

[illegible]SOIL AND GRADING REQUIREMENTS
$$\begin{aligned} & \frac{1}{2} \left(\frac{1}{2} \frac{d^2 \rho}{dt^2} + \frac{1}{2} \frac{d^2 \rho}{dt^2} \right) = \frac{1}{2} \left(\frac{1}{2} \frac{d^2 \rho}{dt^2} + \frac{1}{2} \frac{d^2 \rho}{dt^2} \right) = \frac{1}{2} \left(\frac{1}{2} \frac{d^2 \rho}{dt^2} + \frac{1}{2} \frac{d^2 \rho}{dt^2} \right) = \frac{1}{2} \left(\frac{1}{2} \frac{d^2 \rho}{dt^2} + \frac{1}{2} \frac{d^2 \rho}{dt^2} \right) \\ & \frac{1}{2} \left(\frac{1}{2} \frac{d^2 \rho}{dt^2} + \frac{1}{2} \frac{d^2 \rho}{dt^2} \right) = \frac{1}{2} \left(\frac{1}{2} \frac{d^2 \rho}{dt^2} + \frac{1}{2} \frac{d^2 \rho}{dt^2} \right) = \frac{1}{2} \left(\frac{1}{2} \frac{d^2 \rho}{dt^2} + \frac{1}{2} \frac{d^2 \rho}{dt^2} \right) = \frac{1}{2} \left(\frac{1}{2} \frac{d^2 \rho}{dt^2} + \frac{1}{2} \frac{d^2 \rho}{dt^2} \right) \\ & \frac{1}{2} \left(\frac{1}{2} \frac{d^2 \rho}{dt^2} + \frac{1}{2} \frac{d^2 \rho}{dt^2} \right) = \frac{1}{2} \left(\frac{1}{2} \frac{d^2 \rho}{dt^2} + \frac{1}{2} \frac{d^2 \rho}{dt^2} \right) = \frac{1}{2} \left(\frac{1}{2} \frac{d^2 \rho}{dt^2} + \frac{1}{2} \frac{d^2 \rho}{dt^2} \right) = \frac{1}{2} \left(\frac{1}{2} \frac{d^2 \rho}{dt^2} + \frac{1}{2} \frac{d^2 \rho}{dt^2} \right) \end{aligned}$$

IRRIGATION SYSTEM

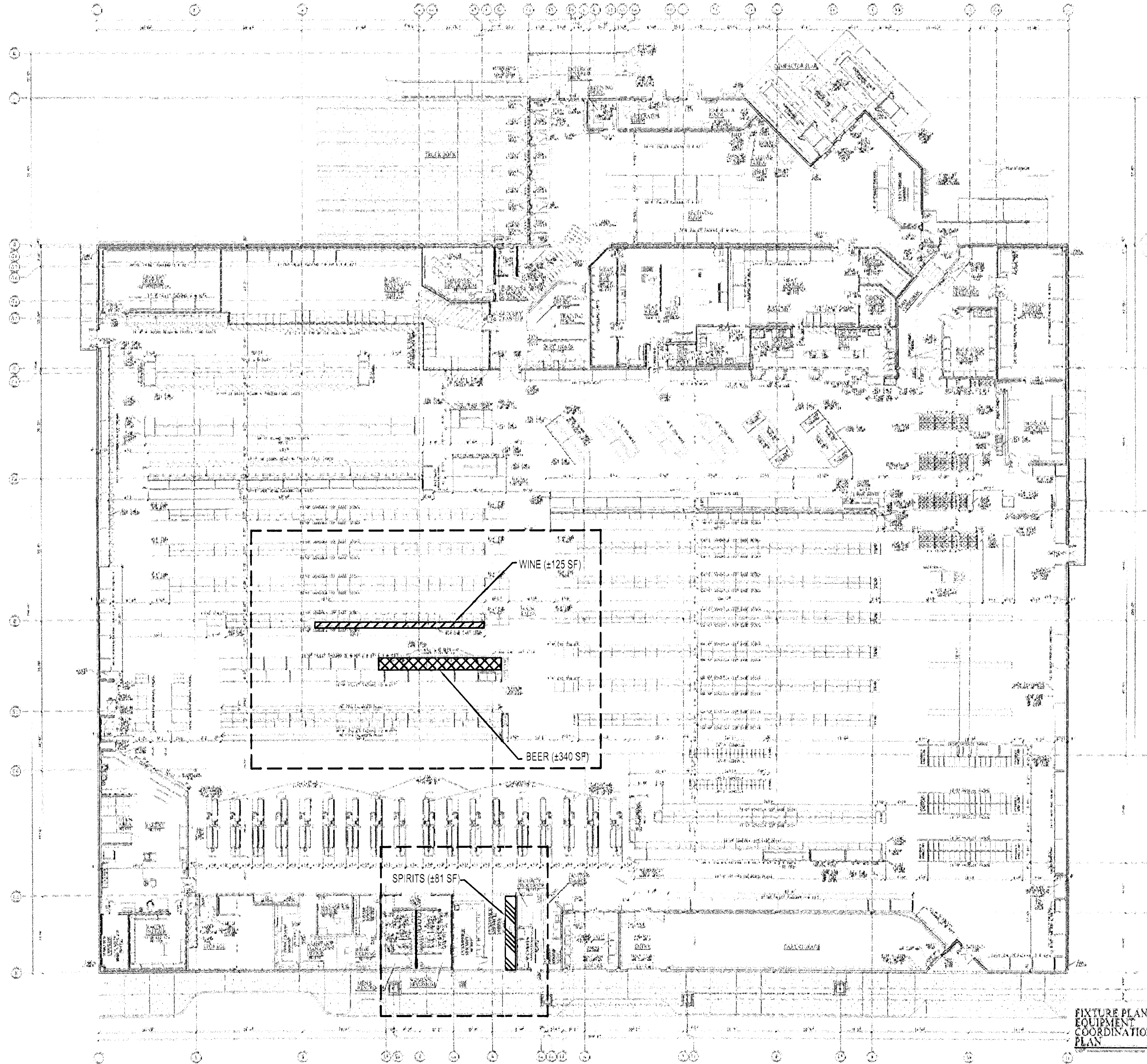
 DEPARTMENT OF HEALTH AND HUMAN SERVICES
 OFFICE OF THE ASSISTANT SECRETARY FOR
 PUBLIC AFFAIRS
 1015 ALLESTREE AVENUE, N.W.
 WASHINGTON, D.C. 20004-4500
 (202) 205-2000
 FAX (202) 205-2001
 TDD (202) 205-2002
 WWW.HHS.GOV

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MAY 29 2012

ADMINISTRATIVE
AMENDMENT TO
SDR-40223

41561 - PLAN CHECK

Nov 11, 2010 4:33:59pm - User: jgibson
N:\PROJECTS\1226 DISCOUNT GROCERY\1226.DWG & DECALUR, LAS VEGAS\PHASE 01 PROJECT ENTITLEMENTS\0400\1226.DWG C-04.DWG



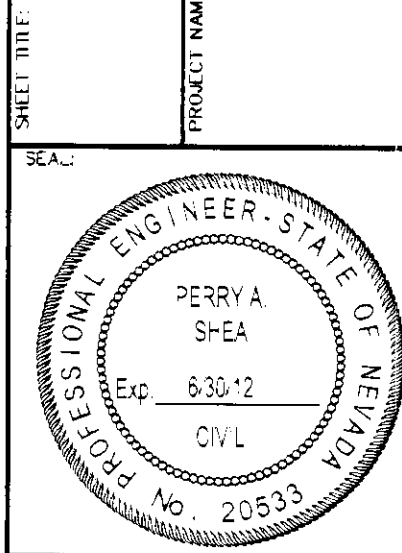
ALCOHOL DISPLAY AREAS

- WINE
- BEER
- SPIRITS

FLOOR PLAN

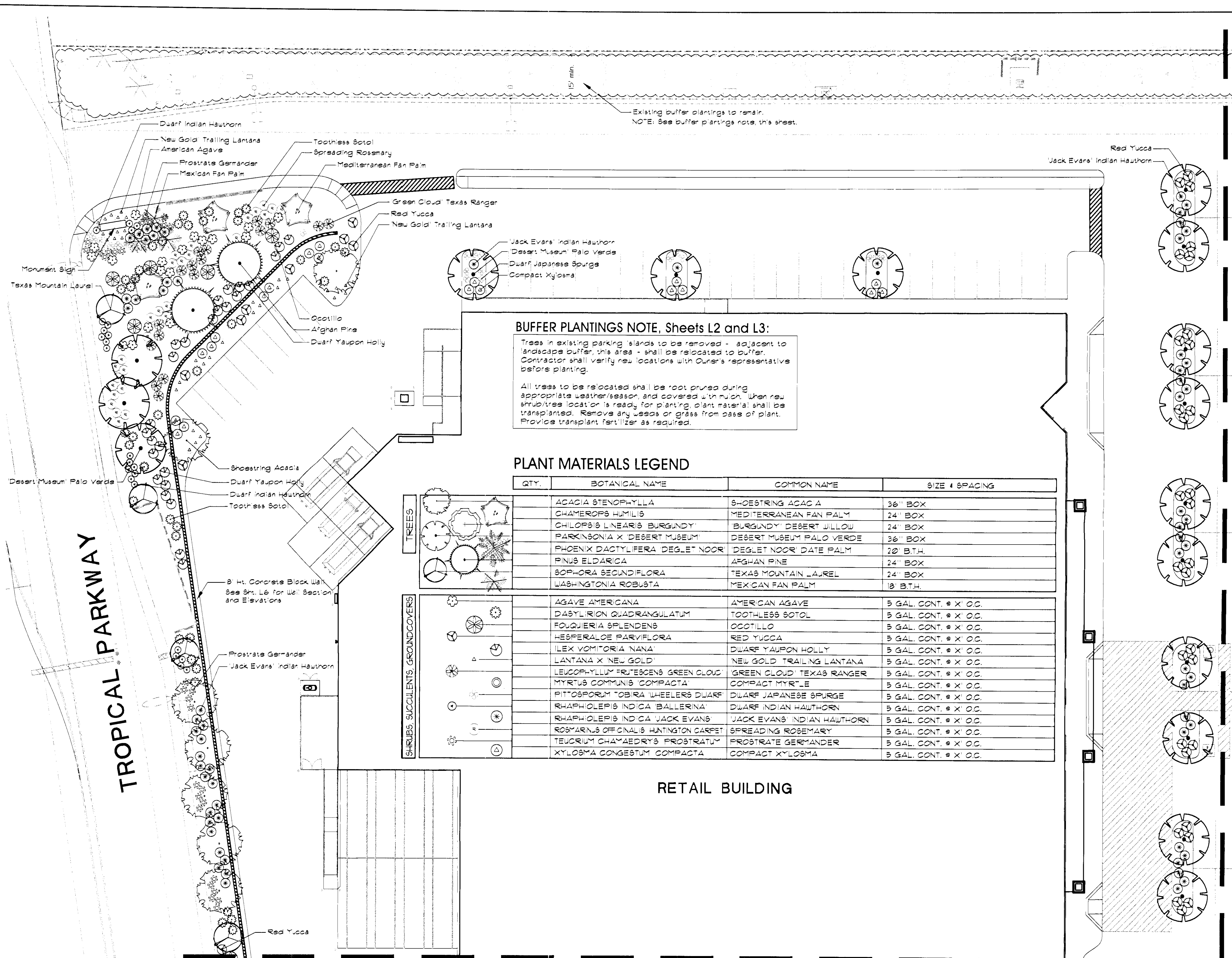
WINCO FOODS
LAS VEGAS, NEVADA

SHEA • CARR • JEWELL
ENGINEERING AND PLANNING SERVICES
2102 CARRIAGE DRIVE SW, BLDG. H, OLYMPIA, WASHINGTON 98502
P: 360-352-1465 F: 360-352-1509
WWW.SHEACARRJEWELL.COM



DESIGNER	J. GIBSON
DRAWN BY	L. HURTADO
APPROVED BY	J. GIBSON
DATE	NOVEMBER 11, 2010
JOB No.	1226-01
DRAWING FILE No.	1226-01-C-04
DRAWING No.	C-04
SHEET No.	4 OF 5

VAR-40226
SUP-40225
SDR-40223

[illegible]

PROJECT TITLE: PRELIMINARY LANDSCAPE PLAN

SEAL

PROFESSIONAL ENGINEER - STATE OF NEVADA

PERRY A.
SHEA

Exp. 6/30/2

CIVIL

No. 20533

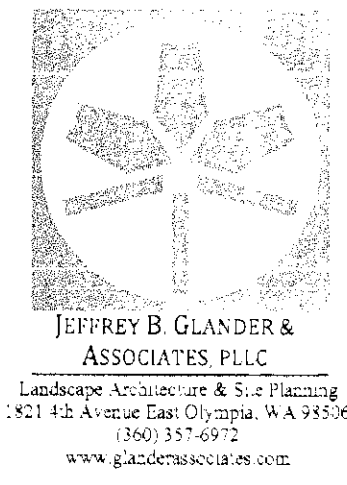
RECEIVED
CITY OF LOS ANGELES
PLANNING DEPARTMENT
PRELIMINARY PLAN
NOT FOR CONSTRUCTION
FOR SITE DEVELOPMENT ORDER

VAR-40226
SUP-40225
SDB-40223

Nov 11, 2010, 2:00:15pm - User: J
L:\040\KTR\10-2003 LAS VEGAS DISCOUNT SUPERMARKET-SITE DEVELOPMENT REVIEW-0004.LSDWG

MATCH LINE - SEE SHEET L2

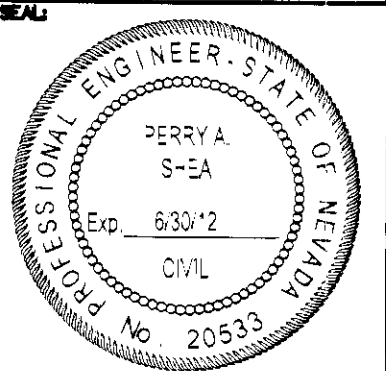
MATCH LINE - SEE SHEET L5



DATE	
REVISION	
1	
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12	

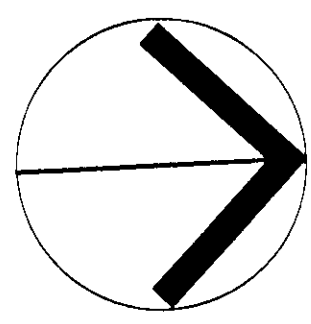
SHEA • CARR • JEWELL
ENGINEERING AND PLANNING SERVICES
2107 CARRIAGE DRIVE SW, BLDG. H, OLYMPIA, WASHINGTON 98507
P: 360-352-1465 F: 360-352-1509
WWW.SHEACARRJEWELL.COM

PRELIMINARY LANDSCAPE PLAN
PROJECT NAME: DISCOUNT GROCER
LAS VEGAS, NEVADA



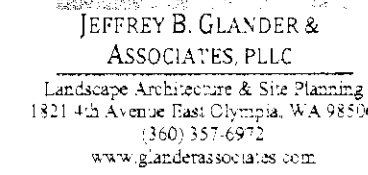
DESIGNER	J. MCFARLAND INGLIS
DRAWN BY	JMI
APPROVED BY	J. GIBSON
DATE	11/11/2010
JOB No.	1226.01
DRAWING FILE No.	
DRAWING No.	
SHEET No.	L3 of 8

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
FOR SITE DEVELOPMENT REVIEW



SCALE: 1"=20'-0"

VAR-40226
SUP-40225
SDR-40223



RETAIL BUILDING

TROPICAL PARKWAY

DECATUR BOULEVARD

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
FOR SITE DEVELOPMENT REVIEW



MATCH LINE - SEE SHEET L5

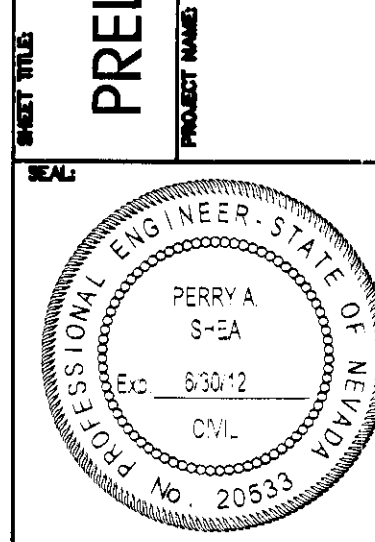
PRELIMINARY LANDSCAPE PLAN

DISCOUNT GROCER
LAS VEGAS, NEVADA

SHEA • CARR • JEWELL
ENGINEERING AND PLANNING SERVICES
21202 CARRIAGE DRIVE SW, BLDG. H, OLYMPIA, WASHINGTON 98502
P: 360-352-1465 F: 360-352-1509
WWW.SHEACARRJEWELL.COM



2102 CARRIAGE DRIVE SW, BLDG. H, OLYMPIA, WASHINGTON 98502
P: 360-352-1465 F: 360-352-1509
WWW.SHEACARRUEWELL.COM



DESIGNER:
J. MCFARLAND INGLIS

DRAWN BY:

APPROVED BY:
J GIBSON

DATE: 11/11/2010

JOB No
1226.01

DRAWING FILE NO:

DRAWING Not

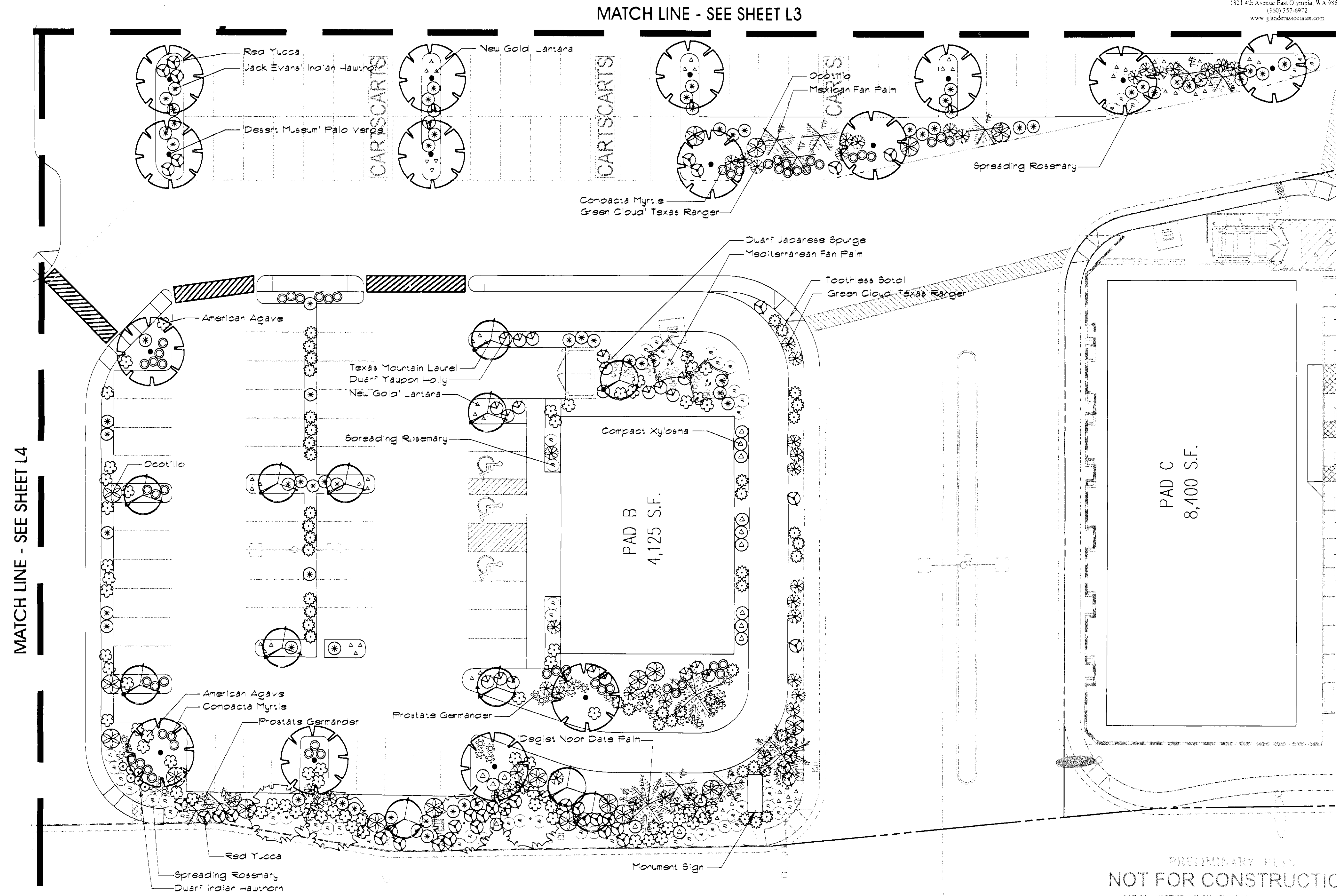
SHEET No. 14

VAR-40226

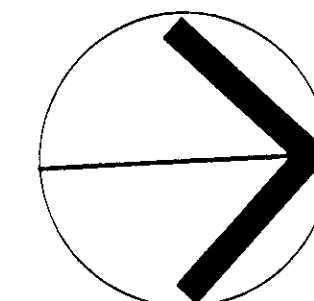
SUP-40225

SDR-40223

Nov 11, 2010 2:05:13pm - User: JLM
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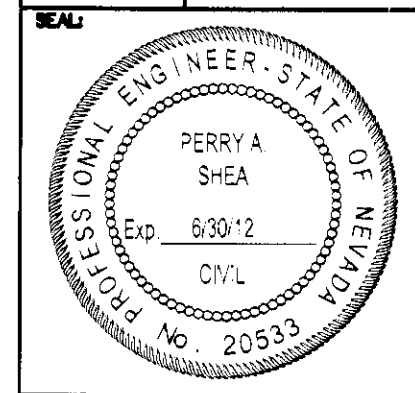
PRELIMINARY PLAN
NOT FOR CONSTRUCTION
FOR SITE DEVELOPMENT PLANS



NORTH

SCALE: 1"=20'-0"

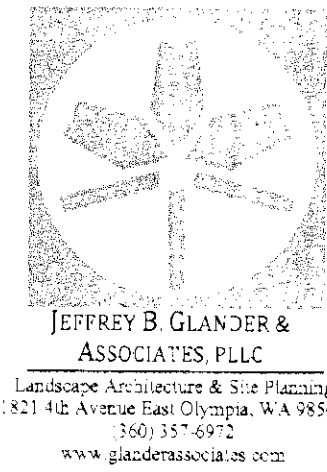
SHEET TITLE		DATE	BY
PRELIMINARY LANDSCAPE PLAN			
PROJECT NAME		REVISION	
DISCOUNT GROCER			
LAS VEGAS, NEVADA			
DESIGNER			
J. McFARLAND INGLIS			
DRAWN BY			
JMI			
APPROVED BY			
J. GIBSON			
DATE			
11/11/2010			
JOB No.			
1226.01			
DRAWING FILE No.			
DRAWING No.			
SHEET No.			
L5 of 5			



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ENGINEERING AND PLANNING SERVICES
2102 CARRIAGE DRIVE SW, BLDG. 11, OLYMPIA, WASHINGTON 98502
P: 360.352.1465 F: 360.352.1509
WWW.SHEACARRJEWELL.COM

GENERAL NOTES (all sheets):

1. Contractor shall install 2" depth gravel mulch in all landscape areas. Match to existing mulch.
2. All landscape areas shall be watered using an automatic drip irrigation system.



Existing perimeter
buffer to remain.

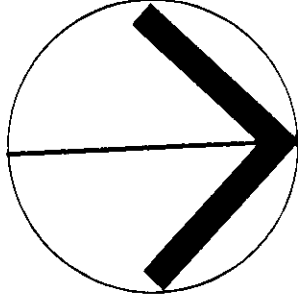
See Sheet L6 for Site
Section and Elevation.

Tropical Parkway

Decatur Boulevard

Limit of landscape work.

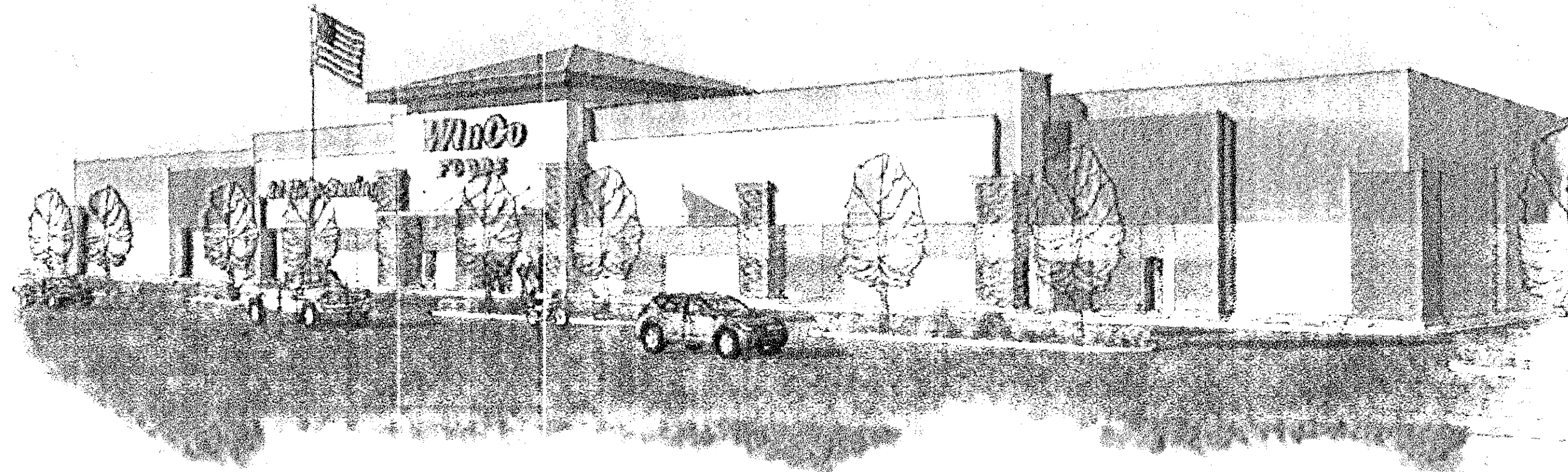
PRELIMINARY PLAN
NOT FOR CONSTRUCTION
FOR SITE DEVELOPMENT REVIEW



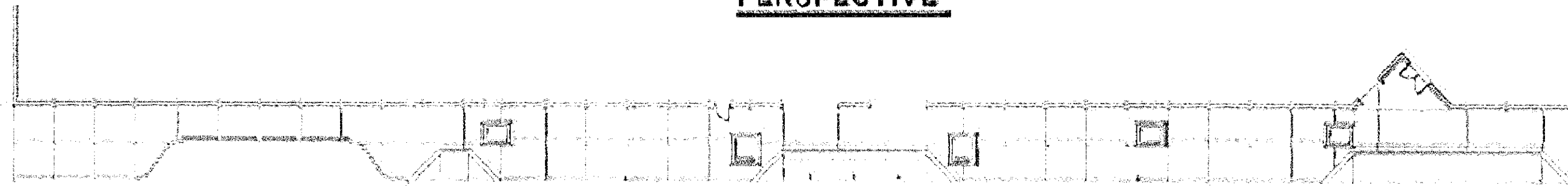
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SHEET TITLE		LANDSCAPE OVERVIEW PLAN	
PROJECT NAME		DISCOUNT GROCER LAS VEGAS, NEVADA	
DESIGNER		J. MCFARLAND INGLIS	
DRAWN BY		JMI	
APPROVED BY		J. GIBSON	
DATE		11/11/2010	
JOB No.		1226.01	
DRAWING FILE No.			
DRAWING No.			
PROJECT No.		L1 of 5	

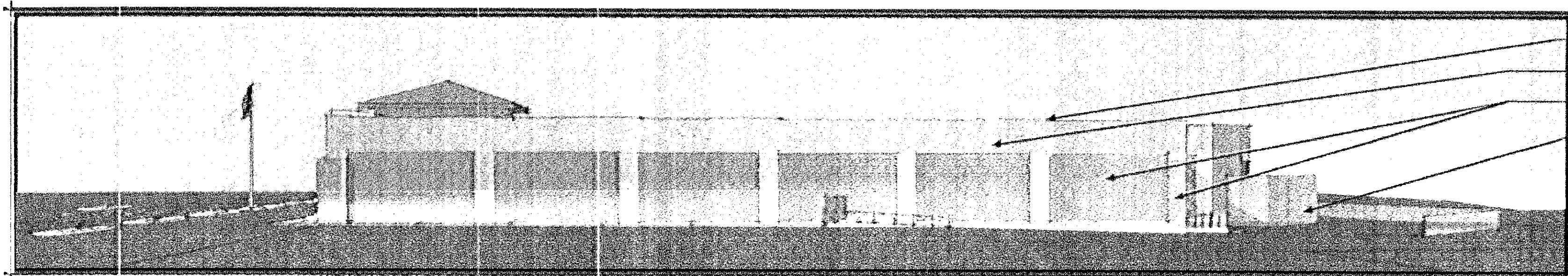
VAR-40226
SUP-40225
SDR-40223



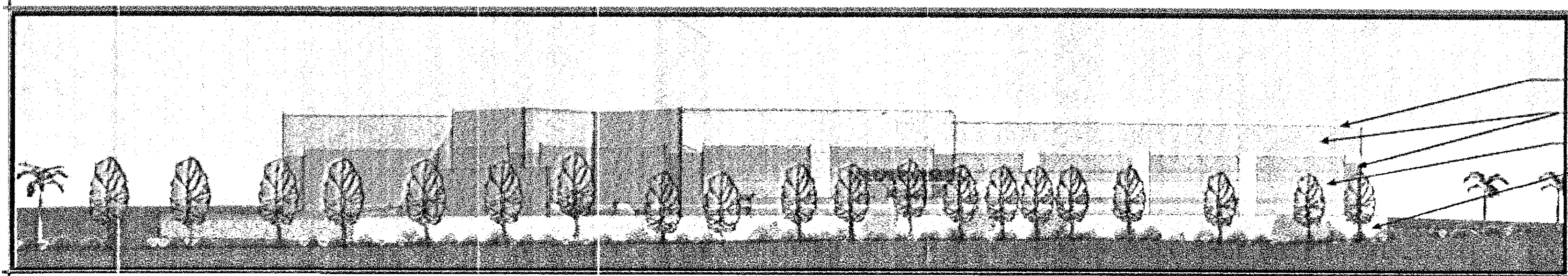
PERSPECTIVE



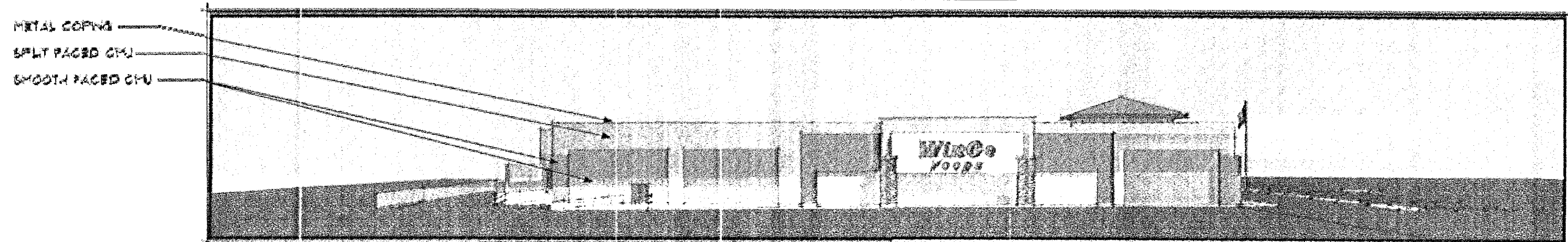
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

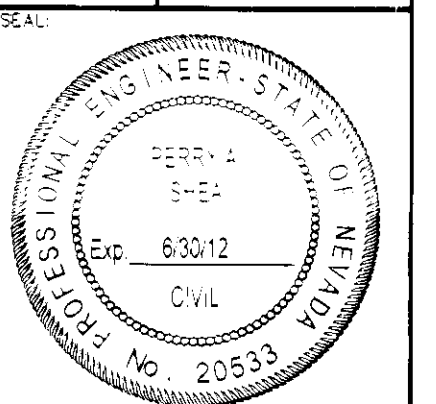


LEFT ELEVATION

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P. 360-352-1465 F. 360-352-1509
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BUILDING ELEVATIONS

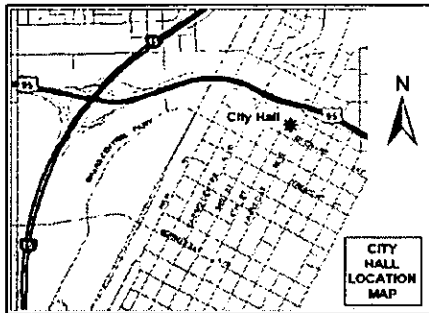
WINCO FOODS
LAS VEGAS, NEVADA



DESIGNER: J. GIBSON
DRAWN BY: L. HURTADO
APPROVED BY: J. GIBSON
DATE: NOVEMBER 11, 2010
JOB NO.: 1225-01
DRAWING FILE NO.: 1225-01-003
DRAWING NO.: C-03
SHEET NO.: 3 OF 5

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

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this Request

Please use available blank space on card for your comments.

SDR-40223

Planning Commission Meeting of 1/25/2011

47 KRDFNP1 89031



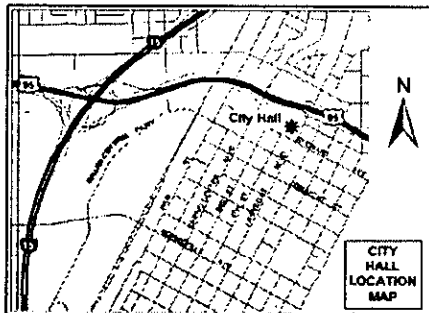
PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Case: SDR-40223
12430315126
MAPANO WAYNE A & CHERYL J
5909 SEA HUNTER ST
NO LAS VEGAS NV 89031-3490

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

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Official Notice of Public Hearing



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Please use available blank space on card for your comments.

SDR-40223

Planning Commission Meeting of 1/25/2011

70 KRDFNP1 89130



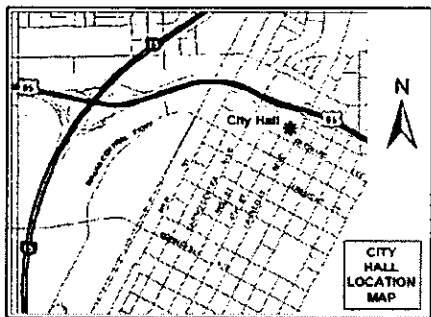
PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



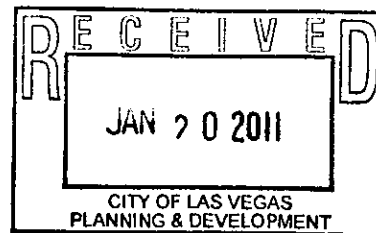
Case: SDR-40223
12525511037
SUTHERLAND VALGENE W
6321 WHISPERING MEADOW CT
LAS VEGAS NV 89130-7044

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

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SDR-40223

Planning Commission Meeting of 1/25/2011

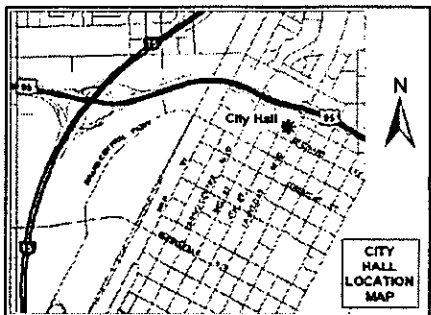
Case: SDR-40223
12525612034
ZIMMERMAN BURL J & KIM N
5209 EVERGREEN MEADOW AVE
LAS VEGAS NV 89130-7068

70 KRDFNP1 89130



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

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PAID
Las Vegas, NV
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We have been to Winco stores in California. Always wondered why we didn't have one. Would be a wonderful addition to our community. We loved shopping at your wonderful stores. Let's hope this opportunity will happen for us. Am All in favor of this

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this Request



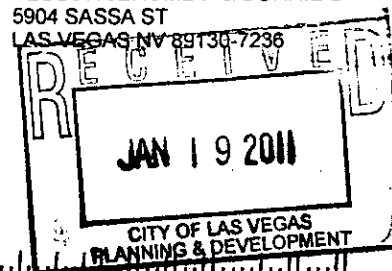
I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-40223

Planning Commission Meeting of 1/25/2011

Case: SDR-40223
12525713081
BESSON JEROME P & BONNIE L
5904 SASSA ST
LAS VEGAS NV 89130-7236



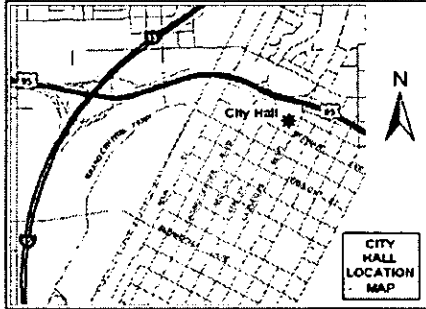
70 KRDFNP1 89130



City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
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this Request

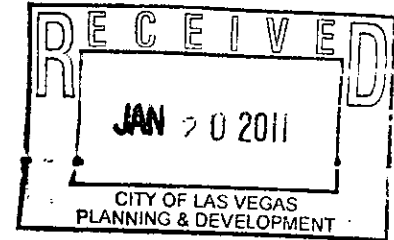


I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-40223

Planning Commission Meeting of 1/25/2011



12430211182
ROACH NICHOLAS C
6044 EMMA BAY CT #102
NO LAS VEGAS NV 89031-3777

Case: SDR-40223

47 KRDFNP1 89031

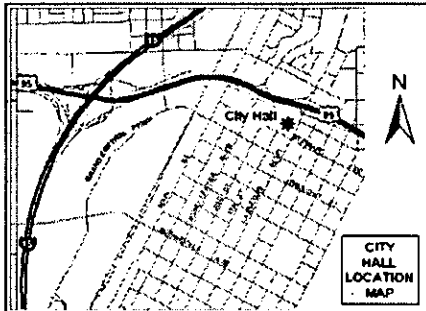


43
A

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
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Las Vegas, NV
Permit No. 1630

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

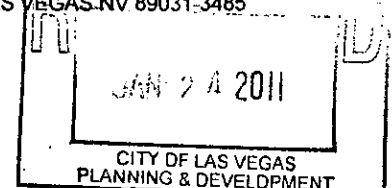
SDR-40223

Planning Commission Meeting of 1/25/2011

*There is already a Target
Smith's, Walmart (Super)
and Costco in close
proximity. Don't need another
grocery store.
Need a full-service
restaurant!*

12430315104
COFFMAN STEVEN J & PATRICIA L
4625 SEA DREAM AVE
NO LAS VEGAS NV 89031-3485

Case: SDR-40223



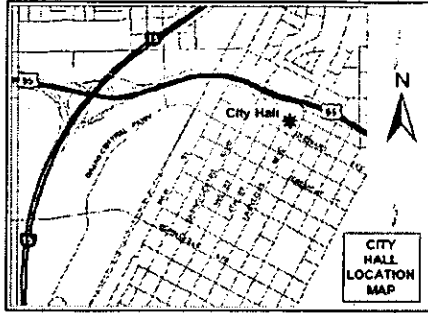
47 KRDFNP1 89031



43P

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

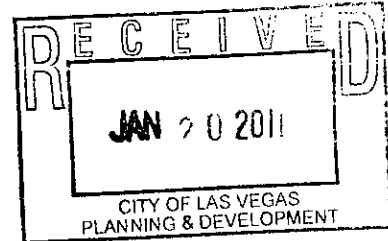
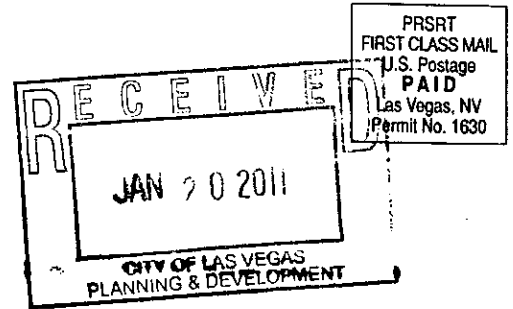
Please use available blank space on card for your comments.

SDR-40223

Planning Commission Meeting of 1/25/2011

47 KRDFNP1 89031

|||||



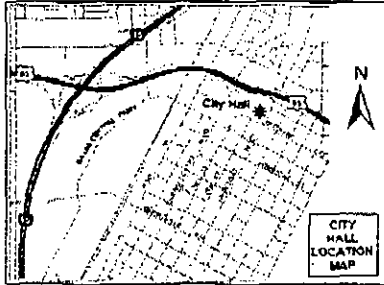
12430315045
WARD WINIFRED E 2004 REV TR
5852 OUTRAKER CT
NO LAS VEGAS NV 89031-3495

Case: SDR-40223

43A

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

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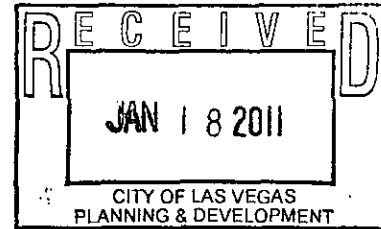


I OPPOSE
 this Request

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SDR-40223

Planning Commission Meeting of 1/25/2011



Case: SDR-40223
 12430110083
 ELLIS CHRISTOPHER L & KIMBERLY J
 4650 RANCH HOUSE RD #60
 NO LAS VEGAS NV 89031-4612

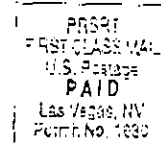
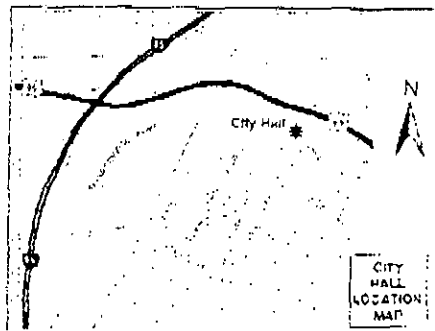
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City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

**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

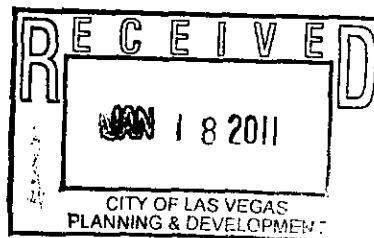


I OPPOSE
 this Request

Please use available blank space on card for your comments.

SDR-40223

Planning Commission Meeting of 1/25/2011



12525613013
 CUMMINS RICHARD M
 P O BOX 28235
 LAS VEGAS NV 89126-2235

Case: SDR-40223

13 ADFNP1 89125

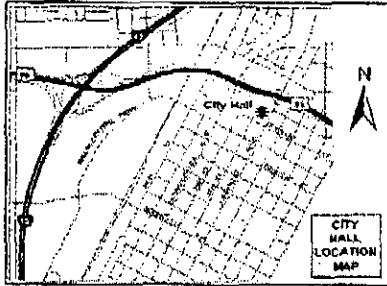
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City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

PSRT
 FIRST CLASS MAIL
 U.S. Postage
PAID
 Las Vegas, NV
 Permit No. 1630

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-40223

Planning Commission Meeting of 1/25/2011

WIND PASSES should be a welcome addition.

Handwritten signature: J. D. Smith

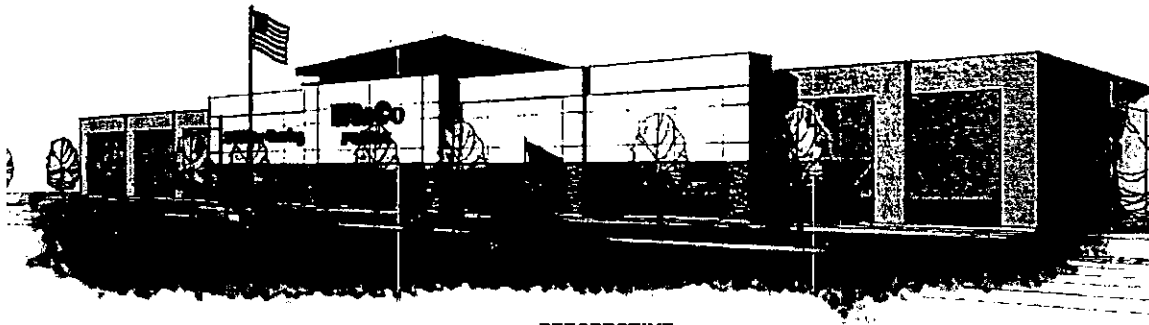
Case: SDR-40223

12430110007
 JAMES PAUL D & MARY ANNE
 4400 RANCH HOUSE RD #129
 LAS VEGAS NV 89031-4604

47 KRDFNP1 89031

|||||

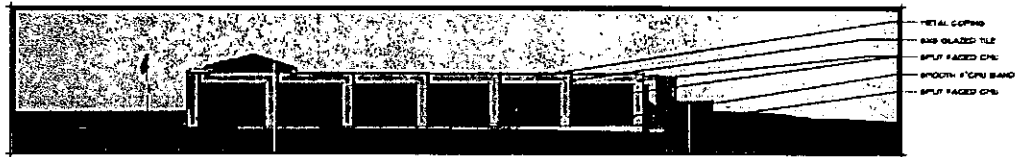
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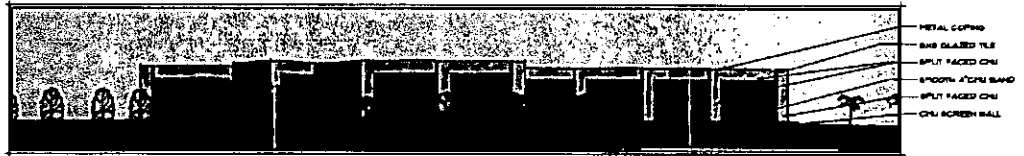
PERSPECTIVE



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RECEIVED

NOV 15 2010

Colors

City of Las Vegas

Benjamin Moore
Standout
2106-40

Benjamin Moore
Acorn Yellow
2161-40

Benjamin Moore
Brown Horse
2106-30

Benjamin Moore
Woodland Snow
2161-70

Materials

Barbridge Roofing
Standing Seam
"Bright Penny Copper"

EIPS
Finish

Delta 8" x 8"
Glazed Tile
Scarlet
OH77

Split Faced
CMU

Smooth Faced
CMU

Cultured
Stone

Project

**S.W.C. I-215 & Decatur Blvd.
Las Vegas, NV**

VAR-40226

SUP-40225

SDR-40223

Owner

WinCo Foods
650 N. Amstrong Place
Boise, ID 83704
208.672.2086

Pre-Application Conference		CITY OF LAS VEGAS Plann. & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		1030 DJE
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☒	☐	Correct fee(s): \$ <u>500</u> \$ <u>500</u> \$ <u>30</u> Total = \$ <u>1030</u> 1230		
☐	☒	Assessor Parcel Map		
☒	☐	Statement of Financial Interest		
☒	☒	Development Impact Notice and Assessment (DINA)		
☒	☒	Project of Regional Significance		
☒	☐	Copy of Business Licenses (Owner, Applicant, Representative)		
		SITE PLAN	✓ Folded Plans:	6 Rolled/Colored Plans: 1
☒	☐	11" x 17" min. to 24" x 36" max. page size		Plus one for SDR, SDR For South H. WAP Please include
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: <u>1 per 250 gross SF</u>		
☐	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☐	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		
		LANDSCAPE PLAN	✓ Folded Plans:	3 Rolled/Colored Plans: 1
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> required perimeter landscape planters shown		
☒	☐	<i>All</i> required parking lot fingers/islands shown		
☒	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
		BUILDING ELEVATIONS	✓ Folded Plans:	2 Rolled/Colored Plans: 1
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	North, south, east, and west elevations of <i>all</i> buildings		
☒	☐	<i>All</i> building materials and colors noted		
☒	☐	8" x 10" photo of original color and material board		
☒	☐	<i>All</i> wall sign locations shown and sizes noted		
		FLOOR PLANS	Folded Plans:	Rolled Plans: 1
☒	☐	11" x 17" min. to 24" x 36" max. page size		RECEIVED NOV 15 2010
☒	☐	Scale and building dimensions labeled		
☒	☐	<i>All</i> building entrances/exits shown		
☒	☐	Use of <i>all</i> rooms noted/labeled		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date. City of Las Vegas

Applicant: Shea - Carr - Jewell Application Type: SDR

APN: 125-25-614-001 Location: Tropical / Decatur

Planner: DJ Remin Pre-App Meeting Date: 9-10-10 Earliest PC Date: 11-18-10



PETERSEN • STAGGS
ARCHITECTS LLP
* N C A R B C E R T I F I E D *

May 24, 2012

John Albado, Planner 1
City of Las Vegas Dept. of Building & Safety
333 N. Ranch Drive
Las Vegas, NV 89106

RE: WinCo New Store No. 113
6101 N. Decatur Blvd.
Las Vegas, Nevada
SDR-40223

Dear Mr. Albado,

In response to your e-mail dated May 17, 2012, we requested an Administrative Amendment to SDR-40223 for the drive way relocation on Decatur Blvd.

We have relocated the south most driveway on Decatur Blvd. It has been relocated to the north approximately 82 feet. This relocation extended the right turn lane/approach to the north on Decatur Blvd. The existing site layout/driveway shift was modified to locate a new 95,000 sqft. Grocery store at the south end of the site. The realignment of the driveway was done to better serve the revised site layout. There is closer alignment of the driveway and the main drive aisle of the grocery store. The realignment also allows for two building pads to be split more evenly south of the main shopping center access.

Please find accompanying this letter Sheet SD16, of the approved construction documents, showing the revised landscaping. The existing irrigation was modified and uses on-site irrigation systems.

Please feel free to contact us if you have questions or need further information.

Sincerely,

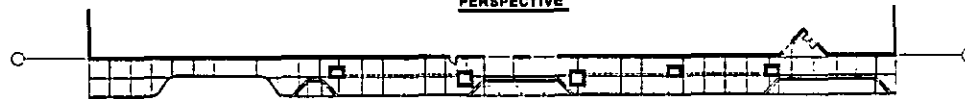
TIMOTHY R. STAGGS, NCARB

Chad Pollock
Senior Project Manager

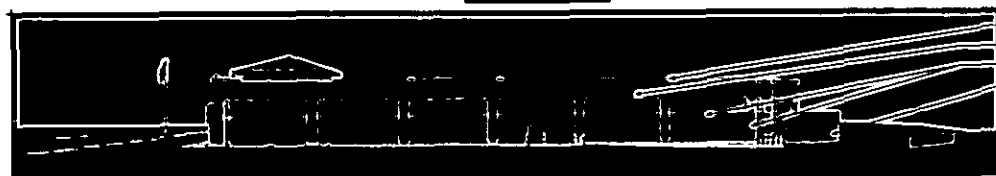
CP/ke

pc: David VanEtten, WinCo Foods, LLC

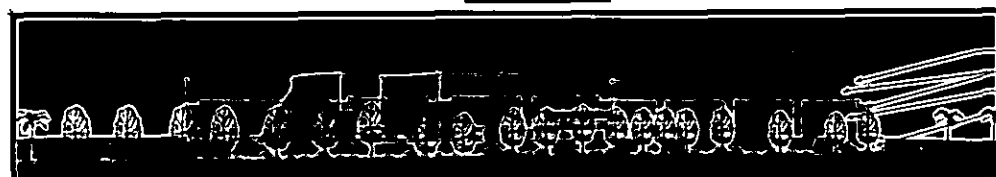




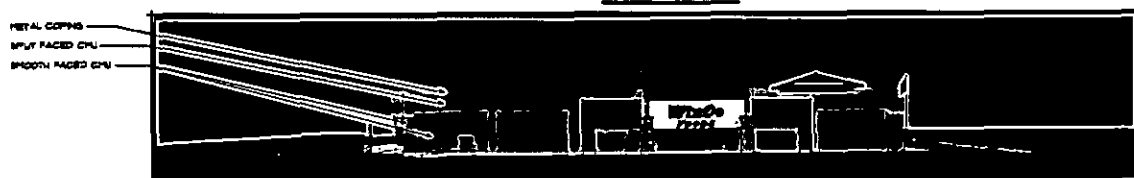
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

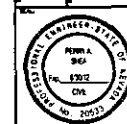


LEFT ELEVATION

SHEA • CARR • JEWELL
ENGINEERING AND PLANNING SERVICES
1107 CARRIDGE DRIVE SW, BLDG. H, OLYMPIA, WASHINGTON 98502
P. 360-357-1445 F. 360-357-1100
TELETYPE 360-357-1001 FAX 360-357-1002

BUILDING ELEVATIONS

WINCO FOODS
LAS VEGAS, NEVADA



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City of Las Vegas

VAR-40226

SUP-40225

SDR-40223

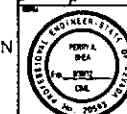


JEFFREY R. GLASER &
ASSOCIATES, INC.
10101 W. Sunset Blvd., Suite 100
West Hollywood, CA 90069
www.jrgr.com

SHEA-CARR-JEWELL
LANDSCAPE ARCHITECTS
1100 CARLISLE DRIVE, SUITE 100, OLYMPIA, WASHINGTON 98512
P: 360.775.1100
F: 360.775.1101
WWW.SHEA-CARR-JEWELL.COM

PRELIMINARY LANDSCAPE PLAN

DISCOUNT GROCER
LAS VEGAS, NEVADA



PROJECT: DISCOUNT GROCER
SHEET NO: 1
DATE: 11/11/2010
BY: JRG
CHECKED BY: JRG
SCALE: 1"=20'-0"

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
FOR SITE DEVELOPMENT REVIEW



NORTH

SCALE: 1"=20'-0"

MATCH LINE - SEE SHEET L3

MATCH LINE - SEE SHEET L4

RETAIL BUILDING

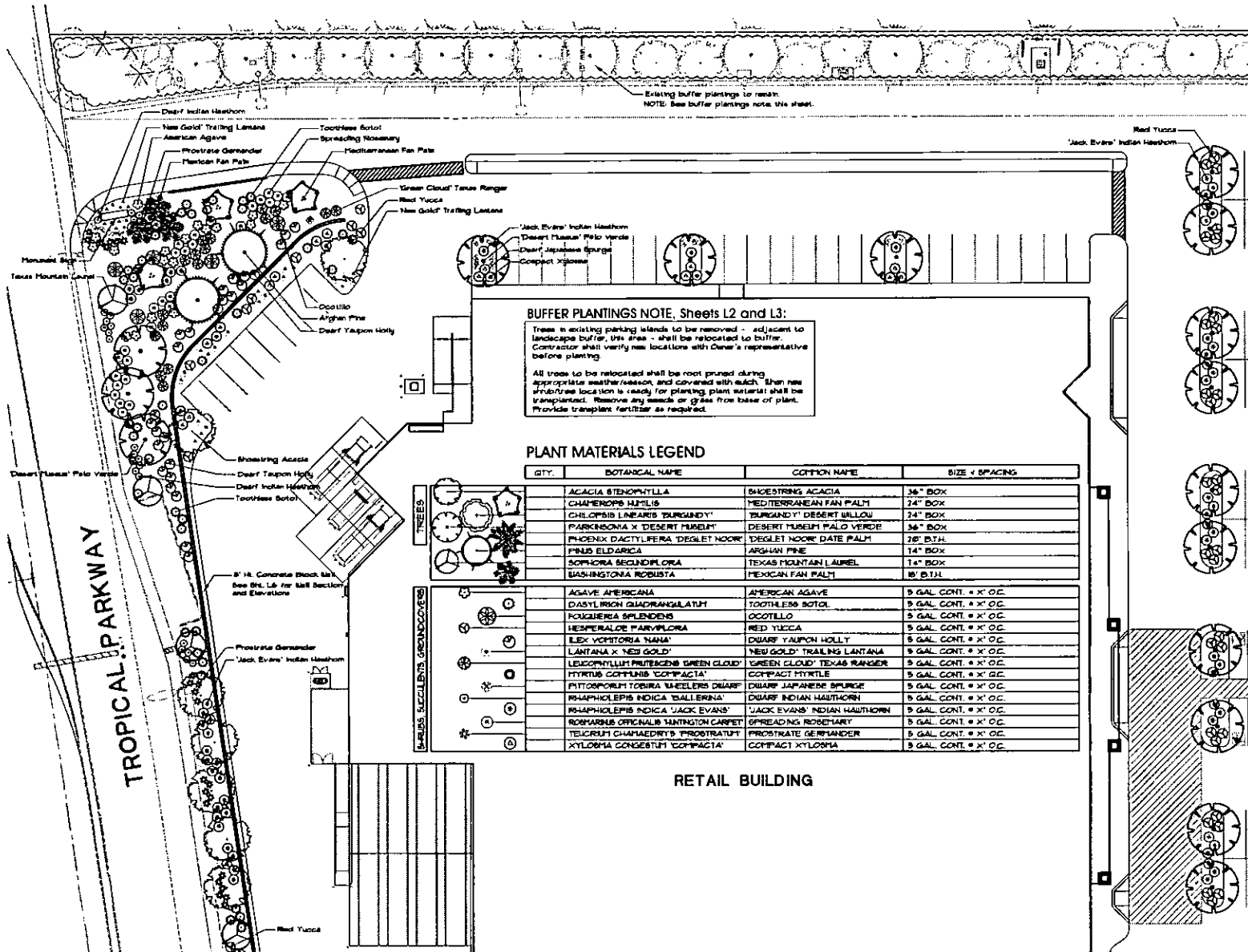
BUFFER PLANTINGS NOTE, Sheets L2 and L3:

Trees in existing parking islands to be removed - adjacent to landscape buffer. This area - shall be relocated to buffer. Contractor shall verify new locations with Owner's representative before planting.

All trees to be relocated shall be root pruned during appropriate weather season, and covered with mulch. Then new shrub/tree location is ready for planting plant material shall be transplanted. Remove any weeds or grass from base of plant. Provide transplant fertilizer as required.

PLANT MATERIALS LEGEND

QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
	ACACIA STENOPHYLLA	SADESTRESSING ACACIA	36" BOX
	CHAMEROPS HUMILIS	MEDITERRANEAN FAN PALM	24" BOX
	CHLOPSIS LINEARIS 'BURGUNDY'	'BURGUNDY' DESERT BILLOW	24" BOX
	PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	36" BOX
	PHOENIX DACTYLIFERA 'DEGLET NOOR'	'DEGLET NOOR' DATE PALM	28" B.T.H.
	PHILUS ELIDARICA	ARGHAN PINE	14" BOX
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	14" BOX
	WASHINGTONIA ROBUSTA	'MEXICAN FAN PALM'	18" B.T.H.
	AGAVE AMERICANA	AMERICAN AGAVE	5 GAL. CONT. * X' O.C.
	DASYLIRION QUADRANGULATUM	TOOTHLESS BOTOL	5 GAL. CONT. * X' O.C.
	FOURQUERIA SPLENDENS	OCOTILLO	5 GAL. CONT. * X' O.C.
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL. CONT. * X' O.C.
	ILEX VORTICARIA 'NANA'	DWARF YALPOM HOLLY	5 GAL. CONT. * X' O.C.
	LANTANA X 'NEO GOLD'	'NEO GOLD' TRAILING LANTANA	5 GAL. CONT. * X' O.C.
	LEUCOPHYLLUM FRUTICOSUM 'GREEN CLOUD'	'GREEN CLOUD' TEXAS RANGER	5 GAL. CONT. * X' O.C.
	HYRTUS COTINUS 'COMPACTA'	COMPACT HYRTILE	5 GAL. CONT. * X' O.C.
	PHYTOSPORUM TOBIRA 'WHEELERS DWARF'	DWARF JAPANESE SPURGE	5 GAL. CONT. * X' O.C.
	PSYMPLOCARPUS INDICA 'GALLERIEA'	DWARF INDIAN HAWTHORN	5 GAL. CONT. * X' O.C.
	PSYMPLOCARPUS INDICA 'JACK EVANS'	'JACK EVANS' INDIAN HAWTHORN	5 GAL. CONT. * X' O.C.
	ROMPANSUS OFFICINALIS 'WASHINGTON CARPET'	'SPREADING ROSEMARY'	5 GAL. CONT. * X' O.C.
	TEUCRIUM CHAMAEDRYFIS 'PROSTRATUM'	PROSTRATE GERMANDER	5 GAL. CONT. * X' O.C.
	XYLOPIA CONGESTUM 'COMPACTA'	COMPACT XYLOPIA	5 GAL. CONT. * X' O.C.

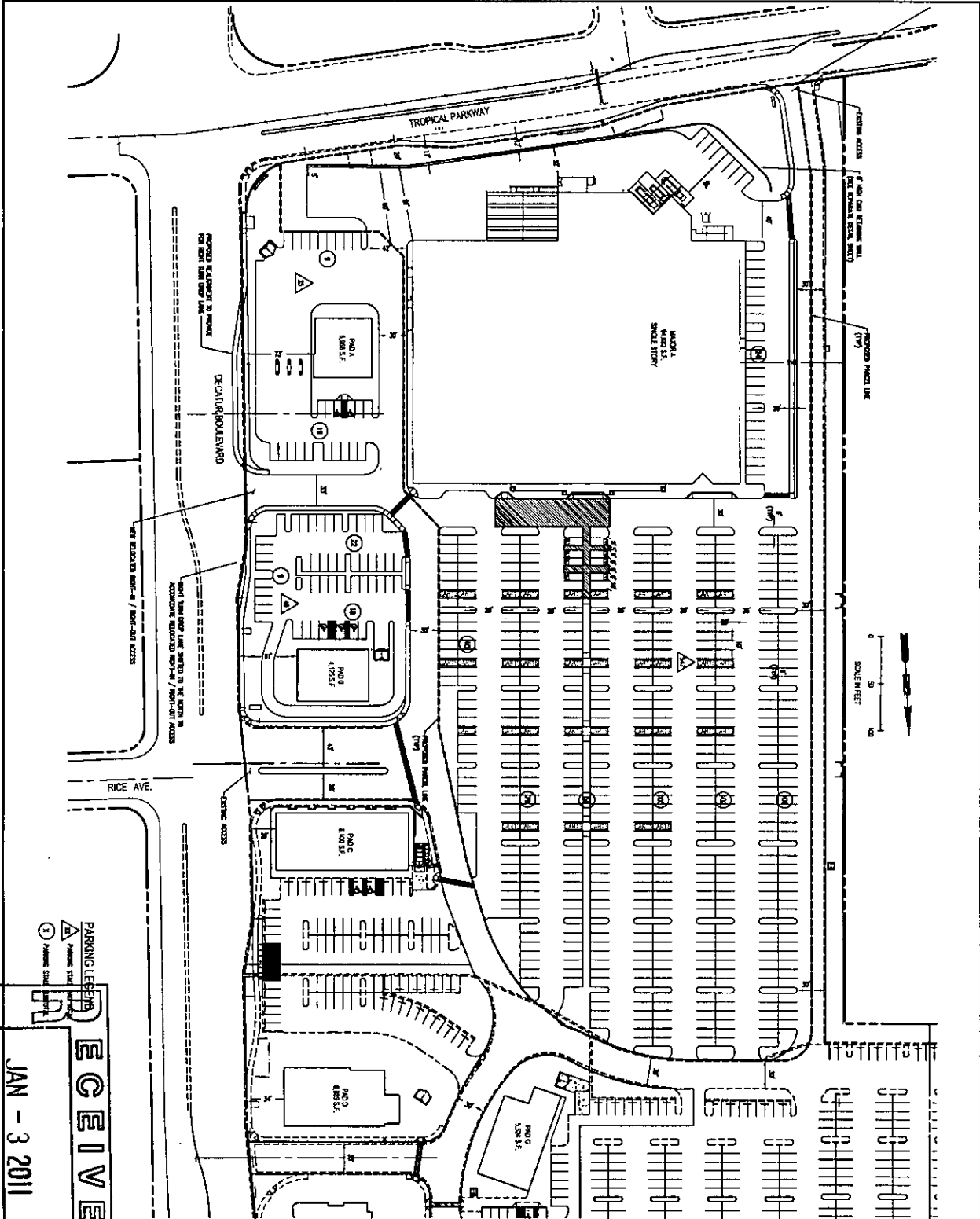


VAR-40226
SUP-40225
SDR-40223

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NOV 15 2010

City of Las Vegas



RECEIVED
 JAN - 3 2011
 CITY OF LAS VEGAS
 PLANNING & DEVELOPMENT

RECEIVED
 JAN - 3 2011
 CITY OF LAS VEGAS
 PLANNING & DEVELOPMENT

BASIS OF BEARINGS
 ALL BEARINGS ARE BASED ON THE
 1983 NAD 83 DATUM. BEARINGS
 ARE GIVEN IN DEGREES, MINUTES
 AND SECONDS. ANGLE MEASUREMENTS
 ARE GIVEN IN DEGREES AND MINUTES.
 DISTANCES ARE GIVEN IN FEET AND
 INCHES. CURVE DATA IS GIVEN IN
 FEET. ALL DIMENSIONS ARE TO THE
 CENTERLINE UNLESS OTHERWISE
 NOTED.

BENCHMARK

CITY OF LAS VEGAS
 PLANNING & DEVELOPMENT

CITY OF LAS VEGAS
 PLANNING & DEVELOPMENT

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CITY OF LAS VEGAS
 PLANNING & DEVELOPMENT

SITE PLAN

WINCO FOODS

LAS VEGAS, NEVADA

SHEA • CARR • JEWELL

ENGINEERING AND PLANNING SERVICES

2102 CARRIDGE DRIVE SW, BLDG. H, OLYMPIA, WASHINGTON 98507

P: 360-352-1465 F: 360-352-1509

WWW.SHEACARRJEWELL.COM

PROFESSIONAL SEAL

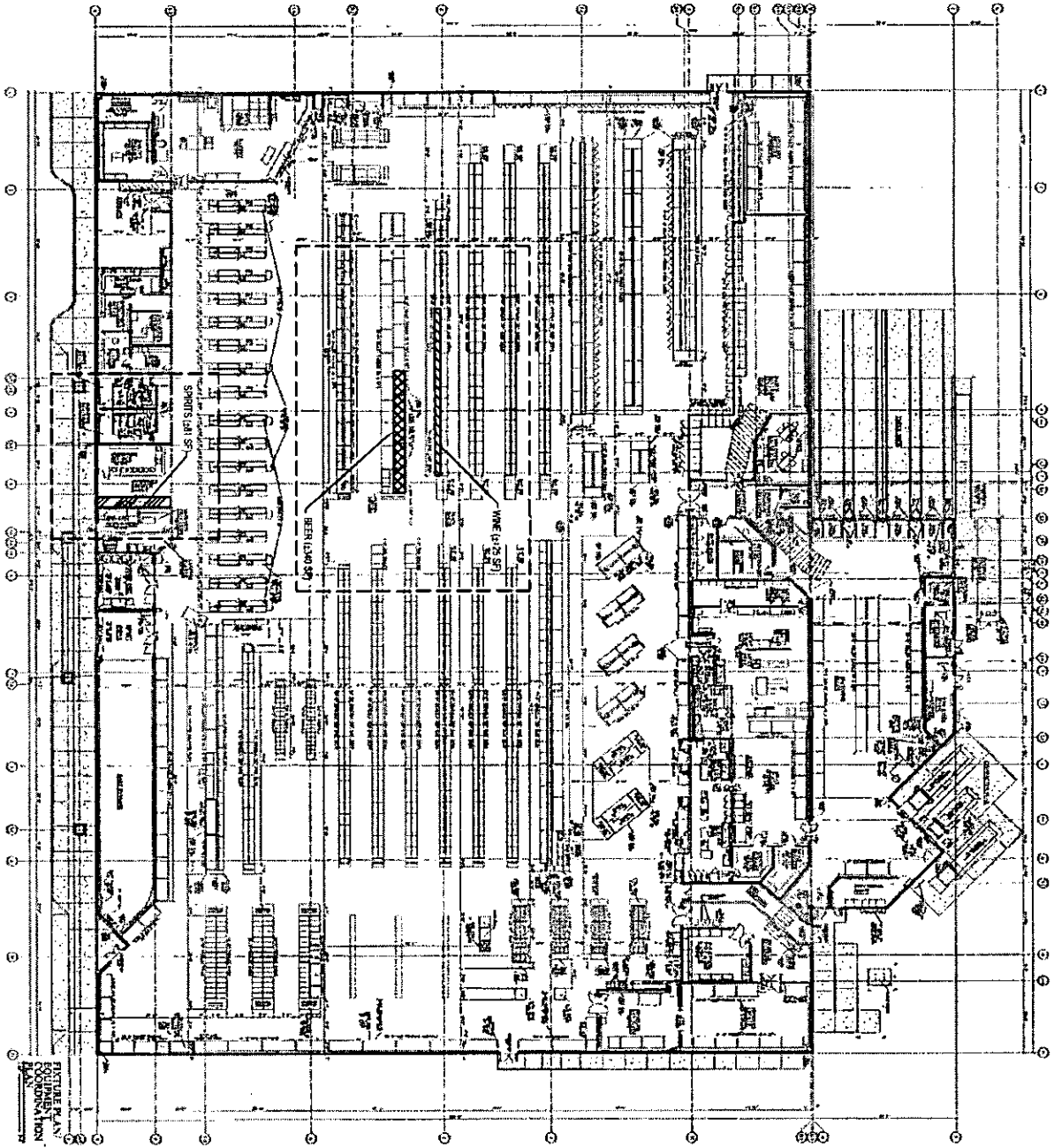
NO. 10000

DATE: 01/03/11

BY: [Signature]

FOR: [Signature]

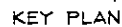
PROJECT: 40226 SUP-40223 REVISED



ALCOHOL DISPLAY AREAS
 WINE
 SPIRITS
 BEER

RECEIVED
 NOV 15 2010
 City of Las Vegas
 VAR-40226
 SUP-40225
 SDR-40223

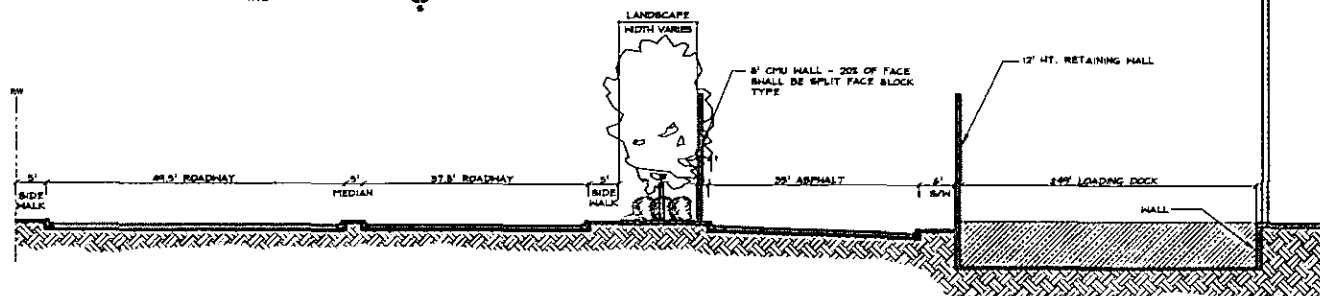
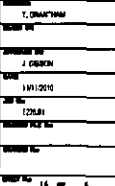
PROFESSIONAL ENGINEER STATE OF NEVADA NO. 1225 SHEA-CARR-JEWELL	FLOOR PLAN WINCO FOODS LAS VEGAS, NEVADA	SHEA-CARR-JEWELL ENGINEERING AND PLANNING SERVICES 2102 CARRIAGE DRIVE SW, BLDG. 11, OLYMPIA, WASHINGTON 98502 P: 360-352-1465 F: 360-952-1509 WWW.SHEACARRJEWELL.COM	REVISION DATE BY
	1. OWNER 2. ARCHITECT 3. ENGINEER 4. CONTRACTOR 5. OTHER	1. OWNER 2. ARCHITECT 3. ENGINEER 4. CONTRACTOR 5. OTHER	1. OWNER 2. ARCHITECT 3. ENGINEER 4. CONTRACTOR 5. OTHER



 **SHEA • CARR • JEWELL**
ENGINEERING AND PLANNING SERVICES
101 CARBACE DRIVE, SUITE 14, OLIVIA, WASHINGTON 98051
P 360-353-1445 F 360-352-1509
WWW.SHEACARRJEWELL.COM

LANDSCAPE ELEVATION & SECTION

DISCOUNT GROCER
LAS VEGAS, NEVADA



PRELIMINARY PLAN
NOT FOR CONSTRUCTION
FOR SITE DEVELOPMENT STUDY

1 SITE SECTION

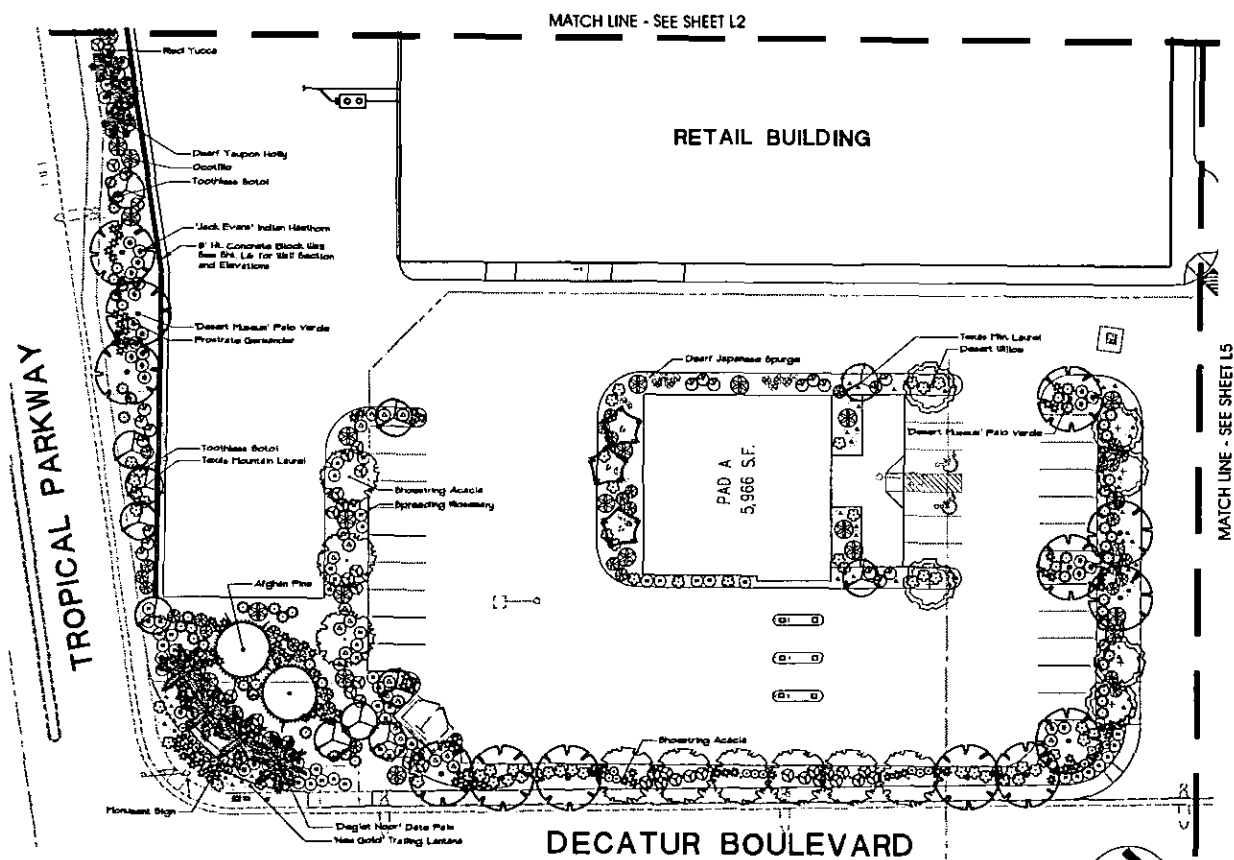
$$1^\circ = 10^2 - 0^2$$


2 SITE ELEVATION-TROPICAL PARKWAY

$$1^\circ = 20' - 0''$$

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SUP-40225
SDR-40223

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NOV 15 2010
City of Las Vegas



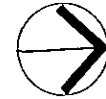
SHEA-CARR-JEWELL
LANDSCAPE ARCHITECTS
1100 CANNON DRIVE SUITE 100, LAS VEGAS, NEVADA 89102
702.735.1100
WWW.SHEA-CARR-JEWELL.COM

PRELIMINARY LANDSCAPE PLAN
DISCOUNT GROCER
LAS VEGAS, NEVADA



DATE	11/15/10
BY	J. GARDEN
CHECKED BY	J. GARDEN
SCALE	1"=20'-0"
PROJECT NO.	10000
SHEET NO.	1

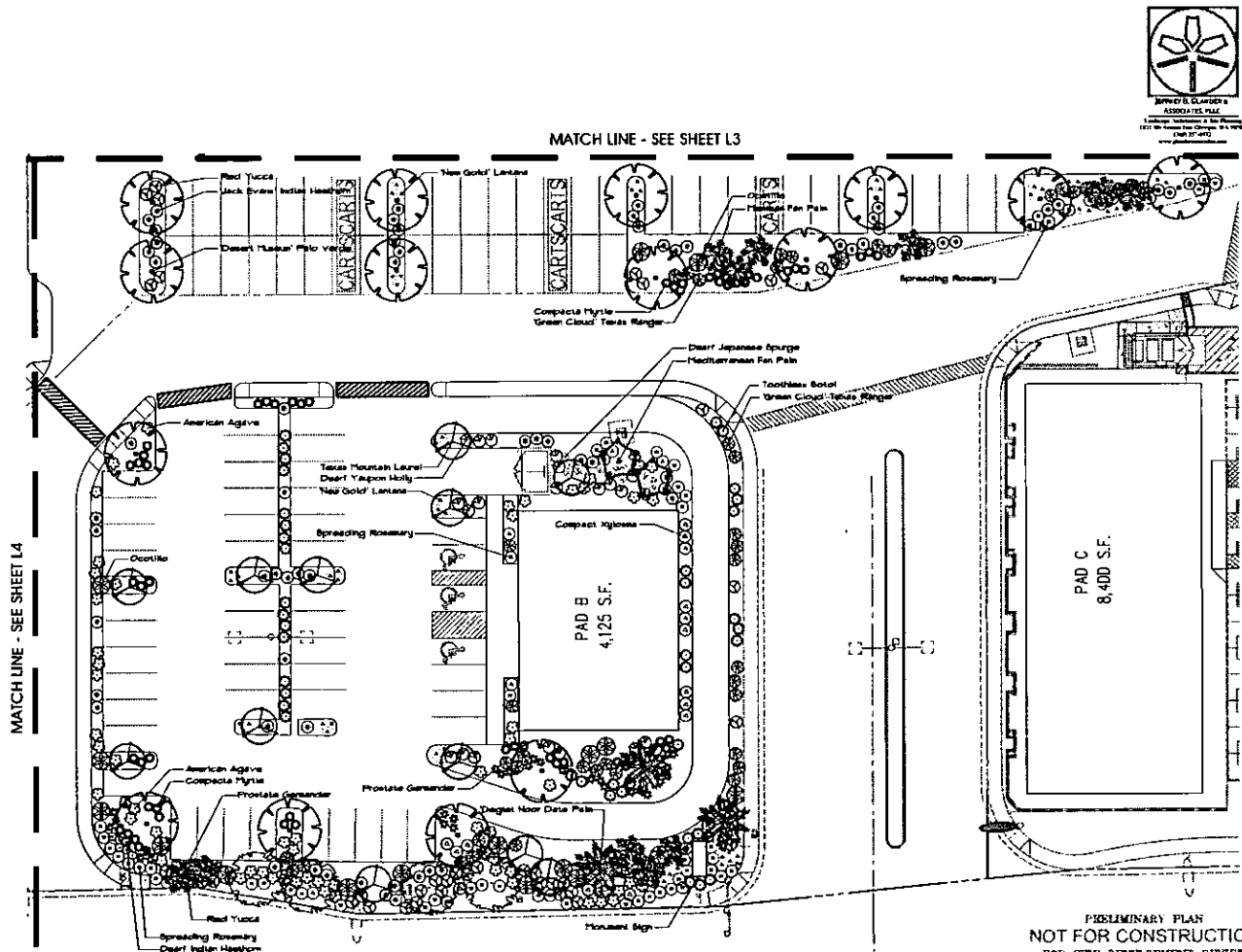
RECEIVED FOR CONSTRUCTION
CITY OF LAS VEGAS
NOV 15 2010



SCALE: 1"=20'-0"

City of Las Vegas

VAR-40226
SUP-40225
SDR-40223



SHEA-CARR-JEWELL
ASSOCIATES, PLLC
1011 W. Sahara Ave. Suite 100
Las Vegas, NV 89102
Tel: 702.735.1111
Fax: 702.735.1112
www.shea-carr-jewell.com

SHEA-CARR-JEWELL
ENGINEERING AND PLANNING SERVICES
2102 CARAMEL DRIVE, SUITE 100, OLYMPIA, WASHINGTON 98513
P: 360.221.1111
F: 360.221.1112
WWW.SHEA-CARR-JEWELL.COM

PRELIMINARY LANDSCAPE PLAN
DISCOUNT GROCER
LAS VEGAS, NEVADA



1. PREPARED BY	DATE
2. CHECKED BY	DATE
3. DESIGNED BY	DATE
4. DRAWN BY	DATE
5. SCALE	DATE
6. TITLE	DATE
7. PROJECT NO.	DATE
8. SHEET NO.	DATE
9. TOTAL SHEETS	DATE
10. PROJECT NAME	DATE
11. PROJECT LOCATION	DATE
12. PROJECT OWNER	DATE
13. PROJECT DESCRIPTION	DATE
14. PROJECT STATUS	DATE
15. PROJECT BUDGET	DATE
16. PROJECT SCHEDULE	DATE
17. PROJECT RISK	DATE
18. PROJECT IMPACT	DATE
19. PROJECT BENEFITS	DATE
20. PROJECT CHALLENGES	DATE
21. PROJECT OPPORTUNITIES	DATE
22. PROJECT RISKS	DATE
23. PROJECT MITIGATIONS	DATE
24. PROJECT MONITORING	DATE
25. PROJECT EVALUATION	DATE
26. PROJECT REPORTING	DATE
27. PROJECT COMMUNICATION	DATE
28. PROJECT STAKEHOLDERS	DATE
29. PROJECT INTERESTS	DATE
30. PROJECT INFLUENCE	DATE
31. PROJECT RESPONSIBILITY	DATE
32. PROJECT ACCOUNTABILITY	DATE
33. PROJECT TRANSPARENCY	DATE
34. PROJECT INTEGRITY	DATE
35. PROJECT ETHICS	DATE
36. PROJECT COMPLIANCE	DATE
37. PROJECT LEGALITY	DATE
38. PROJECT MORALITY	DATE
39. PROJECT JUSTICE	DATE
40. PROJECT FAIRNESS	DATE
41. PROJECT HONESTY	DATE
42. PROJECT TRUTHFULNESS	DATE
43. PROJECT ACCURACY	DATE
44. PROJECT PRECISION	DATE
45. PROJECT CLARITY	DATE
46. PROJECT CONCISENESS	DATE
47. PROJECT BREVITY	DATE
48. PROJECT SIMPLICITY	DATE
49. PROJECT ELEGANCE	DATE
50. PROJECT BEAUTY	DATE

VAR-40226
SUP-40225
SDR-40223

RECEIVED

NOV 15 2010

City of Las Vegas

GENERAL NOTES (all sheets):

1. Contractor shall install 2" depth gravel mulch in all landscape areas. Match to existing mulch.
2. All landscape areas shall be watered using an automatic drip irrigation system.



SURVEY & GRADING
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1011 W. Sunset Blvd., Suite 200
Las Vegas, NV 89102
(702) 735-1100
www.surveyandgrading.com

Existing perimeter
buffer to remain

See Sheet L6 for Site
Section and Elevation.

Tropical Parkway

L2

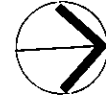
L3

L4

L5

Limit of landscape work.

Decatur Boulevard



NORTH

0 50' 100' 150'

SCALE: 1"=50'-0"

RECEIVED
NOT FOR CONSTRUCTION
FOR SITE DEVELOPMENT REVIEW
NOV 15 2010

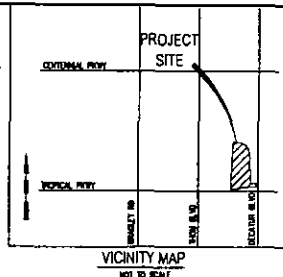
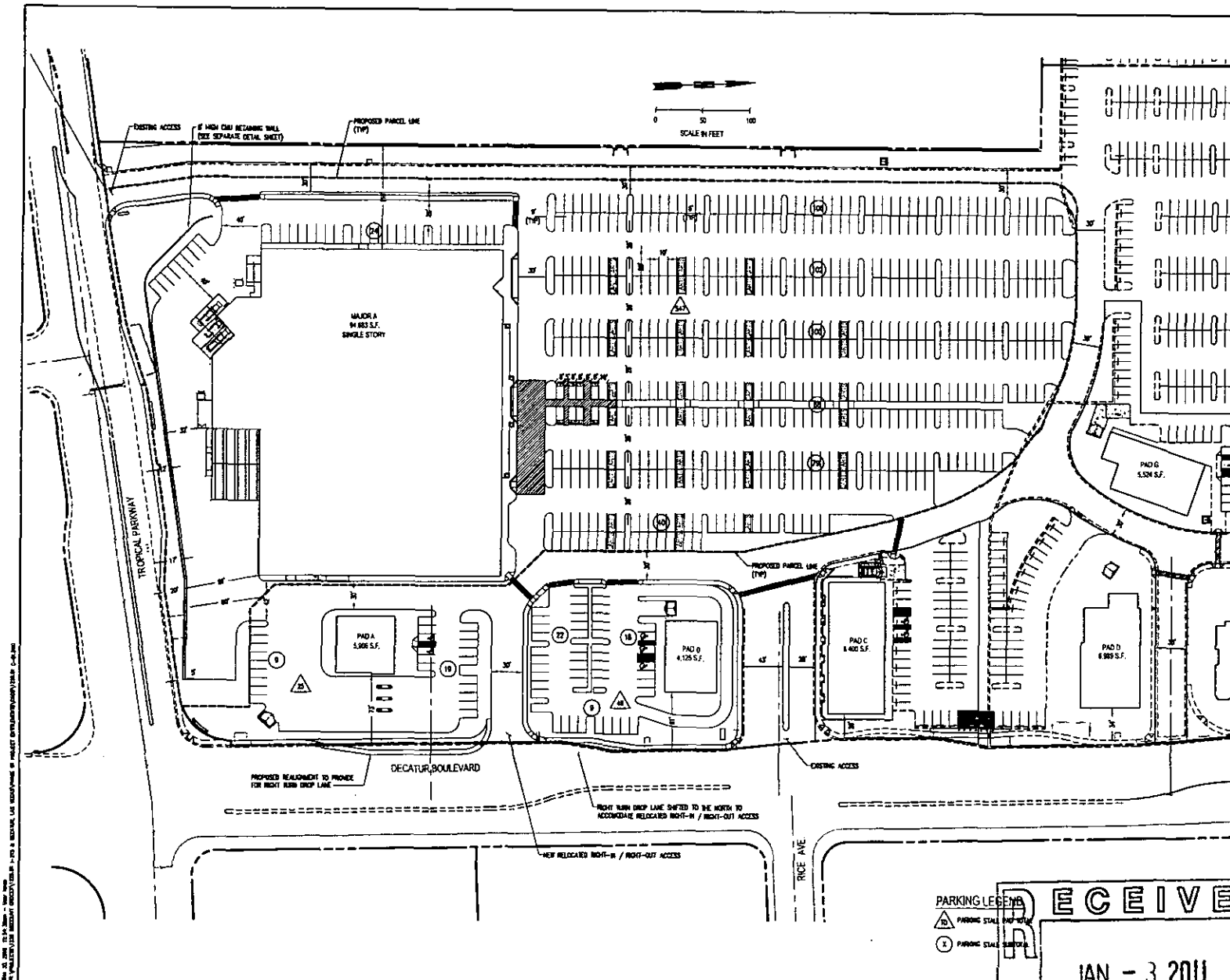
SHEA-CARR-JEWELL
ENGINEERING AND PLANNING SERVICES
1102 CARBIDE DRIVE SW, SUITE 100, OLYMPIA, WASHINGTON 98512
P: 360-332-7343 F: 360-332-1309
WWW.SHEACARRJEWELL.COM

LANDSCAPE OVERVIEW PLAN
DISCOUNT GROCER
LAS VEGAS, NEVADA



PROJECT NO.	11110000
DATE	11/11/2010
BY	JCH
CHECKED BY	
DATE	
PROJECT NAME	DISCOUNT GROCER
LOCATION	11110000
SCALE	1"=50'-0"
SHEET NO.	L1 of 1

City of Las Vegas **VAR-40226**
SUP-40225
SDR-40223



PROJECT DATA

MAJOR A LOT SIZE: 39,400 S.F. (0.90 ACRES)
 APPLICANT:
 WINCO FOODS
 11111 W. HARRISON, AVE.
 8500 N. HARRISON PLACE
 BOISE, ID 83704
 208-477-3200
 OWNER:
 REDINGTON REALTY
 LANCE REDINGTON, CEO
 1448 N. 30TH ST SUITE 200
 PHOENIX, AZ 85018
 602-771-0865
 SITE ADDRESS:
 1-251 S. DECATUR
 LAS VEGAS, NV
 PROJECT REPRESENTATIVE:
 SHEA CARR JEWELL
 2800 CARLISLE DRIVE SW, SUITE 110
 ALBUQUERQUE, NM 87102
 505-263-1488
 CONTRACT: PORTY SHEA, INC.

BUILDING SETBACKS

MIN FRONT YARD 30 FEET
 MIN SIDE YARD 10 FEET
 MIN CORNER SETBACK 15 FEET
 MIN REAR YARD 20 FEET

PARKING DATA

REQUIRED BY THE CITY OF LAS VEGAS 378 (BASIC)
 PROVIDED 347 (BASIC 377 FOR 1,000 S.F.)

SHEET / DRAWING INDEX

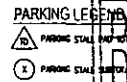
- | SHEET # | TITLE / DESCRIPTION |
|---------|---|
| 1 | C-01 SITE PLAN |
| 2 | C-02 PROPOSED SITE PLAN REVISIONS |
| 3 | C-03 BUILDING ELEVATIONS |
| 4 | C-04 FLOOR PLAN |
| 5 | C-05 TRUCK TURNING MOVEMENT |
| 1 | L-1 LANDSCAPE OVERVIEW PLAN |
| 2-5 | L2-L5 LANDSCAPE PLANS |
| 6 | LA LANDSCAPE ELEVATION & SECTION ALONG TROPICAL |

BASIS OF BEARINGS

NORTH ARROW: CASE BEING THE CENTERLINE OF DECATUR BLVD. BETWEEN TROPICAL PARKWAY AND RICE AVENUE IN THE NORTHWEST QUARTER (Q4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 60 EAST, MERIDIAN, CLARK COUNTY, NEVADA. AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 140 OF PLATS PAGE 42.

BENCHMARK

CITY OF LAS VEGAS METRIC CONTROL
 BENCH AND PLATE IN TOP OF CURB AT CORNER OF TROPICAL PARKWAY & RICE



RECEIVED

JAN - 3 2011

CITY OF LAS VEGAS
 PLANNING & DEVELOPMENT

**VAR-40226 SUP-40225
 SDR-40223 REVISED**

SHEA CARR JEWELL
 ARCHITECTS AND PLANNERS
 2100 CARLISLE DRIVE SW, SUITE 110, ALBUQUERQUE, NEW MEXICO 87102
 WWW.SHEACARRJEWELL.COM

SITE PLAN
 WINCO FOODS
 LAS VEGAS, NEVADA



DESIGNED BY	A. JEWELL
CHECKED BY	L. HARTMAN
DATE	NOVEMBER 11, 2010
SCALE	AS SHOWN
PROJECT NO.	C-01



January 31, 2011

CORRECTED LETTER

Mr. Lance Sherwood
Decatur 215, LLC
44440 North 36th Street, Suite #200
Phoenix, Arizona 85018

**RE: SDR-40223 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
VAR-40226 AND SUP-40225
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Mr. Sherwood:

Your request for a Major Amendment of a previously approved Site Development Plan Review (SDR-22582) FOR A PROPOSED 94,683 SQUARE-FOOT GROCERY STORE OPERATING 24-HOURS, SEVEN DAYS A WEEK, WITH A WAIVER TO ALLOW A 10-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on a portion of 25.29 acres at 6101 North Decatur Boulevard (APN 125-25-614-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross), was considered by the Planning Commission on January 25, 2011.

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

Planning and Development

1. Delivery hours for the Grocery Store with Accessory Package Liquor Off-Sales use shall be seven days a week, 6:00 a.m. to 12:00 a.m.
2. Delivery trucks shall not access to/from Tropical Parkway.
3. There shall be "No Delivery Truck Access" signage posted at the Tropical Parkway entrance/exit.
4. Delivery trucks shall access to/from Rice Avenue.
5. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-40223) and Variance (VAR-40226) shall be required, if approved.
6. Conformance to the conditions of approval for Master Sign Plan (MSP-25930) and Site Development Plan Review (SDR-22582).
7. 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.

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

8. All development shall be in conformance with the site plan date stamped: 01/03/2011 and the landscape plan, floor plans and building elevations date stamped 11/15/2010 except as amended by conditions herein.
9. A Waiver from Title 19.12 is hereby approved, to allow a 10-foot wide landscape buffer where a 15-foot wide landscape buffer is required.
10. Prior to the issuance of Building Permits, the applicant shall revise the Site Plans to reflect a five-foot wide loading zone on each side of a designated Handicapped parking space and at least one eight-foot wide loading zone for Van Accessible Handicapped parking spaces, where required.
11. 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 11/15/2010. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
12. 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.
13. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
14. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan: Five-gallon vining plants such as Cat's Claw or Hacienda Creeper planted 20-feet on-center adjacent to the southern face of the wall fronting Tropical Parkway.
15. 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).
16. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

17. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
18. Parking lot lighting standards shall be no more than 30 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.
19. 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.
20. Hours of operation for the Grocery Store with Accessory Package Liquor Off-Sales use shall be seven days a week – 24 hours per day.
21. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

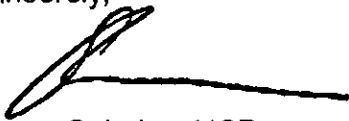
Public Works

22. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
23. An Update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
24. Comply with all applicable previous conditions of approval for ZON-22583, SDR-22582, the Decatur and Tropical Subdivision Map and all other site-related actions.

Mr. Lance Sherwood
SDR-40223 - Page Four - **CORRECTED LETTER**
January 31, 2011

This action by the Planning Commission on **January 25, 2011** 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 **February 7, 2011**. 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

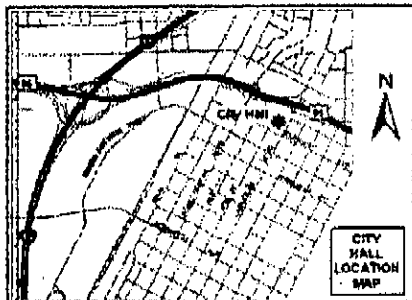
cc: Mr. Ty Morrison
WinCo Foods
650 North Armstrong Place
Boise, Idaho 83704

Mr. Perry Shea
Shea Carr Jewell
2102 Carriage Drive, Southwest Building H
Olympia, Washington 98502

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-40223

Planning Commission Meeting of 1/25/2011

12525612024

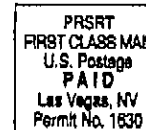
Case: SDR-40223

MORRISON CHAD D & ERICA LYNN
 5321 EVERGREEN MEADOW AVE
 LAS VEGAS NV 89130-7070

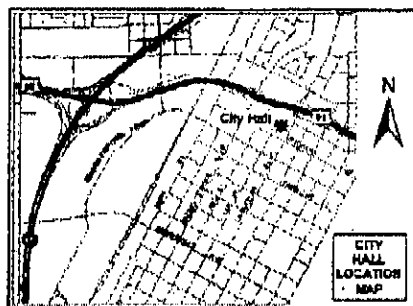
70 KRDFNP1 89130



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



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VAR-40226 & SUP-40225

Planning Commission Meeting of 1/25/2011

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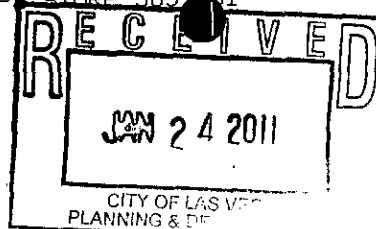
Case: VAR-40226

MORRISON CHAD D & ERICA LYNN
 5321 EVERGREEN MEADOW AVE
 LAS VEGAS NV 89130-7070

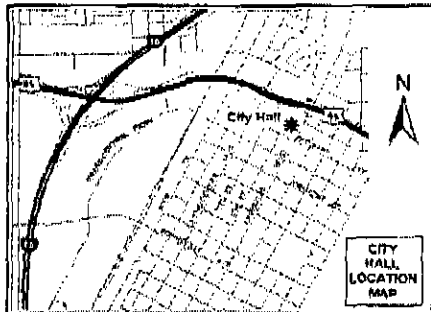
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I SUPPORT
this Request



I OPPOSE
this Request

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SDR-40223

Planning Commission Meeting of 1/25/2011

We have a middle school near By. Also have enough shopping. Also please address Shopping carts in neighborhoods. have them put Bikes like Wal Mart if this passes.

more expenses and work for the city and Neighbors.

12525610046
GUTKA GERALD E & MARY C
5216 AUTUMN MEADOW AVE
LAS VEGAS NV 89130-7012

Case: SDR-40223

T.Y. Mangum

70 KPDENF1 89130

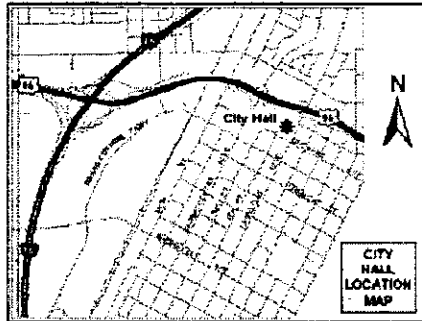
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438

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

PRST
 FIRST CLASS MAIL
 U.S. Postage
PAID
 Las Vegas, NV
 Permit No. 1630

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I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.

SDR-40223

Planning Commission Meeting of 1/25/2011



12430110038
 TONKS KIP S & KAREN N
 4650 RANCH HOUSE RD #130
 NO LAS VEGAS NV 89031-4604

Case: SDR-40223

47 KRDFNP1 89031



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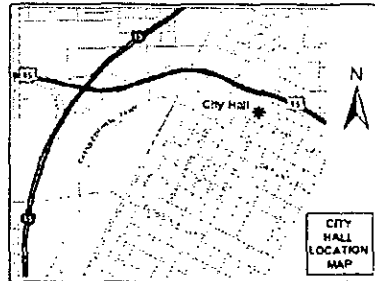
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

**Return Service Requested
Official Notice of Public Hearing**



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I SUPPORT
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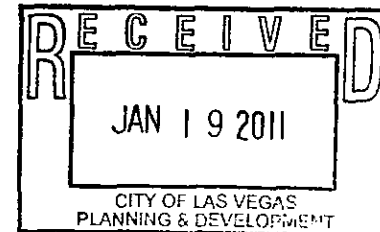
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SDR-40223

Planning Commission Meeting of 1/25/2011

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Las Vegas, NV
Permit No. 1630



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BOTOSEANU MIRELA
P O BOX 20113
PEIDMONT CA 94620-D113

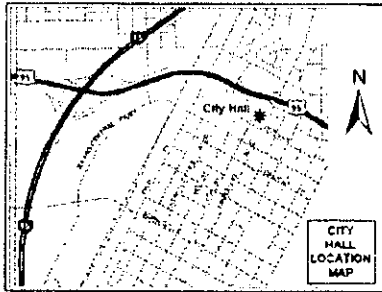
Case: SDR-40223

2 KRDFNP1 94620

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

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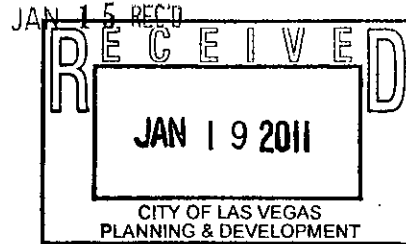
I OPPOSE
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Please use available blank space on card for your comments.

SDR-40223

Planning Commission Meeting of 1/25/2011

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12525610048
PAYAN LIVING TRUST
5300 AUTUMN MEADOW AVE
LAS VEGAS NV 89130-7013

Case: SDR-40223

70 KRDFNP1 85130

|||||

43A



January 13, 2011

Mr. Lance Sherwood
Decatur 215, LLC
44440 North 36th Street, Suite #200
Phoenix, Arizona 85018

**RE: SDR-40223 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
VAR-40226 AND SUP-40225
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

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

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **January 25, 2011** 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 **Wednesday, January 19, 2011** 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,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Ty Morrison
WinCo Foods
650 North Armstrong Place
Boise, Idaho 83704

Mr. Perry Shea
Shea Carr Jewell
2102 Carriage Drive, Southwest Building H
Olympia, Washington 98502

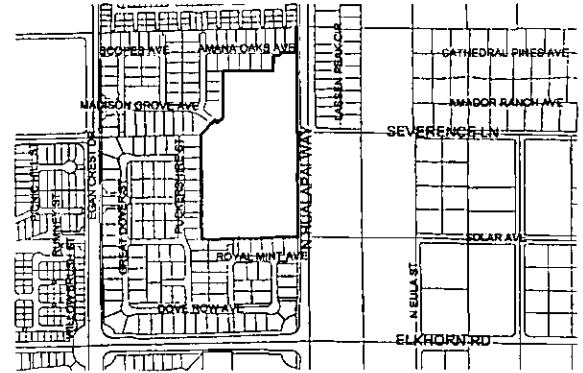
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Application Information

SDR-40223 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-40226 AND SUP-40225 - PUBLIC HEARING - APPLICANT: WINCO FOODS - OWNER: DECATUR 215, LLC - Request for a Major Amendment of a previously approved Site Development Plan Review (SDR-22582) FOR A PROPOSED 94,683 SQUARE-FOOT GROCERY STORE OPERATING 24-HOURS, SEVEN DAYS A WEEK, WITH A WAIVER TO ALLOW A 10-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on a portion of 25.29 acres at 6101 North Decatur Boulevard (APN 125-25-614-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

Application Location



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

Public Hearing Information

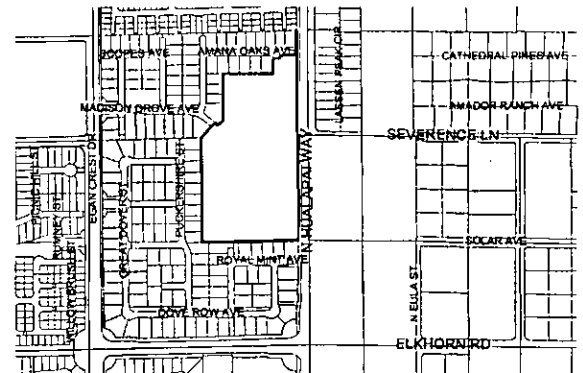
Meeting: Planning Commission
Date: *January 25, 2011*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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-40223 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-40226 AND SUP-40225 - PUBLIC HEARING - APPLICANT: WINCO FOODS - OWNER: DECATUR 215, LLC - Request for a Major Amendment of a previously approved Site Development Plan Review (SDR-22582) FOR A PROPOSED 94,683 SQUARE-FOOT GROCERY STORE OPERATING 24-HOURS, SEVEN DAYS A WEEK, WITH A WAIVER TO ALLOW A 10-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on a portion of 25.29 acres at 6101 North Decatur Boulevard (APN 125-25-614-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

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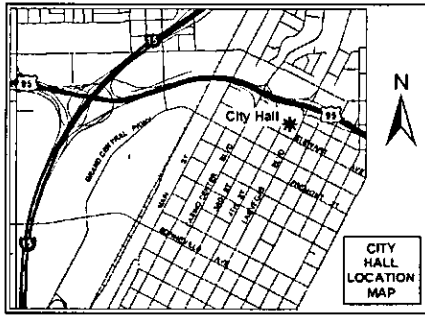
Public Hearing Information

Meeting: Planning Commission
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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

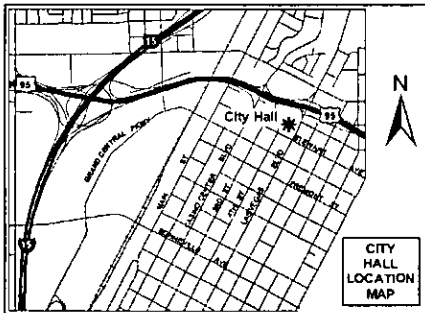
Please use available blank space on card for your comments.

SDR-40223

Planning Commission Meeting of 1/25/2011

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-40223

Planning Commission Meeting of 1/25/2011

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekkilä, Survey (FM, PM, & A's only)
Date: January 5, 2011
Re: **SDR-40223** Winco Foods 6101 N. Decatur Blvd.
Request for a Site Development Plan Review for a proposed grocery store

CONDITIONS OF APPROVAL:

1. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
2. An Update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
3. Comply with all applicable previous conditions of approval for ZON-22583, SDR-22582, the Decatur and Tropical Subdivision Map and all other site-related actions.

Development Notification

PC Meeting: January 25, 2011.

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-40223

Carson Ranch East HOA

Cedar Point Community Association

Copperfield HOA

Country Lane Estates NA

Dorrell Square HOA

Eagle Canyon HOA

Eagle Creek Community HOA

Eagle Creek Heights Community Association

Eagle Crossing Community Association

Los Prados Community Association

Meister Park North HOA

Northgate HOA

Paradise Falls HOA

Paradise Meadows HOA

Romano Ridge HOA

Summer Ridge HOA

The Springs HOA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

**VAR-40226
SUP-40225
SDR-40223**

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 RONEMUS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEMUS
*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
11/16/2010

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

VAR-40226 - VARIANCE - PUBLIC HEARING - APPLICANT: WINCO FOODS - OWNER: DECATUR 215, LLC - Request for a Variance TO ALLOW AN EIGHT-FOOT SOLID WALL IN THE FRONT YARD WHERE A FIVE-FOOT WALL WITH TWO FEET SOLID AND THREE FEET OPEN IS THE MAXIMUM HEIGHT ALLOWED on a portion of 25.29 acres at 6101 North Decatur Boulevard (APN 125-25-614-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

SUP-40225 - SPECIAL USE PERMIT RELATED TO VAR-40226 - PUBLIC HEARING - APPLICANT: WINCO FOODS - OWNER: DECATUR 215, LLC - Request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE WITHIN A PROPOSED 94,683 SQUARE-FOOT GROCERY STORE at 6101 North Decatur Boulevard (APN 125-25-614-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

SDR-40223 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-40226 AND SUP-40225 - PUBLIC HEARING - APPLICANT: WINCO FOODS - OWNER: DECATUR 215, LLC - Request for a Major Amendment of a previously approved Site Development Plan Review (SDR-22582) FOR A PROPOSED 94,683 SQUARE-FOOT GROCERY STORE WITH A WAIVER TO ALLOW A 10-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on a portion of 25.29 acres at 6101 North Decatur Boulevard (APN 125-25-614-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

PLANNING COMMISSION: **JANUARY 25, 2011**

CITY COUNCIL: **FEBRUARY 16, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **DECEMBER 22, 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 11/17/2010 12:39 PM

Submitted By

Page 1

A/P # 40223 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/15/2010 13:47	982998	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

SDR-40223 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-40226 AND SUP-40225 - PUBLIC HEARING - APPLICANT: WINCD FOODS - DWNER: DECATUR 215, LLC - Request for a Major Amendment to Site Development Plan Review (SDR-22582) FDR A PROPOSED 94,563 SQUARE-FOOT GROCERY STORE WITH A WAIVER TO ALLOW A 10-FOOT PERIMETER LANDSCAPE BUFFER ALONG TRDPICAL PARKWAY WHERE 15-FEET IS REQUIRED on a portion of 25.26 acres at 5101 North Decatur Boulevard (APN 125-25-614-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

Parent A/P #

Project # 40223 Project/Phase Name DECATUR/215 REDEVELOPMENT Phase #
Size/Area 9.10 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12525614001

Location

Owner/Tenant

Contact ID AC1562169 Name DECATUR 215 L L C
Mailing Address 4440 N. 36TH STREET Organization
City PHOENIX State/Province AZ
ZIP/PC 85108 Country ☐ Foreign
Day Phone (602)217-8863 x Evening Phone
Fax (602)263-8852 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

6385 N DECATUR BLVD
LAS VEGAS, 89130-

6311 N DECATUR BLVD
LAS VEGAS, 89130-

6341 N DECATUR BLVD
LAS VEGAS, 89130-

6101 N DECATUR BLVD
LAS VEGAS, 89130-

6171 N DECATUR BLVD
LAS VEGAS, 89130-

Report Date 11/17/2010 12:39 PM

Submitted By

Page 2

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12525614001

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1562169	☐ Foreign
Effective		Expire				
Name	DECATUR 215 L L C					
Day Phone	(602)217-8863 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(602)263-8852	Mobile		Profession		
E-Mail						
Address	4440 N. 36TH STREET #200 PHOENIX, AZ 85108					
Seasonal Addr						
Valid From		To				
Comments	Lance Sherwood					

Primary	N	Capacity	OTHER	Other	REP	Contact ID	AC1837926	☐ Foreign
Effective		Expire						
Name	SHEA CARR JEWELL							
Day Phone	(360)352-1465 x	Eve Phone		Organization				
Pager		PIN #		Position				
Fax	(360)352-1509	Mobile		Profession				
E-Mail								
Address	2102 CARRIAGE DRIVE SW BLDG H OLYMPIA, WA 98502							
Seasonal Addr								
Valid From		To						
Comments	No Comments							

Primary	Y	Capacity	APPL	Contact ID	AC1837925	☐ Foreign
Effective		Expire				
Name	WINCO FOODS					
Day Phone	(360)352-1465 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(360)352-1509	Mobile		Profession		
E-Mail						
Address	650 N. ARMSTRONG PLACE BOISE, ID 83704					
Seasonal Addr						
Valid From		To				
Comments	Ty Morrison					

Report Date 11/17/2010 12:39 PM

Submitted By

Page 3

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	11/15/2010 15:26	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	11/15/2010 15:26	30.00
PROCESSING FEE	P	11/15/2010 15:26	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
---	-------------	---	--------	--------	--------	---------	-----------	---------

Activity/Review Details

Detail SUBMITTAL CHECKLIST (SDR) Modified By JMARSHALL Modified Date/Time 11/15/2010 13:42

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 982998 11/15/2010 13:47
N

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

No children exist for this project

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

There is no planning condition for this project.

Report Date 11/17/2010 12:39 PM

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

If yes, when does it need to be reviewed?

Public, Non-Public, Admin PUBLIC

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
01/27/2011	PC	SCHEDULED		0	0	0
JMARSHALL	11/15/2010					

Template Type	AP #	AP Type	Status	Stage
No children exist for this project				

Employee Employee ID	Last	First	MI	Comments
No Employee Entries				

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	11/15/2010 15:31		0.00
	BARBARA BAIRD, 702.451.3510, WINCO FDODS CKS 250480-802, B2 DEVELOPER SERVICES CK 4506 (40223, 40225, 40226)				

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
Project Address (Location) 5101 N Decatur Blvd., Las Vegas, NV
Project Name Decatur/215 Redevelopment Proposed Use Discount Grocery
Assessor's Parcel #(s) 125-25-614-001 Ward # 6
General Plan: existing SC proposed SC Zoning: existing C-1 proposed C-1
Commercial Square Footage 94,563 sf grocery Floor Area Ratio 24 (grocery parcel)
Gross Acres 9.1 (grocery parcel) Lots/Units 3 Density n/a
Additional Information Project is to amend SDR-22582 to replace the original proposed strip retail and five outpads with a 94,563 sf discount grocery store and two outparcels.

PROPERTY OWNER Decatur 215 LLC Contact Lance Sherwood
Address 4440 North 36th Street, Suite 200 Phone: (602) 217-8863 Fax: (602) 263-8852
City Phoenix State AZ Zip 85018
E-mail Address LSherwood@Weingarten.com

APPLICANT WinCo Foods Contact Ty Morrison
Address 650 N Armstrong Place Phone: (208) 672-2086 Fax: (208) 672-2146
City Boise State ID Zip 83704
E-mail Address ty.morrison@wincofoods.com

REPRESENTATIVE Shea Carr Jewell Contact Perry Shea
Address 2102 Carriage Drive SW, Bldg H Phone: (360) 352-1465 Fax: (360) 352-1509
City Olympia State WA Zip 98502
E-mail Address perry@sheacarrjewell.com

Property Owner Signature* _____

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

Print Name Please see signature and notary on Page 2

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-40223</u>
Meeting Date:	<u>1/27/11</u>
Total Fee:	<u>1030</u>
Date Received:*	<u>11/15/10</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 Packet\Application Form.pdf

RECEIVED

NOV 15 2010

City of Las Vegas

Application/Petition Form

Site Development Plan Review

Decatur/215 Redevelopment – Amending Approved SDR-22582 (Decatur215)

Page 2

Property Owner Signature

DECATUR 215, LLC

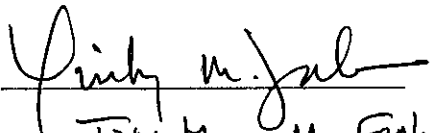
A Delaware limited liability company,

Registered as a foreign limited liability company

In the State of Nevada as:

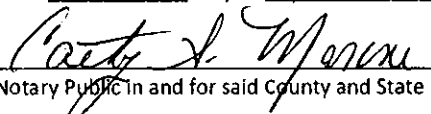
DECATUR 215 OF NEVADA, LLC

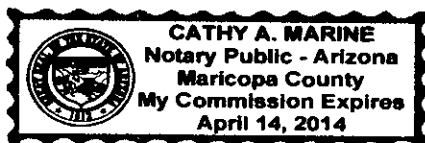
By: Weingarten Realty Investors
A Texas real estate investment trust,
Its Manager

By: 
Name: Timothy M. Fralco
Title: Vice President

Subscribed and sworn before me

This 10th day of November, 2010.


Notary Public in and for said County and State



RECEIVED

NOV 15 2010

City of Las Vegas



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40223** APN: 125-25-614-001

Name of Property Owner: Decatur 215 LLC

Name of Applicant: WinCo Foods

Name of Representative: Shea Carr Jewell

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: Please see signature and notary on Page 2

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

RECEIVED

NOV 15 2010

City of Las Vegas

Statement of Financial Interest

Decatur/215 Redevelopment – Amending Approved SDR-22582 (Decatur215)

Page 2

Property Owner Signature

DECATUR 215, LLC

A Delaware limited liability company,
Registered as a foreign limited liability company
In the State of Nevada as:
DECATUR 215 OF NEVADA, LLC

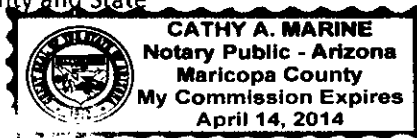
By: Weingarten Realty Investors
A Texas real estate investment trust,
Its Manager

By: [Signature]
Name: Timothy M. FRALLES
Title: Vice President

Subscribed and sworn before me

This 10th day of November 20 10

[Signature]
Notary Public in and for said County and State



Applicant Signature

WINCO FOODS

Signature of Applicant: _____

Print Name: _____

Subscribed and sworn before me

This _____ day of _____, 20____.

Notary Public in and for said County and State

RECEIVED

NOV 15 2010

City of Las Vegas



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40223** APN: 125-25-614-001

Name of Property Owner: Decatur 215 LLC

Name of Applicant: WinCo Foods

Name of Representative: Shea Carr Jewell

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☐ 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: Please see signature and notary on Page 2

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

RECEIVED

NOV 15 2010

City of Las Vegas

Statement of Financial Interest

Decatur/215 Redevelopment – Amending Approved SDR-22582 (Decatur215)

Page 2

Property Owner Signature

DECATUR 215, LLC

A Delaware limited liability company,

Registered as a foreign limited liability company

In the State of Nevada as:

DECATUR 215 OF NEVADA, LLC

By: Weingarten Realty Investors
A Texas real estate investment trust,
Its Manager

By: _____

Name: _____

Title: _____

Subscribed and sworn before me

This _____ day of _____, 20____.

Notary Public in and for said County and State

Applicant Signature

WINCO FOODS

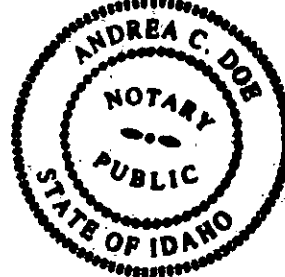
Signature of Applicant: _____

Print Name: _____

Subscribed and sworn before me

This 12th day of November, 2011.

Notary Public in and for said County and State



RECEIVED

NOV 15 2010

City of Las Vegas



SHEA • CARR • JEWELL

ENGINEERING AND PLANNING SERVICES

November 11, 2010

Mr. Doug Rankin, Planning Manager
City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: Justification Letter - Decatur/215 Redevelopment
SCJ Project #1226.01

Dear Mr. Rankin:

WinCo Foods is proposing to construct a new 94,683 square foot grocery store on the vacant portion of an existing retail center at the intersection of 215 & Decatur. Based on previous meetings and discussions with you and your staff, including a Pre-Application meeting on September 1st, it is our understanding that the following applications will be required for this proposal:

- Site Development Permit
- Special Use Permit to allow sales of package liquor
- Variance to locate a screen wall at the rear of the site closer than 20 feet to the right-of-way.

Each of these applications has been completed along with the required documentation and plans. The following sections of this letter summarize how the proposal will meet each of the requirements for the specific applications.

Background

A Target store currently occupies the northern portion of the retail center, and the southern portion contains unutilized parking areas and vacant building pads. The new WinCo Foods will redesign the layout of the southern portion of the site to accommodate the grocery store and two out parcels adjacent to Decatur Boulevard.

WinCo Foods began in 1967 with its first discount supermarket in Boise, Idaho. It currently operates 75 stores in six states (Washington, Idaho, California, Nevada, Utah and Oregon), and has more than 13,000 employees. Each WinCo store operates 24 hours a day, seven days a week and employs an average of 160 people. The company has obtained a State of Nevada business license.

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Conformance with the General Plan

The site is designated Service Commercial in the Las Vegas General Plan. The proposed project is consistent with this designation. The Service Commercial category allows low to medium intensity commercial uses that primarily serve local patrons, such as neighborhood shopping centers, theaters, and offices, and may also allow mixed use development where appropriate. The project layout has been prepared in accordance with the standards set forth in the Las Vegas Development Standards including setbacks, parking, landscaping and walls/buffers.

NOV 15 2010

City of Las Vegas

2102H Carriage Drive SW - Olympia, WA 98502

Office: 360.352.1465 | Fax: 360.352.1509 | Email: info@sheacarrjewell.com | www.sheacarrjewell.com

SDR-40223



The WinCo grocery store will be a complementary use to the Target store located immediately north within the same shopping center. The site is bounded by Decatur Boulevard and Tropical Parkway, both of which are arterial streets and provide exceptional access on both the east and south edges of the project.

The building will be constructed of split face CMU block. Both smooth face and rough block will be used to provide visual relief. Two block colors will also be used to enhance aesthetics of the building. Metal coping, glazed tile and cultured stone will be incorporated into the building as accent materials.

Access points to the project will remain as proposed in the original development. A full access to the site is located on Decatur Boulevard directly across from Rice Avenue. A right in/right out driveway is located south of the full access on Decatur Boulevard. The primary service drive is at the southeast corner of the site, accessed off Tropical Parkway. This design is consistent with the previous approval.

Special Use Permit

A Special Use Permit is required due to the plan to sell package liquor within the store. The package liquor sales area will occupy 546 square feet of the total 94,683 square foot store (beer sales = 340 square feet, wine sales = 125 square feet and spirits = 81 square feet). No on-site consumption of alcoholic beverages will occur.

Variance For Screen Wall

An eight foot tall concrete block wall is proposed along the south edge of the property on Tropical Parkway to provide a visual screen of the back of the new WinCo store. Because there is a residential neighborhood located immediately south of the site across Tropical Parkway, a solid wall is needed to provide visual screening and noise buffering for the homes to the south. The standard design requirements for front walls in the Las Vegas zoning code would not provide sufficient screening for the neighbors so a variance is needed. The wall will be an eight foot tall cmu structure. This design will provide substantially more visual and noise screening than the front yard fence described in the zoning code which consists of a solid two foot tall base and three feet of decorative open view fence above the base. To enhance the aesthetics of the proposed eight foot tall perimeter fence, decorative elements such as pilasters, contrasting materials, and detail variations will be incorporated into the design. Landscaping will be installed between the sidewalk on Tropical Parkway and the wall. The landscape beds vary in width from five to 25 feet along the length of the wall. Plant materials have been selected to complement landscaping installed with the Target store and to be complementary to the surrounding area.

A variance is also required due to the proximity of the proposed block wall discussed above to the property line. The wall will be located at the back of the existing landscape beds which currently vary from approximately five to 25 feet in width. The width of the beds is also affected by the bus pullout that is located on the westbound travel lane of Tropical Parkway. In order to accommodate safe and efficient circulation of trucks on the south end of the store where the service area is located, the wall must be closer than 20 feet to the property line. The Truck Turning Movement exhibit attached illustrates the area needed for trucks to back out from the loading dock and circulate behind the building. This condition requires a variance from Section 19.12.075 of the Las Vegas zoning code. The width of the WinCo store, location of outparcels on the eastern property line, and shape of the site results in the need to reduce the setback for the wall on the south side of the site. The landscape bed

SDR-40223

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located between the wall and the sidewalk varies from 5 to 25 feet in width and will be planted in a manner that provides an attractive visual setting. The varying landscape bed width will create visual interest, without detracting from the aesthetics of the site. The setback variation will not impact natural resources or conflict with the intent of any city ordinance or regulation.

On-Site Landscaping

WinCo is requesting an exception from the landscape standards regarding spacing of islands throughout the parking lot. The standard calls for a landscape island every six stalls. The WinCo project landscape design includes landscape islands located every eight stalls. Despite this change from the specific standard, the project overall exceeds the amount of landscaping previously approved for the site. Instead of landscaping dispersed throughout the parking lot every six stalls, the site design requires larger landscape islands located at the northern end of the WinCo parking lot to appropriately control traffic and beautify the perimeter of the site. A large landscape bed is also located at the southeast entrance to buffer the back of the store and provide an attractive entrance near the adjacent neighborhood.

Hours of Operation

All of WinCo's stores operate 24 hours a day, 7 days a week. This business model is key to their success and provides the structure needed to operate efficiently. Deliveries occur throughout the day although generally do not occur between the hours of midnight and 4 a.m. The previous approval for the 215 & Decatur site (SDR-22582) included restrictions on delivery hours and hours of operation. The restrictions included in that approval will not work for the proposed project and we hereby request that this condition of approval not be attached to the proposed WinCo store.

Summary

The proposed WinCo will transform the existing site from an incomplete to a fully developed and active commercial center. It will provide the surrounding area with needed jobs and enhanced shopping opportunities. We believe the attached submittal package is complete and meets the requirements of your land use/entitlement process. We look forward to working with the City to obtain the required project approvals to allow this project to be constructed.

Respectfully,
Shea Carr Jewell

Perry A. Shea, P.E.
Principal
Representative for WinCo Foods

N:\Projects\1226 Discount Grocer\1226.01 I-215 & Decatur, Las Vegas\Phase 01 Project Entitlements\L2010-0923 Justification Letter.docx

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COMPARISON OF DECATUR/215 AND NEW DEVELOPMENT PLAN

	Original Project Decatur/215	Proposed Redevelopment
LAND USE ⁽¹⁾		
Shopping Center	351,505 sf	253,445 sf
High Turnover (sit-down) restaurant	19,144 sf	13,039 sf
Fast Food Restaurant	7,253 sf	5,378 sf
Bank	2,500 sf	5,966 sf
Discount Grocery	0	94,683 sf
OUTPADS		
Number of outpads	10	7
TRIP GENERATION		
Net PM Peak Hour Trips	1,043	
PARKING (area of redevelopment only)		
Number of Parking Stalls (grocery site)	533	547
Number of Parking Stalls (out pads)	76	74
LANDSCAPING (area of redevelopment only)		
Landscaping Provided	36,240 sf	37,470 sf

⁽¹⁾ Land use breakdown from Traffic Impact Study Update for Decatur/215 prepared by Orth-Rodgers Associates, Inc., November 2007

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City of Las Vegas **SDR-40223**

Corporations and Subsidiaries**Name:** Weingarten Realty Investors**Company No :** 001**Type:** Trust**Status:** Active**Trust Managers:** Stanford Alexander
Andrew M. Alexander
James W. Crownover
Robert J. Cruikshank
Melvin A. Dow
Stephen A. Lasher
Douglas W. Schnitzer
Marc J. Shapiro
C. Park Shaper**Officers:** • Stanford Alexander - Chairman of the Board
• Andrew M. Alexander - President/CEO
Stephen C. Richter - Executive Vice President/CFO/Asst. Secretary
Johnny L. Hendrix - Executive Vice President
Patricia Bender - Executive Vice President/Director of Leasing
M. Candace DuFour - SVP/ Director of Acquisitions/Secretary
Jeffrey A. Tucker - SVP/General Counsel
Steven R. Weingarten - SVP/Anchor Tenants
Robert Smith - SVP/Director of New Development
Gary Greenberg - SVP/Capital Markets
Joe D. Shafer - SVP/Chief Accounting Officer
F. William Goeke - SVP/Director of Property Management
Alan Kofoed - VP/Construction
Mark D. Stout - VP/Associate General Counsel
Neil Soskin - VP/Director of Leasing/Western Region
Timothy M. Frakes - VP/Senior Regional Director of New Dev
Richard H. Carson - VP/Senior Regional Director of New Dev
Jeff Harrison - VP/Director of Leasing/Eastern Region
Gerald Crump - VP/Director of Leasing/Central Region
Kelly Landwermeyer - VP/Director Houston Industrial Properties
Robin Hilliard - VP/Regional Leasing Director
Miles Sanchez - VP/Director of Leasing/Mountain Region
Lee Brody - VP/Regional Leasing Director
Chris Byrd - VP/Regional Leasing Director
Alan Houston - VP/Regional Leasing Director
William M. Crook - VP/Associate General Counsel for Growth/Asst. Secretary
Marc A. Kasner - VP/Associate General Counsel for Growth/Asst. Secretary
Jenny Hyun - VP/Associate General Counsel
Kristen Seaboch - Vice President/Controller
F. Lee Pearson - VP/Chief Information Officer
Mickey Townsell - VP/Director of Human Resources
Gary Wankum - VP/Regional Director of Construction
Candy Tillack - VP/Regional Director of Property Management
Mitch Rippe - VP/Regional Acquisitions Director
Frank Rollow - VP/Regional Director of Property Management**Federal ID Number:** 74-1464203**Date of Formation:** 01/20/88**State of Formation:** Texas**States Authorized to do** California, Florida, Kansas, Kentucky, Louisiana, Nevada, New Mexico,**Business in:** Oregon, Texas**RECEIVED****NOV 15 2010****City of Las Vegas**

WEINGARTEN REALTY BT

Business Entity Information

Status:	Active	File Date:	10/24/2007
Type:	Foreign Business Trust	Entity Number:	E0741602007-9
Qualifying State:	TX	List of Officers Due:	10/31/2011
Managed By:		Expiration Date:	
Foreign Name:	WEINGARTEN REALTY INVESTORS, A TEXAS REAL ESTATE INVESTMENT TRUST		
NV Business ID:	NV20071001519	Business License Exp:	10/31/2011

Registered Agent Information

Name:	CAPITOL CORPORATE SERVICES, INC.	Address 1:	202 SOUTH MINNESOTA STREET
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89703
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers

☐ Include Inactive Officers

Trustee - ANDREW M ALEXANDER			
Address 1:	2600 CITADEL PLAZA	Address 2:	
City:	HOUSTON	State:	TX
Zip Code:	77008	Country:	
Status:	Active	Email:	
Trustee - STANFORD ALEXANDER			
Address 1:	2600 CITADEL PLAZA	Address 2:	
City:	HOUSTON	State:	TX
Zip Code:	77008	Country:	
Status:	Active	Email:	
Trustee - JAMES W CROWNOVER			
Address 1:	2600 CITADEL PLAZA	Address 2:	
City:	HOUSTON	State:	TX
Zip Code:	77008	Country:	
Status:	Active	Email:	
Trustee - STEPHEN A LASHER			
Address 1:	2600 CITADEL PLAZA	Address 2:	
City:	HOUSTON	State:	TX
Zip Code:	77008	Country:	

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City of Las Vegas

Status:	Active	Email:	
Trustee - DOUGLAS W SCHNITZER			
Address 1:	2600 CITADEL PLAZA	Address 2:	
City:	HOUSTON	State:	TX
Zip Code:	77008	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Appl for Registration of Foreign Business Trust		
Document Number:	20070728132-72	# of Pages:	2
File Date:	10/24/2007	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20070787987-45	# of Pages:	2
File Date:	11/19/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080643210-46	# of Pages:	1
File Date:	9/30/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090642774-51	# of Pages:	1
File Date:	8/27/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100613464-27	# of Pages:	2
File Date:	8/17/2010	Effective Date:	
(No notes for this action)			

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DECATUR 215 OF NEVADA, LLC**Business Entity Information**

Status:	Active	File Date:	12/11/2007
Type:	Foreign Limited-Liability Company	Entity Number:	E0841642007-4
Qualifying State:	DE	List of Officers Due:	12/31/2010
Managed By:		Expiration Date:	
Foreign Name:	DECATUR 215, LLC		
NV Business ID:	NV20071516726	Business License Exp:	12/31/2010

Registered Agent Information

Name:	CAPITOL CORPORATE SERVICES, INC.	Address 1:	202 SOUTH MINNESOTA STREET
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89703
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Officers

Managing Member - WEINGARTEN REALTY INVESTORS			
Address 1:	2600 CITADEL PLAZA DR	Address 2:	STE 300
City:	HOUSTON	State:	TX
Zip Code:	77008	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Application for Foreign Registration		
Document Number:	20070842082-83	# of Pages:	2
File Date:	12/11/2007	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	20070853729-33	# of Pages:	2
File Date:	12/17/2007	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20080065514-51	# of Pages:	1
File Date:	1/28/2008	Effective Date:	
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Action Type:	Annual List		
Document Number:	20080794697-02	# of Pages:	1
File Date:	12/08/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090840842-87	# of Pages:	1
File Date:	12/07/2009	Effective Date:	
(No notes for this action)			

ASSISTANT SECRETARY CERTIFICATE

I, the undersigned, William M. Crook, an Assistant Secretary of Weingarten Realty Investors, a Texas real estate investment trust (the "Trust"), and hereby certify as follows:

Timothy M. Prakes is a Vice President of the Trust and is a duly authorized signatory of the Trust.

IN WITNESS WHEREOF, I have set my hand on behalf of the Trust this 12th day of November, 2010.



William M. Crook, Assistant Secretary

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City of Las Vegas



Las Vegas Business License Application

400 Stewart Ave., 3rd Floor, Las Vegas, NV 89101

(702) 229-6281 (Voice) - (702) 386-9108 (TDD)

Please type or print in black ink. Incomplete or illegible applications will not be accepted. Application must bear an original signature.

All information on this form is a public record

Mail ☐ Counter ☐

1	☐ New Business	☐ Change of Ownership	☐ Change of Location	☐ Change of Name	☐ Change of Corp. Officer	☒ Other <u>Consultant</u>
2	Type of Entity:	☐ Sole Proprietor	☐ Corporation	☐ Partnership	☐ Limited Liability Company	
3	Entity Name: Shea, Carr & Jewell, inc.					4 Corporate Phone: 360-352-1465
5	Business Name (d/b/a): Shea Carr Jewell					6 EIN #: 20-4834444
7	Business Opening Date: 5/5/2006		Hours of Operation: 8-5		8 Business Phone: 360-352-1465	
9	Business Street Address: 2102 Carriage Drive SW		10 Business Mailing Address: 2102 Carriage Drive SW		11 Business Fax: 360-352-1509	
	Buildg H		Building H		12 Cellular Phone: 360-791-9205	
	Olympia, Washington 98502		Olympia, WA 98502		13 E-mail Address: lisa@sheacarrjewell.com	
14	Owner, Manager or other Principal (attach additional pages if required)		Business Website: www.sheacarrjewell.com		Drivers License #:	
	Name: (Last, First) Shea, Perry		Home Address: (P.O. Box Not Acceptable) 14307 Barbo Dr. SW		Date of Birth: 12/28/64	
	Title: President	Percent Owned: 32%	City, State & Zip Code: Tenino, WA 98589		Home Phone: 360-264-5385	
	Name: (Last, First) Carr, Jean		Home Address: (P.O. Box Not Acceptable) 3181 Brown Loop		Date of Birth: 7/28/68	
	Title: Secretary	Percent Owned: 25%	City, State & Zip Code: Dupont, WA 98327		Home Phone: 253-964-8932	
	Manager Name: (Last, First) Jewell, Robert		Home Address: (P.O. Box Not Acceptable) 7848 Canterwood Drive		Date of Birth: 3/18/55	
	Manager: On-Site ☒ Off-Site ☐		City, State & Zip Code: Olympia, WA 98513		Home Phone: 360-455-5428	
15	Alcohol sales	Yes ☐ No ☒	Auto title loans	Yes ☐ No ☒	Less than weekly	Yes ☐ No ☒
	Gaming	Yes ☐ No ☒	Check cashing	Yes ☐ No ☒	Kitchenette	Yes ☐ No ☒
	Tobacco sales	Yes ☐ No ☒	Installment loans	Yes ☐ No ☒	Coin operated laundry	Yes ☐ No ☒
	Used merchandise	Yes ☐ No ☒	Entertainment	Yes ☐ No ☒	Swimming pool	Yes ☐ No ☒
	Dance	Yes ☐ No ☒	Sexually-oriented materials or activities	Yes ☐ No ☒	Long term rental	Yes ☐ No ☒
	Sales	Yes ☐ No ☒	Alcohol/drug counseling/treatment	Yes ☐ No ☒	Amusement machines	Yes ☐ No ☒
	Childcare	Yes ☐ No ☒	Pawn	Yes ☐ No ☒	Vending machines	Yes ☐ No ☒
16	Describe your specific business activity in detail: providing consulting engineering and planning services to a client located in Las Vegas					
	We do not have an office or location in Nevada; only providing services.					
17	If this application is for a change of business name, business location, or business ownership, than list the previous name, address, & owner(s) below:					
	NOV 15 2010					
18	I am aware of the obligation to provide timely notice of any changes in required information, and I have informed all owners, managers, or other principals of their criminal and/or civil responsibility for the timely fulfillment of all restrictions and conditions to the license or timely abatement of any nuisance activity at or associated with the business. Per LVMC 6.02.080 (B) (Initial) <u>[Signature]</u>					
19	Several categories of business licenses require Nevada state licenses. All such principals are aware that failure to maintain required Nevada state licenses renders a city of Las Vegas business license invalid and thereafter any business activity would be unlawful. (Initial) <u>[Signature]</u>					
	As an authorized agent of the entity identified above, I certify the information provided on this form is true, correct, complete and current to the best of my knowledge and belief.					
20	Authorized Original Signature: <u>[Signature]</u>		Print Name: Jean Carr		Date: 9/27/2010	

City of Las Vegas Acknowledgement Addendum

Please read and then initial each line item below.

Business license applications will not be processed without this addendum.

Please retain a copy for your records.

jc
jc
jc
jc

Responsibility of Licensee – It is the licensee's responsibility to notify this department of any changes that may occur to the business. Most changes require an application to be completed and a processing fee to be remitted at the time the application is submitted.

Home Occupation Permits are only approved for the home location on the application. The Home Occupation Permit does not move to another residence. If you move to another residence, you must apply for a new Home Occupation Permit for the new location.

If you close your business, you must complete the statement below and remit to City of Las Vegas, 400 Stewart Avenue 3rd Floor, Las Vegas Nevada 89101

Fees outstanding on an existing business license must be paid prior to making any changes to the business license. If you are taking over the business license, these fees must be brought current. Should your business be under audit you may have additional liabilities when you take over operation of this business.

Signature

9/27/2010
Date

Jean Carr
Print Name

Shea Carr Jewell
Name of Business

Principal
Title/Relationship to Business

City of Las Vegas License Number
(If known)

*****COMPLETE ONLY IF BUSINESS IS CLOSING*****

I am closing my business (Name of Business) _____

As of this date _____ License Number _____

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Business Address _____

City of Las Vegas

Signature of Business Owner _____

Printed name of Business Owner _____

As an authorized agent of the entity identified above, I certify the information provided on this form is true, correct, complete and current to the best of my knowledge and belief and that I have informed all principals of this information.



Las Vegas Business License Application

400 Stewart Ave., 3rd Floor, Las Vegas, NV 89101

(702) 229-6281 (Voice) - (702) 386-9108 (TDD)

Please type or print in black ink. Incomplete or illegible applications will not be accepted. Application must bear an original signature.

All information on this form is a public record

Mail ☐ Counter ☐

1	☒ New Business	☐ Change of Ownership	☐ Change of Location	☐ Change of Name	☐ Change of Corp. Officer	☐ Other _____
2	Type of Entity:	☐ Sole Proprietor	☐ Corporation	☐ Partnership	☒ Limited Liability Company	
3	Entity Name: WinCo Foods, LLC					4 Corporate Phone: 208.377.0110
5	Business Name (d/b/a): pending					6 EIN #: 20-0602784
7	Business Opening Date: 10/2012		Hours of Operation: 24 hrs/day, 7 days/wk		8 Business Phone: 208.377.0110	
9	Business Street Address: SWC I-215 & Decatur Blvd.		Business Mailing Address: PO Box 5756		11 Business Fax: 208.377.0474	
	Las Vegas, NV		Boise, ID 83705		12 Cellular Phone: n/a	
					13 E-mail Address: vicki.kinne@wincofoods.com	
14	Owner, Manager or other Principal (attach additional pages if required)		Business Website: wincofoods.com		Drivers License #:	
	Name: (Last, First) see attached		Home Address: (P.O. Box Not Acceptable)		Date of Birth:	
	Title:	Percent Owned:	City, State & Zip Code:		Home Phone:	
	Name: (Last, First)		Home Address: (P.O. Box Not Acceptable)		Date of Birth:	
	Title:	Percent Owned:	City, State & Zip Code:		Home Phone:	
	Manager Name: (Last, First) pending		Home Address: (P.O. Box Not Acceptable) 650 N. Armstrong Place		Date of Birth:	
	Manager: On-Site ☒ Off-Site ☐		City, State & Zip Code: Boise, ID 83704		Home Phone: 208.377.0110	
15	Alcohol sales Yes ☐ No ☐ Auto title loans Yes ☐ No ☐ Less than weekly Yes ☐ No ☐					
	Gaming Yes ☐ No ☐ Check cashing Yes ☒ No ☐ Kitchenette Yes ☐ No ☐					
	Tobacco sales Yes ☐ No ☐ Installment loans Yes ☐ No ☐ Coin operated laundry Yes ☐ No ☐					
	Used merchandise Yes ☐ No ☐ Entertainment Yes ☐ No ☐ Swimming pool Yes ☐ No ☐					
	Dance Yes ☐ No ☐ Sexually-oriented materials or activities Yes ☐ No ☐ Long term rental Yes ☐ No ☐					
	Sales Yes ☐ No ☐ Alcohol/drug counseling/treatment Yes ☐ No ☐ Amusement machines Yes ☐ No ☐					
	Childcare Yes ☐ No ☐ Pawn Yes ☐ No ☐ Vending machines Yes ☐ No ☐					
16	Describe your specific business activity in detail: Retail grocery store					
17	If this application is for a change of business name, business location, or business ownership, then list the previous name, address, & owner(s) below: n/a					
18	I am aware of the obligation to provide timely notice of any changes in required information, and I have informed all owners, managers, or other principals of their criminal and/or civil responsibility for the timely fulfillment of all restrictions and conditions to the license or timely abatement of any nuisance activity at or associated with the business. Per LVMC 6.02.080 (B) _____ (Initial)					
19	Several categories of business licenses require Nevada state licenses. All such principals are aware that failure to maintain required Nevada state licenses renders a city of Las Vegas business license invalid and thereafter any business activity would be unlawful. _____ (Initial)					
	As an authorized agent of the entity identified above, I certify the information provided on this form is true, correct, complete and current to the best of my knowledge and belief.					
20	Authorized Original Signature:		Print Name: Richard L. Charrier		Date: 9/27/2010	

CITY OF LAS VEGAS
DEPARTMENT OF FINANCE & BUSINESS SERVICES
BUSINESS SERVICES DIVISION
400 STEWART AVENUE, LAS VEGAS, NV 89101
(702) 229-6281 VOICE
(702) 386-9108 TDD

BUSINESS LICENSE APPLICATION/CHILD SUPPORT SUPPLEMENT

Pursuant to the passage of Senate Bill 356 at the 1997 State Legislature, each new applicant is required to complete the following supplement regarding child support payments. Failure to mark one of the three questions will result in the denial of the application.

PLEASE MARK THE APPROPRIATE RESPONSE:

- ☒ I am not subject to a court order for the support of a child.
- ☐ I am subject to a court order for the support of one or more children and am in compliance with the order or am in compliance with a plan approved by the District Attorney or other public agency enforcing the order for the repayment of the amount owed pursuant to the order; or
- ☐ I am subject to a court order for the support of one or more children and am not in compliance with the order or a plan approved by the District Attorney or other public agency enforcing the order for the repayment of the amount owed pursuant to the order.

WynCo Foods, LLC
Name of Business

1050 N. Armstrong Place, Suite 10 89104
Business Address

[Signature]
Signature of Applicant

9/27/2010
Date

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LLC Board of Managers

TITLE	POSITION/AFFILIATION	NAME	STREET	CITY	STATE	ZIP CODE	BIRTH DATE	OWNERSHIP %
LLC Manager	Chairman of the Board	William Dean Long	3643 E. Vantage Pointe Ln.	Mesa	AZ	85642	11/20/1937	0.4437%
LLC Manager	Vice Chairman of the Board	Scott R. Preiss	10094 SW Saddlechase	Beverly Hills	CA	90708	10/29/1944	0.287%
LLC Manager	Chief Executive Officer	Brian L. Oudband	4688 N. Quail Terrace Pl.	Boise	ID	83703	05/29/1962	0.1387%
LLC Manager	Chief Financial Officer	Gary R. Pies	4110 Greenmeadow Dr.	Mesa	AZ	85642	08/29/1947	0.0807%
LLC Manager	Director	Robert T. Riches	5221 Riverbloss Dr. West	Boise	ID	83703	10/23/1967	0.1687%
LLC Manager	Director	Philip A. Deall	7578 Pelican Bay Blvd., Apt. 1503	Norwalk	CA	90651	08/14/1942	0.0870%
LLC Manager	Chief Operations Officer	Richard Chandler	2508 S. Basin Creek	Mesa	AZ	85642	5/7/1955	0.0435%

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A.P.N.: 125-25-501-010
R.P.T.T.: \$46,180.50

Escrow #07-03-0490-BB

Mail tax bill to and
When recorded mail to:
Decatur 215, LLC
655 Madison Avenue, 25th Floor
New York, NY 10021

20071227-0000131

Fee: \$16.00 RPTT: \$46,180.50
N/C Fee: \$25.00

12/27/2007 08:56:51
T20070222071

Requestor:
NEVADA TITLE COMPANY

Debbie Conway DBX
Clark County Recorder Pgs: 5

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Decatur IV, LLC, a Nevada limited liability company, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Decatur 215, LLC a Delaware limited liability company, registered as a foreign LLC in the State of Nevada as Decatur 215 of Nevada, LLC, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**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, or any that actually exist on the property.

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

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City of Las Vegas

IN WITNESS WHEREOF, this instrument has been executed this 29th day of March 2007

Decatur IV, LLC, a Nevada limited liability company

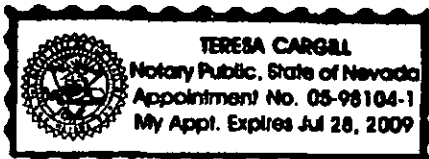
By: Forouzan Inc, a Nevada corporation, its Manager

By: Saiid Forouzan Rad
Saiid Forouzan Rad, President

By: R. Phillip Nourafchan
R. Phillip Nourafchan, its Manager

State of NEVADA }
County of Clark } ss:

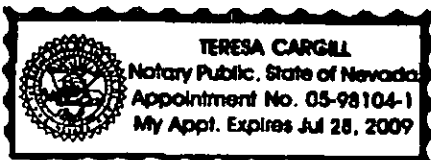
This instrument was acknowledged before me on March 29, 2007
by Saiid Forouzan Rad as President
of Forouzan Inc., A Nevada corporation, its manager
of Decatur IV, LLC, a Nevada limited liability company



Teresa Cargill
NOTARY PUBLIC
My Commission Expires: 7/28/09

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on March 29, 2007
by R. Phillip Nourafchan as Manager
of Decatur IV, LLC, a Nevada limited liability company



Teresa Cargill
NOTARY PUBLIC
My Commission Expires: 7/28/09

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City of Las Vegas

EXHIBIT "A"

PARCEL I:

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. AND THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT ONE (1) AS SHOWN ON THE PARCEL MAP IN FILE 101 OF PARCEL MAPS, PAGE 66, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR ACCESS ACROSS LOT 2 AS SHOWN ON THE PARCEL MAP REFERENCED ABOVE.

ASSessor's COPY

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City of Las Vegas

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 125-25-501-010
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$9,054,700.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$9,054,700.00

Real Property Transfer Tax Due

\$46,180.50

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 declare(s) 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, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Decatur IV, LLC, a Nevada
limited liability company

Print Name: Decatur 215, LLC

Address: 3110 S. Durango Drive, Suite 203

Address: 655 Madison Avenue, 25th Floor

City/State/Zip: Las Vegas, NV 89117

City/State/Zip: New York, NY 10021

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

Print Name: Nevada Title Company

Esc. #: 07-03-0490-BB

Address: 2500 N Buffalo, Suite 150

City: Las Vegas State: NV Zip: 89128

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

RECEIVED

NOV 15 2010

City of Las Vegas

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 125-25-501-010
b) _____
c) _____
d) _____

2. Type of Property:

- ☒ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☐ f) Comm 'l/Ind'l
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Signature: _____

William M. Crook

Capacity: GRANTOR/SELLER

Signature: _____

Vice President /

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(Required)

BUYER (GRANTEE) INFORMATION
(Required)

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City of Las Vegas

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