Information

VAR-39492 - VARIANCE RELATED TO GPA-39489 AND ZON-39490 - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 4 (Anthony).

SDR-39491 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-39489, ZON-39490 AND VAR-39492 - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a Site Development Plan Review FOR THE ADDITION OF A PROPOSED 9,000 SQUARE-FOOT HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES AND SERVICE) BUILDING TO A SITE THAT CONTAINS AN EXISTING 4,011 SQUARE-FOOT OFFICE, WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A SEVEN-FOOT BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 4 (Anthony).

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

VAR-39492 - VARIANCE RELATED TO GPA-39489 AND ZON-39490 - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 4 (Anthony).

SDR-39491 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-39489, ZON-39490 AND VAR-39492 - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a Site Development Plan Review FOR THE ADDITION OF A PROPOSED 9,000 SQUARE-FOOT HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES AND SERVICE) BUILDING TO A SITE THAT CONTAINS AN EXISTING 4,011 SQUARE-FOOT OFFICE, WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A SEVEN-FOOT BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 4 (Anthony).

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 Location



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

Public Hearing Information

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

Application Location



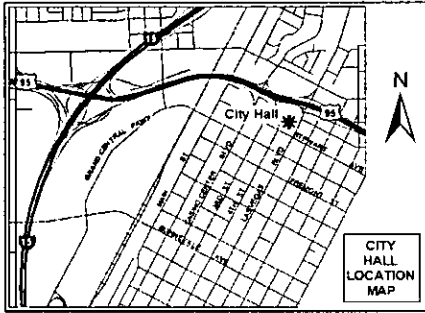
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Public Hearing Information

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

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

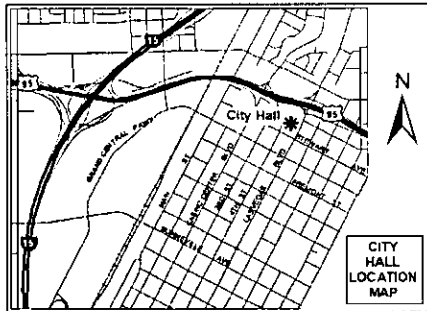
Please use available blank space on card for your comments.

VAR-39492 & SDR-39491

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.

VAR-39492 & SDR-39491

Planning Commission Meeting of 10/21/2010

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: September 22, 2010
Re: **SDR-39491** Sequoia Electric 4485 N. Rainbow Blvd.
Request for a Site Development Plan Review for a proposed building

CONDITIONS OF APPROVAL:

1. Remove all substandard sidewalk and sidewalk ramp improvements adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
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. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
4. Comply with all applicable previous conditions of approval for Z-29-99, SDR-5553 and all other subsequent site-related actions.

Development Notification

PC Meeting: October 21, 2010

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

SDR-39491

Deerbrooke HOA

Desert Pine Villas

Lone Mountain Village HOA

Mountain Gate HOA

Northwest Area Residents Association NCG

Northwest Citizens Board NA

Rancho Santa Fe HOA

Rosewood Estates

Sunset Estates Property HOA

The Rancho Alta Mira HOA

Turning Point Community Association

Woodcrest HOA

September 23, 2010

September 30, 2010 Revised

City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101

Attn: Romeo Gumarang-Planner

RE: RAINBOW & CRAIG SEQUOIA ELECTRIC

PROJECT NO-10-129

APN: 138-03-602-013

GENERAL PLAN AMENDMENT, ZONE CHANGE, SITE DEVELOPMENT REVIEW & VARIANCE
JUSTIFICATION LETTER

Dear Romeo,

We respectfully request favorable consideration for the above referenced project for a General Plan Amendment, Zone Change, Site Development Review & Variance.

General Plan Amendment Justification

The proposed General Plan Amendment is from SC to LI-R. The subject property is contiguous to industrial planned uses to our North & West.

This request is appropriate base on the following finding of the facts;

1. The density and intensity of the proposed General Amendment is compatible with the existing adjacent land use designation;
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General plan designation; and
4. The proposed amendment conforms to other applicable adopted plans and policies.

Rezoning Justification

The proposed zone change is from C-1 to CM for a heavy equipment rental facility. The subject property is continuous to industrial zoned land to our North and West.

This request is appropriate based on the following finding of the facts;

1. The proposal conforms to the General Plan.
2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.
3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.
4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Variance Justification

The proposed variance is to allow zero rear (West) setbacks where 20'-0" is required and a zero right side (North) set back where 10'-0" is required.

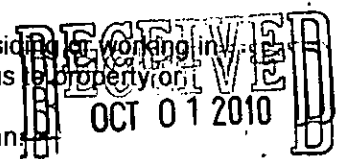
This request is appropriate based on the following finding of the facts;

1. The variance is necessary for the preservation and enjoyment of the substantial property rights.
2. The property to our West has been granted a zero setback.
3. The granting of this request will not materially affect the health or safety on persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements.
4. The granting of this request will not adversely affect the City of Las Vegas General Plan.

GPA-39489 ZON-39490

VAR-39492 SDR-39491

REVISED



Site Development Review Justification

The proposed Site Development Plan is for a single story 9, 000 sq ft. heavy equipment rental building in conjunction with an existing 4, 011 sq. ft. office building on 1.21 acres.

This request is appropriate based on the following finding of the facts.

1. The proposed development is compatible with adjacent development and development in the area.
2. The proposed development is consistent with the General Plan, Title 19 and the Design Standards Manual, the landscape, wall and buffer Standards, and other duly-adopted city plans, policies and standards.
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
4. Building and landscape materials are appropriate for the area and for the city.
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.
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Waiver Requested

We respectfully request a waiver to allow a 7'-0" wide landscape buffer for a length of approximately 25 feet. Where 8'-0" is required. The waiver is necessary to comply with the exit requirements and ADA laws requiring minimum sidewalk widths.

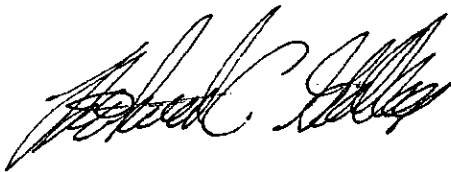
Exception Requested

We respectfully request to allow 8 parking lot trees where 14 are required. We have provided 6 additional trees at the perimeter to offset the deficient parking lot trees so that the total quantity of trees has been provided.

Applicant will provide appropriate closure material and method to eliminate gap between existing building and proposed building at west property line and to meet title 19 requirements.

Should you have any questions or require additional information please contact our office.

Sincerely,



Richard C. Gallegos
Principal

RCG/pt

Cc: .js.lt.sdr.clv

**GPA-39489 ZON-39490
VAR-39492 SDR-39491
REVISED**

September 23, 2010

City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101

Attn: Romeo Gumarang-Planner

RE: **RAINBOW & CRAIG SEQUOIA ELECTRIC**
APN: 138-03-602-013

PROJECT NO-10-129

**GENERAL PLAN AMENDMENT, ZONE CHANGE, SITE DEVELOPMENT REVIEW & VARIANCE
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GPA-39489 ZON-39490
VAR-39492 SDR-39491

RECEIVED
SEP 24 2010

REVISED

Site Development Review Justification

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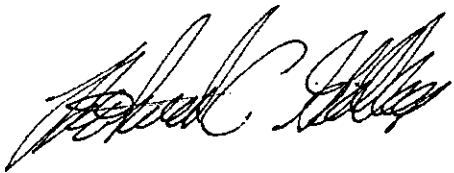
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4. Building and landscape materials are appropriate for the area and for the city.
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

We also respectfully request the approval of the exception pertaining to the parking lot trees. We are required to have 9 trees and have provided 5. We have provided 4 additional trees at the perimeter to offset the deficient parking lot trees.

Should you have any questions or require additional information please contact our office.

Sincerely,

Richard C. Gallegos
Principal



RCG/pt

Cc: js.lt.sdr.clv

**GPA-39489 ZON-39490
VAR-39492 SDR-39491
REVISED**

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-39491

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, 2nd Floor
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*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, 4th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

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

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-39491 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-39489, ZON-39490 AND VAR-39492 - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for Site Development Plan Review TO ADD A PROPOSED 8,880 SQUARE-FOOT HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES AND SERVICE) BUILDING AT AN EXISTING 4,000 SQUARE-FOOT OFFICE SITE, WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A FIVE-FOOT BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 4 (Anthony).

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 10:00 AM

Submitted By

Page 1

A/P # 39491 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/07/2010 14:25	984224	Temp COD		
Approved			COO issued		
Final			Expires		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SDR-39491 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-39489, ZON-39490 AND VAR-39492 - PUBLIC HEARING - APPLICANT: SEQUOLA ELECTRIC/OWNER: SAGEBRUSH PROPERTY VENTURES - Request for Site Development Plan Review FDR CONSTRUCTION OF A 8,880 SQUARE FOOT HEAVY EQUIPMENT RENTAL BUILDING on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), Ward 4 (Anthony).

Parent A/P #

Project # 39491 Project/Phase Name SEQUOLA ELECTRIC Phase #
Size/Area 1.21 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13803602013

Location

Owner/Tenant

Contact ID AC1523987 Name SAGEBRUSH PROPERTY VENTURES LLC
Mailing Address 4485 N RAINBOW BLVD Organization
City LAS VEGAS State/Province NV
ZIP/PC 89108-5711 Country
Day Phone (702)454-5842 x Evening Phone
Fax (702)454-7842 Mobile #
☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

4485 N RAINBOW BLVD
LAS VEGAS, 89108-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13803602013

Report Date 09/08/2010 10:00 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1817601 ☐ Foreign
Effective Expire
Name SEQUOIA ELECTRIC
Day Phone (702)839-9047 x Eve Phone Organization
Pager PIN # Position
Fax (702)454-7842 Mobile Profession
E-Mail
Address 4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108
Seasonal Addr
Valid From To
Comments No Comments

Primary N Capacity OWNER Contact ID AC1523987 ☐ Foreign
Effective Expire
Name SAGEBRUSH PROPERTY VENTURES LLC
Day Phone (702)454-5842 x Eve Phone Organization
Pager PIN # Position
Fax (702)454-7842 Mobile Profession
E-Mail
Address 4485 N RAINBOW BLVD
LAS VEGAS, NV 89108-5711
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC1313544 ☐ Foreign
Effective Expire
Name PACIFIC DESIGN CONCEPTS
Day Phone (702)454-5842 x Eve Phone Organization
Pager PIN # Position
Fax (702)454-7842 Mobile Profession
E-Mail
Address 3005 W. HORIZON RIDGE PKWY
SUITE 200
LAS VEGAS, NV 89052
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	09/07/2010 14:35	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	09/07/2010 14:35	30.00
PROCESSING FEE	P	09/07/2010 14:35	500.00
Total Unpaid	0.00	Total Paid	1030.00

Report Date 09/08/2010 10:00 AM

Submitted By

Page 3

Inspections

There are no inspections for this Report

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By GKAPOVICH

Modified Date/Time 09/07/2010 14:25

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y	Pre-Application Conference Checklist	Y	Site Plans (6 Folded Blue Lines, 1 Rolled Color)
Y	Application/Petition Form	Y	Landscape Plan (1 Folded, 1 Rolled Color)
Y	Deed and Legal Description	Y	Building Elevations (1 Folded, 1 Rolled Color)
Y	Justification Letter	Y	Floor Plan (1 Folded, 1 Rolled)
Y	Color and Material Board	Y	Laser Print Site Plan
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 14:25

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.

Report Date 09/08/2010 10:00 AM

Submitted By

Page 4

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, AdminPUBLIC

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
10/21/2010	PC	SCHEDULED		0	0	0
GKAPOVICH	09/07/2010					

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

No children exist for this project

Employee
Employee ID Last First MI Comments

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT#	983673	09/07/2010 14:43		0.00
	RICHARD GALLEGOS ID OK SAGEBRUSH PROPERTY VENTURES CK #1204 839-9047				

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT REVIEW
Project Address (Location) 4485 N. Rainbow Blvd.
Project Name Rainbow & Circle Sequoia Proposed Use Industrial
Assessor's Parcel #(s) 138-03-602-013 Ward # 4
General Plan: existing SC proposed U/R Zoning: existing C-1 proposed CM
Commercial Square Footage 8,880 Floor Area Ratio N/A
Gross Acres 1.21 Lots/Units N/A Density N/A
Additional Information _____

PROPERTY OWNER SAGEBRUSH PROPERTY ^{Vendor} Contact Blake Barsky
Address 4485 N. Rainbow Blvd. Phone: 839-9047 Fax: 454-7842
City LAS VEGAS State NV Zip 89108
E-mail Address _____

APPLICANT Sequoia Electric Contact Blake Barsky
Address 4485 N. Rainbow Blvd. Phone: 454-5842 Fax: 454-7842
City LAS VEGAS State NV Zip 89108
E-mail Address _____

REPRESENTATIVE Pacific Design Concepts Contact Richard Gallegos
Address 3005 W. Horizon Ridge Pkwy #200 Phone: 454-5842 Fax: 454-7842
City Henderson State NV Zip 89052
E-mail Address richardg@pacdesignconcepts.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 BLAKE BARSKY

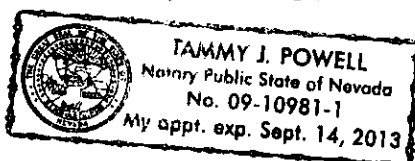
Subscribed and sworn before me

This 7th day of September, 20 10.

[Signature]

Notary Public in and for said County and State COUNTY CLARK
STATE NEVADA

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-39491</u>
Meeting Date:	<u>10/21/10 PC</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:\depot\Application Pocket\Application Form.pdf

SEP 07 2010



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39491** APN: 138-03-602-013
 Name of Property Owner: Sagebrush Property Ventures
 Name of Applicant: Sequoia Electric
 Name of Representative: Pacific Design Concepts - Richard Gallegos

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

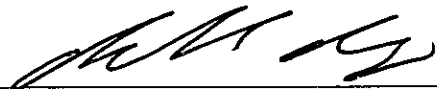
☒ No

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: 

Print Name: BLAKE BARSY

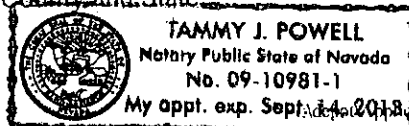
Subscribed and sworn before me

This 7th day of September, 20 10

Tammy J. Powell

Notary Public in and for said County and State

COUNTY CLARK
STATE NEVADA



Revised 11-14-06

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SEP 07 2010

September 7, 2010

City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101

Attn: Romeo Gumarang-Planner

RE: RAINBOW & CRAIG SEQUOIA ELECTRIC PROJECT NO-10-129
APN: 138-03-602-013
GENERAL PLAN AMENDMENT, ZONE CHANGE, SITE DEVELOPMENT REVIEW & VARIANCE
JUSTIFICATION LETTER

Dear Romeo,

We respectfully request favorable consideration for the above referenced project for a General Plan Amendment, Zone Change, Site Development Review & Variance.
General Plan Amendment Justification,

General Plan Amendment Justification

The proposed General Plan Amendment is from SC to LI-R. The subject property is contiguous to industrial planned uses to our North & West.

This request is appropriate base on the following finding of the facts;

1. The density and intensity of the proposed General Amendment is compatible with the existing adjacent land use designation;
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General plan designation; and
4. The proposed amendment conforms to other applicable adopted plans and policies.

Rezoning Justification

The proposed zone change is from C-1 to CM for a heavy equipment rental facility. The subject property is continuous to industrial zoned land to our North and West.

This request is appropriate based on the following finding of the facts;

5. The proposal conforms to the General Plan.
6. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.
7. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.
8. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Variance Justification

The proposed variance is to allow zero rear setbacks where 20'-0" is required and a zero right side set back where 10'-0" is required. The variance is necessary for the preservation and enjoyment of the substantial property rights. The property to our West has been granted a zero setback.

The granting of this request will not materially affect the health or safety on persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements. The granting of this request will not adversely affect the City of Las Vegas General Plan.

GPA-39489 ZON-39490

VAR-39492 SDR-39491

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Site Development Review Justification

The proposed Site Development Plan is for a single story 8, 880 sq ft. heavy equipment rental building in conjunction with an existing 4, 000 sq. ft. office building on 1.21 acres.

This request is appropriate based on the following finding of the facts.

1. The proposed development is compatible with adjacent development and development in the area.
2. The proposed development is consistent with the General Plan, Title 19 and the Design Standards Manual, the landscape, wall and buffer Standards, and other duly-adopted city plans, policies and standards.
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
4. Building and landscape materials are appropriate for the area and for the city.
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.
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Should you have any questions or require additional information please contact our office.

Sincerely,

Richard C. Gallegos
Principal



RCG/pt

Cc: .js.lt.sdr.clv

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GPA-39489 ZON-39490
VAR-39492 SDR-39491 SEP 07 2010

20080429-0005899

A.P.N. #	138-03-602-013
Escrow No.	276863-RA
R.P.P.T.	6,120.00
Recording Requested By:	
National Title Co	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Sagebrush Property Ventures	
4485 N. Rainbow Blvd.	
Las Vegas, NV 89108	

Fee: \$15.00 RPTT: \$6,120.00
N/C Fee: \$25.00
04/29/2008 15:15:15
T20080074418
Requestor:
NATIONAL TITLE COMPANY
Debbie Conway CDO
Clark County Recorder Pgs: 3

12

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That W.I.T.BRO. INC., a Nevada Corporation DBA A&A Asphalt Paving Co. for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to SAGEBRUSH PROPERTY VENTURES, LLC, A NEVADA LIMITED LIABILITY COMPANY

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for fiscal year 2007-2008;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 4-16-08

W.I.T.BRO. INC., a Nevada Corporation
DBA A&A Asphalt Paving Co.

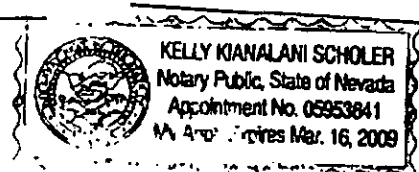
JON SCOTT ASHJIAN PRESIDENT

State of Nevada)
County of Clark) ss.

This instrument was acknowledged before me on April 16, 2008
by: Jon Scott Ashjian

Signature: _____
Notary Public

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- 12 a) 138-03-602-013
b) _____
c) _____
d) _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No. _____
Book _____ Page _____
Date of Recording: _____
Notes: _____

2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Family Residence
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apartment Bldg. f) ☒ Commercial/Industrial
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (\$1,200,000.00)
Transfer Tax Value \$1,200,000.00
Real Property Transfer Tax Due: \$6,120.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

W.L.T. BRO. INC. JON SCOTT ASHTIAN

Capacity: _____

Grantor

Signature: _____

SAGEBRUSH PROPERTY VENTURES, LLC
S.R CARTER AGENT

Capacity: _____

Grantee

SELLER (GRANTOR) INFORMATION

Print Name: WLT BRO INC
Address: 4485 N. RAINBOW
City/State/Zip: LAS VEGAS, NV. 89108

BUYER (GRANTEE) INFORMATION

Print Name: SAGEBRUSH
Address: 4485 N. RAINBOW
City/State/Zip: LAS VEGAS, NV 89108

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: National Title Co Escrow No 276863-RA
Address: 714 East Sahara
City Las Vegas State: NV Zip 89104

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Exhibit A
LEGAL DESCRIPTION

File Number: 276863

That portion of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 3,
Township 20 South, Range 60 East, M.D.M., described as follows:

Parcel One (1) as shown by map thereof in File 18 of Parcel Maps, Page 42, in the Office of the County
Recorder of Clark County, Nevada.

TOGETHER WITH that portion of Dahnke Avenue as vacated by Order of Vacation recorded May 1,
1985 in Book 2103 as Document No. 2062570, of Official Records.

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