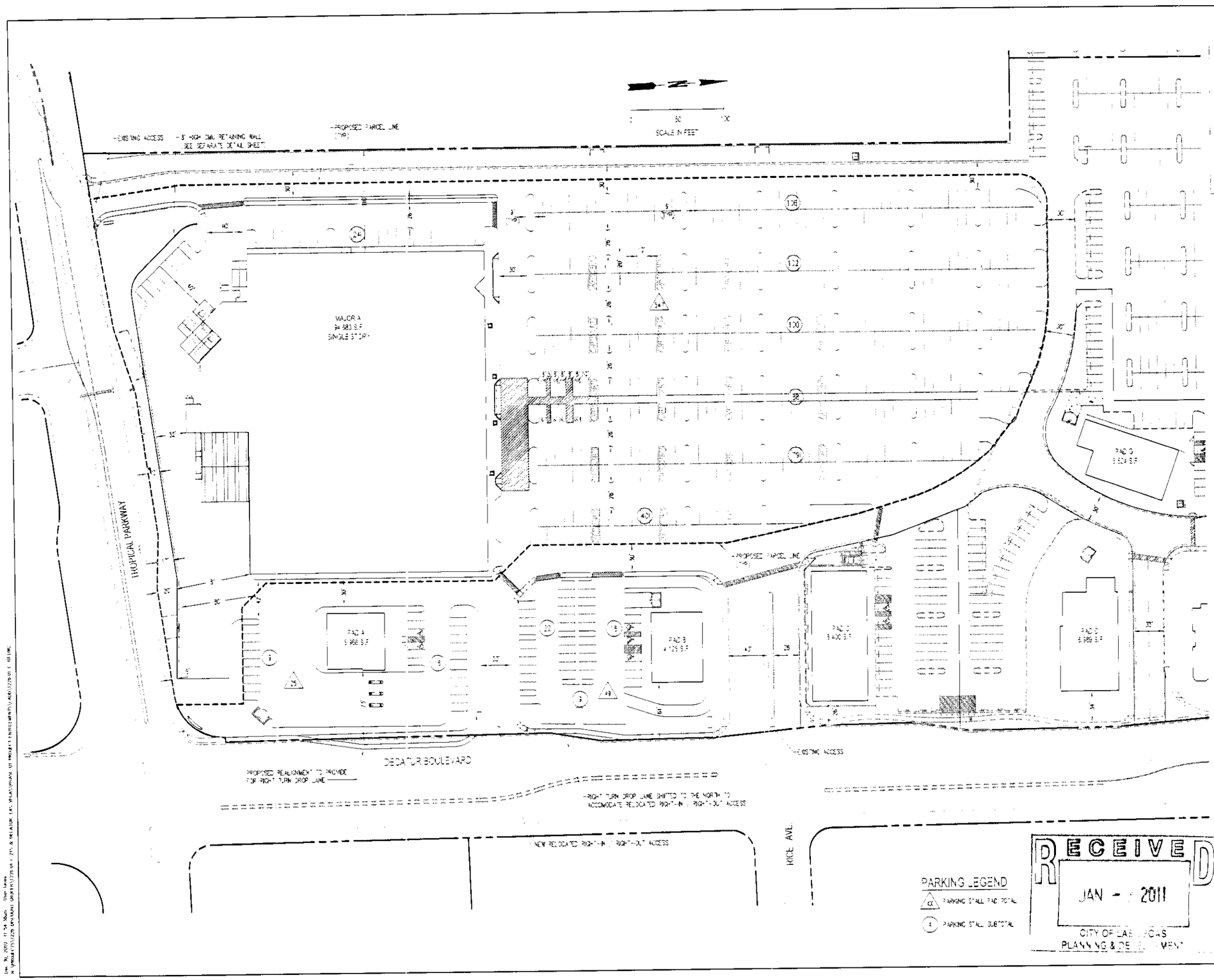
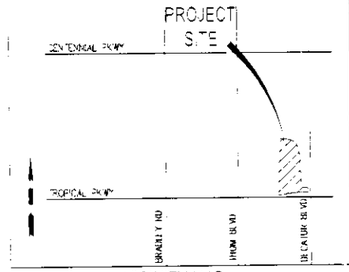




VICINITY MAP
NOT TO SCALE

PROJECT DATA

MAJOR A LOT SIZE: 396,930 S.F. (9.1 ACRES)

APPLICANT:
WINCO FOODS
C/O MORRISON, AVA
650 N. ARMSTRONG PLACE
BOISE, ID 83704
208-372-2086

OWNER:
WEINGARTEN REALTY
JANICE SHERWOOD, LEED AP
4440 N. 16TH ST. SUITE 200
PHOENIX, AZ 85013
602-217-3863

SITE ADDRESS:
I-215 & DECATUR
LAS VEGAS, NV

PROJECT REPRESENTATIVE:
SHEA CARR JEWELL
2727 CARRIAGE DRIVE SW, BLDG H
OLYMPIA, WA 98502
360-352-465
CONTACT: PERRY SHEA, PE

BUILDING SETBACKS

MIN FRONT YARD	20 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 (WINCO)

PROVIDED: 647 WINCO 5.17 PER 1,000 S.F.

SHEET / DRAWING INDEX

SHEET #	DWG #	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
	L-1	LANDSCAPE OVERVIEW PLAN
2-3	L2-L3	LANDSCAPE PLANS
4	L4	LANDSCAPE ELEVATION & SECTION ALONG TROPICAL

BASIS OF BEARINGS

NORTH 20°01'35" EAST BEING THE CENTERLINE OF DECATUR BLVD. BETWEEN TROPICAL PARKWAY AND RICE AVENUE IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY NEVADA RECORDER IN BOOK 140 OF PLATS PAGE 41.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
RIVET AND PLATE IN TOP OF CURB NW CORNER OF TROPICAL PARKWAY & THOM

STATION: BLVSK 25E6
ELEVATION= 997.3653 METERS (NAVD88)
2288.50

FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 32003C1765 E, SEPTEMBER 27, 2002.

PARKING LEGEND
(XX) PARKING STALL PAD TOTAL
(X) PARKING STALL SUBTOTAL

RECEIVED
JAN - 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

VAR-40226 SUP-40225
SDR-40223 REVISED

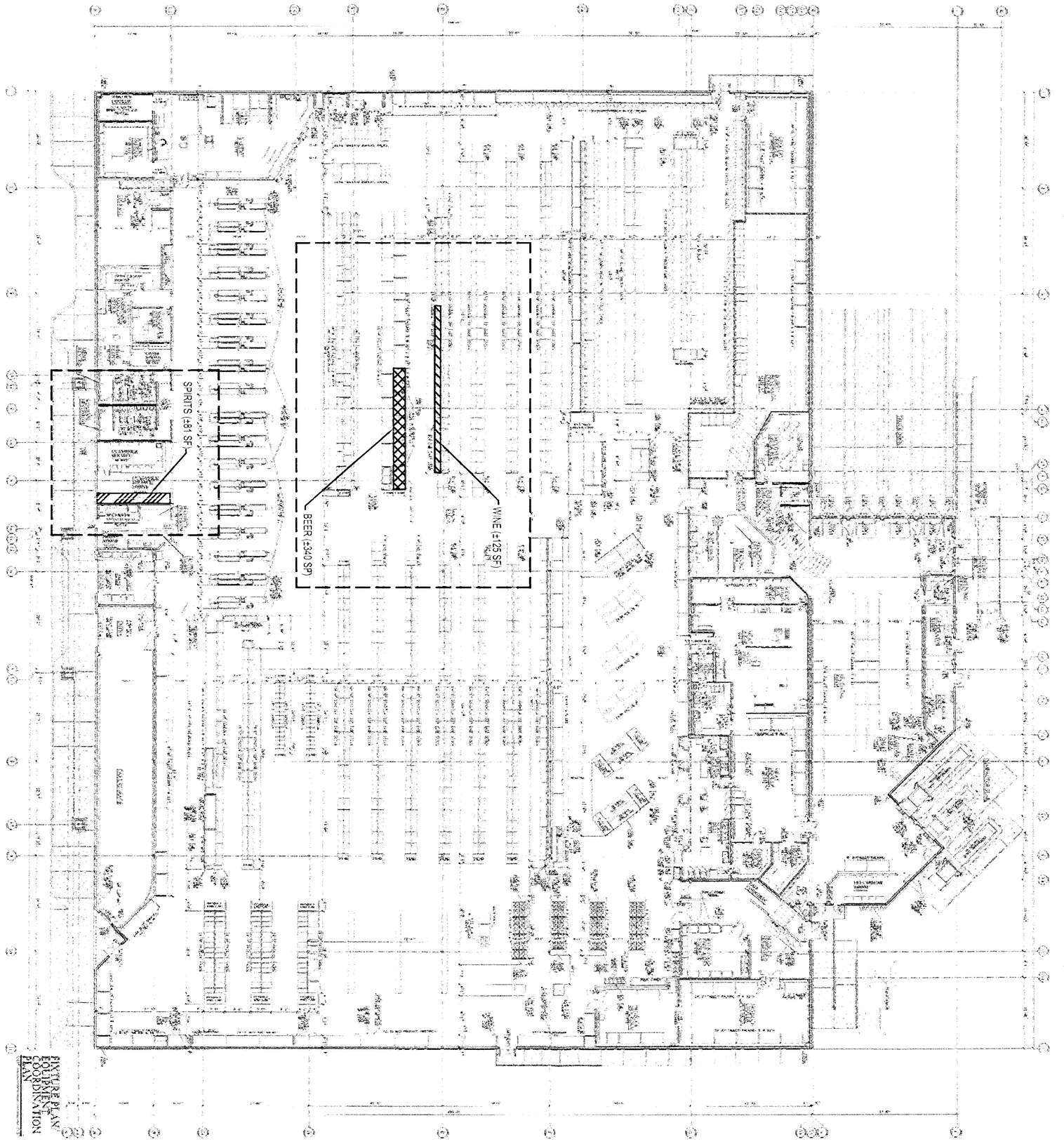
SHEA - CARR - JEWELL
ENGINEERING AND PLANNING SERVICES
2727 CARRIAGE DRIVE SW, BLDG. H, OLYMPIA, WASHINGTON 98502
P 360.352.1465 F 360.352.1549
WWW.SHEACARRJEWELL.COM

SHEET TITLE: SITE PLAN
PROJECT NAME: WINCO FOODS LAS VEGAS, NEVADA

SEAL: PERRY A. SHEA, 30021, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER

DESIGNER: J. GIBSON
DRAWN BY: J. HURTADO
APPROVED BY: J. GIBSON
DATE: NOVEMBER 2010
DRAWING FILE NO: 1226.01 C-01
DRAWING NO: C-01
SHEET NO: 1 OF 5

Dec 16, 2010 - 11:34:56am User Name
N:\PROJECTS\1226 WINCO\CAD\DWG\1226.01 - LV\ - DECATUR LAS VEGAS\PLANS\ OF PROJECT FILES\SHEETS\ARCH\1226.01 C-01.DWG



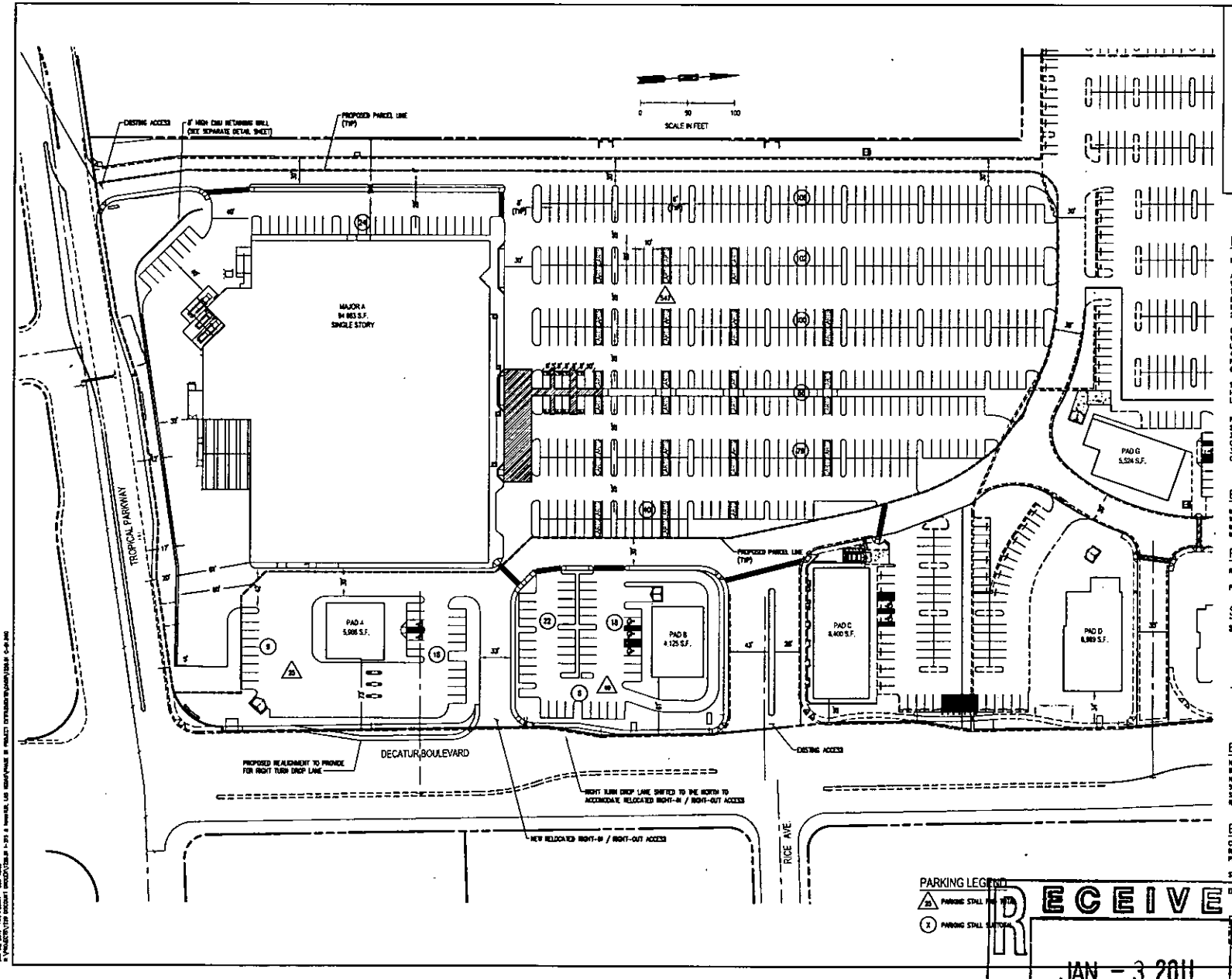
FIXTURE PLAN EQUIPMENT COORDINATION PLAN

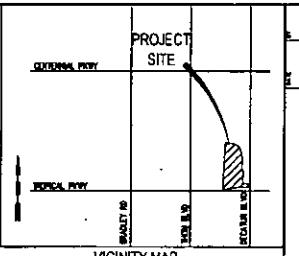
ALCOHOL DISPLAY AREAS

SPIRITS
BEER
WINE

VAR-40226
SUP-40225
SDR-40223

| | | |





VICINITY MAP
NOT TO SCALE

PROJECT DATA

MAJOR A LOT SIZE: 386,630 S.F. (8.90 ACRES)

APPLICANT:
WINCO FOODS
TY MORRISON, MA
650 N. ARBORCREST PLACE
BOISE, ID 83704
208-672-2088

OWNER:
WEINGARTEN REALTY
LANCE SHERROD, LEED AP
6440 S. 38TH ST SUITE 300
PHOENIX, AZ 85042
602-237-4883

SITE ADDRESS:
I-215 & DECATUR
LAS VEGAS, NV

PROJECT REPRESENTATIVE:
SHEA CARR JEWELL
2102 CARRIAGE DRIVE SW, BLDG. H
OLYMPIA, WA 98502
360-352-1465
CONTACT: PERRY SHEA, PE

BUILDING SETBACKS

MIN FRONT YARD	20 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 (WINCO)

PROVIDED: 547 (WINCO 3.77 PER 1,000 S.F.)

SHEET / DRAWING INDEX

SHEET #	DWG #	DESCRIPTION
1	C-01	SITE PLAN
2	C-02	PROPOSED SITE PLAN REVISIONS
X	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	L6	LANDSCAPE ELEVATION & SECTION ALONG TROPICAL

BASIS OF BEARINGS

NORTH 02°09'35" EAST BEING THE CENTERLINE OF DECATUR BLVD. BETWEEN TROPICAL PARKWAY AND RICE AVENUE IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 149 OF PLATS PAGE 42.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BRASS CAP FLUSH IN TOP OF CURB AT CORNER OF TROPICAL PARKWAY & RICE

STATION: B,190
ELEVATION: 2239
(687.3053 METERS (NAVD88)
2256.80 FEET

FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 32003C1705 E, SEPTEMBER 27, 2008.

PARKING LEGEND
(A) PARKING STALL TYP. TYP.
(X) PARKING STALL SUITOR

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

VAR-40226 SUP-40225
SDR-40223 REVISED

SHEA - CARR - JEWELL
ENGINEERING AND PLANNING SERVICES
2102 CARRIAGE DRIVE SW, BLDG. H, OLYMPIA, WASHINGTON 98502
P. 360.352.1465 / F. 360.352.1508
WWW.SHEACARRJEWELL.COM

SITE PLAN

WINCO FOODS
LAS VEGAS, NEVADA

PROFESSIONAL ENGINEER, STATE OF NEVADA
PERRY L. SHEA
No. 20533
6/2012
CIVIL

DESIGNED	J. GIBSON
DRAWN BY	L. HURTADO
APPROVED BY	J. GIBSON
DATE	NOVEMBER 11, 2010
JOB No.	1224.91
MASTER PLOT No.	1224.91-SP1
DRAWING No.	C-01
SHEET No.	1 OF 6

Pre-Application Conference Item Required YES	NO	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	Additional Notes
		APPLICATION	
X	☐	Signed and notarized by ***all*** property owners or authorized agent(s)	
X	☐	Grant deed and legal description	
X	☐	***Detailed*** justification letter	
X	☐	Reduced 8.5" x 11" copy of ***all*** plans and elevations	
X	☐	Full size, rolled, color copy of ***all*** plans and elevations	
X	☐	Correct fee(s): $ 500 $ 500 $ 30 Total = $ ~~1080~~ 1280 DJR	
☐	X	~~Assessor Parcel Map~~	
X	☐	Statement of Financial Interest	
X	☐	Development Impact Notice and Assessment (DINA)	
X	☐	Project of Regional Significance	
X	☐	Copy of Business Licenses (Owner, Applicant, Representative)	
		SITE PLAN / **Folded Plans:** 1 **Rolled/Colored Plans:**	
X	☐	11" x 17" min. to 24" x 36" max. page size	
X	☐	North arrow, scale, and vicinity map	
X	☐	***All*** property lines and present dimensions labeled	
X	☐	***All*** building setbacks labeled	
X	☐	***All*** adjacent existing land uses and street names labeled	
X	☐	***All*** points of ingress and egress shown	
X	☐	ADA accessibility requirements shown/labeled	
☐	☐	Parking standard(s) utilized: _____	
☐	☐	Parking space count and typical dimensions labeled #regular _____ #compact _____ #handicap _____ Total _____	
☐	☐	***All*** free-standing sign locations shown and heights and sizes noted	
		LANDSCAPE PLAN **Folded Plans:** **Rolled/Colored Plans:**	
☐	☐	11" x 17" min. to 24" x 36" max. page size	
☐	☐	North arrow, scale, and vicinity map	
☐	☐	***All*** property lines and present dimensions labeled	
☐	☐	***All*** required perimeter landscape planters shown	
☐	☐	***All*** required parking lot fingers/islands shown	
☐	☐	Quantity, size, species/variety of ***all*** trees, shrubs, and ground cover	
		BUILDING ELEVATIONS **Folded Plans:** **Rolled/Colored Plans:**	
☐	☐	11" x 17" min. to 24" x 36" max. page size	RECEIVED NOV 15 2010 City of Las Vegas
☐	☐	Scale and building dimensions labeled	
☐	☐	North, south, east, and west elevations of ***all*** buildings	
☐	☐	***All*** building materials and colors noted	
☐	☐	8" x 10" photo of original color and material board	
☐	☐	***All*** wall sign locations shown and sizes noted	
		FLOOR PLANS / **Folded Plans:** 1 **Rolled Plans:** ~~1~~	
X	☐	11" x 17" min. to 24" x 36" max. page size	Indicate Package liquor sales area w/ SF
X	☐	Scale and building dimensions labeled	
X	☐	***All*** building entrances/exits shown	
X	☐	Use of ***all*** rooms noted/labeled	

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

Applicant: Shea-Carr-Jewell Application Type: SUP- Retail Estab. w/ Acc. Package liquor (off-sale)

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

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

Revised 08/18/2008

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

January 31, 2011

CORRECTED LETTER

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

RE: SUP-40225 - SPECIAL USE PERMIT RELATED TO VAR-40226 AND SDR-40223
PLANNING COMMISSION MEETING OF JANUARY 25, 2011

Dear Mr. Sherwood:

Your 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), 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. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Retail Establishment with Accessory Package Liquor Off-Sale Establishment use.

6. Approval of and conformance to the Conditions of Approval for Variance (VAR-40226) and Site Development Plan Review (SDR-40223) shall be required.

7. Conformance to the approved conditions for Master Sign Plan (MSP-25930) and Site Development Plan Review (SDR-22582).

8. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Printed with environmentally friendly soy ink.

9. 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.

10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

11. Approval of this Special Use Permit does not constitute approval of a liquor license.

12. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

13. All beer and wine coolers shall remain in the original manufacturer's configuration intended for resale.

14. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

January 13, 2011

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

RE: SUP-40225 - SPECIAL USE PERMIT RELATED TO VAR-40226 AND SDR-40223
PLANNING COMMISSION MEETING OF JANUARY 25, 2011

Dear Mr. Sherwood:

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 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,

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

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT

CASE NUMBER: **SUP-40225**

MEETING DATE: **01/25/11 PC**

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.

Signature

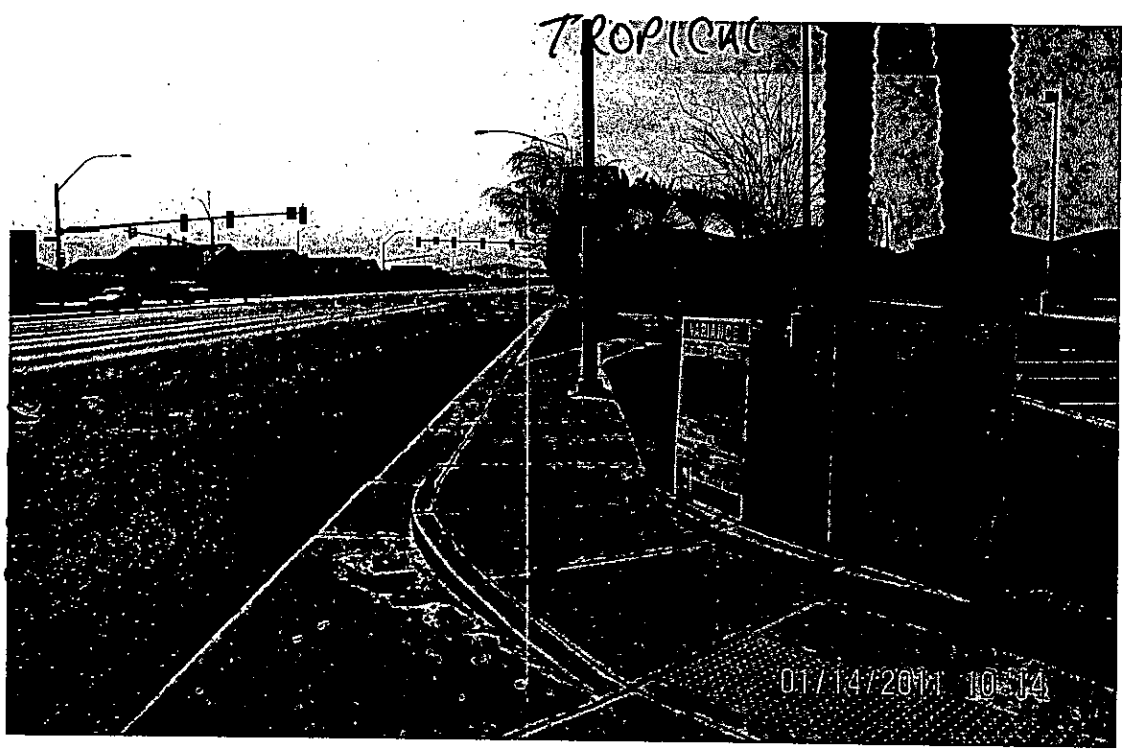
1-14-11
Date

1-14-11

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

42

Zoning
he first



Signature

1-19-11
Date 1-14-11

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

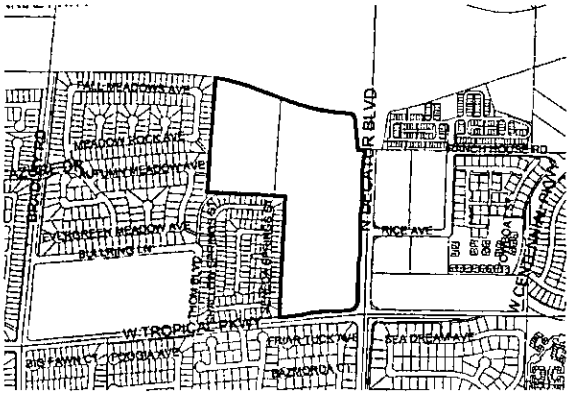
42

Application Information

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).

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

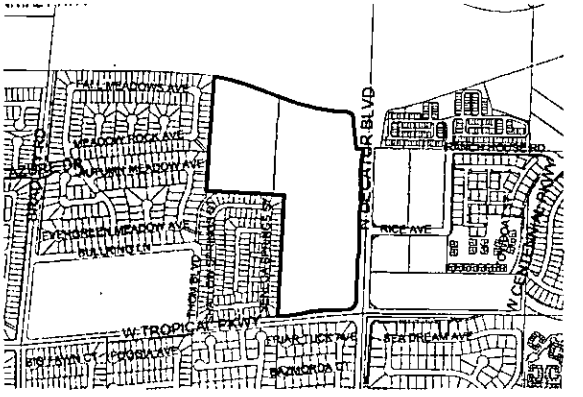
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development 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

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).

Application Location



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

Public Hearing Information

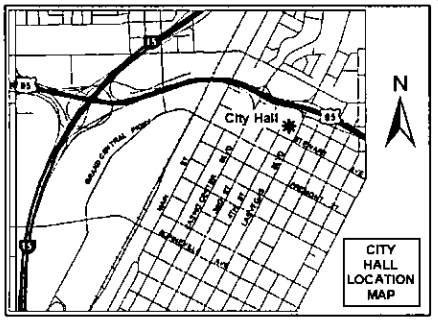
Meeting:	Planning Commission
Date:	***January 25, 2011***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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.

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

Return Service Requested

Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

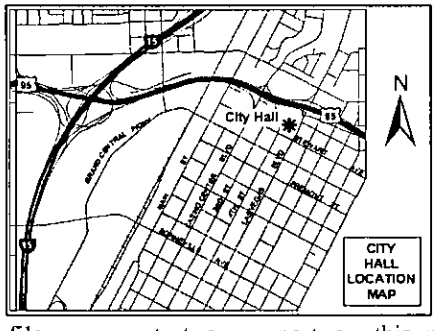
VAR-40226 & SUP-40225

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.

VAR-40226 & SUP-40225

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 BJA
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: January 5, 2011
Re: **SUP-40225** Winco Foods 6101 N. Decatur Blvd.
Request for a Special Use Permit for an accessory package liquor off-sale establishment use within a proposed grocery store

COMMENTS:

We have no comment on the Request for a Special Use Permit application to allow an accessory package liquor off-sale establishment use located within a proposed grocery store located at 6101 North Decatur Boulevard.

We note that this site is the subject of a Site Development Plan Review SDR-40223; all site-related conditions of approval are addressed with that action.

City of Las Vegas - Planning and Development Department.

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:

SUP-40225

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

Carman Burney

From: Adam Stubbs [A8048S@LVMPD.COM]
Sent: Monday, December 20, 2010 12:54 PM
To: Carman Burney; Nora Lares
Subject: 01/25/2011 DINA/PRS

I have reviewed the 01/25/2011 DINA/PRS and the following are my comments:

5UP-40225 DINA - No significant impact to law enforcement at this time.

5UP-40259 DINA - No significant impact to law enforcement at this time.

5UP-40407 DINA - No significant impact to law enforcement at this time.

SUP-40436 DINA - No significant impact to law enforcement at this time.

Respectfully,

Adam Stubbs

Police Officer

Office of Intergovernmental Services

Las Vegas Metropolitan Police Department

A8048S@lvmpd.com <mailto:A8048S@lvmpd.com>

Office: (702) 828-5538

Cell: (702) 587-1469

C I T Y OF L A S V E G A S

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:

A/P # 40225 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/15/2010 15:08	982998	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

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 A PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE WITHIN A 94,563 SQUARE-FOOT GROCERY STORE 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 # 40225 Project/Phase Name DECATUR/215 REDEVELOPMENT Phase #
Size/Area 0.00 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-

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 No Comments

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 Perry Shea

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

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	11/15/2010 15:27	750.00
RECORDING OF NOTICE OF ZONING ACTION	P	11/15/2010 15:28	30.00
PROCESSING FEE	P	11/15/2010 15:28	500.00
	Total Unpaid	0.00 **Total Paid**	1280.00

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 (SUP) **Modified By** JMARSHALL **Modified Date/Time** 11/15/2010 15:08

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y	**Pre-Application Conference Checklist**	Y	**Site Plan (6 Folded Blue Lines, 1 Rolled Colored)**
Y	**Application/Petition Form**	Y	**Floor Plan, If Applicable (1 Folded, 1 Rolled)**
Y	**Deed and Legal Description**	Y	**Laser Print Site Plan**
Y	**Justification Letter**	Y	**Laser Print Floor Plan**
Y	**DINA (Not Always Required)**	Y	**Statement of Financial Interest**

Y **Business Licensing Requirements Met**

N **Business License Exempt**

Check Conditions

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

No Conditions

Project

Project #	A/P Type	Status	Stage	Relation

No children exist for this project

Planning Condition

Planning Condition	Description	Effective	Expire	Comments

There is no planning condition for this project.

SPECIAL USE PERMIT

Y **DINA Required?** Y **Will this go to the City Council?** **Hearing Type**

Public or Admin? PUBLIC

Y **Project of Regional Significance?**

N **Parent Project link required?** **Is there a condition of approval for a Required Review?**

If yes, when does it need to be reviewed?

Type of Use
PACKAGE LIQUOR OFF-SALE ESTABLISHMENT

Y **Is this an Alcohol related Use?** **Staff Recommendation** **Entitlement Exercised?**

Meeting Information

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

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

No children exist for this project

Employee Employee ID	Last	First	MI	Comments

No Employee Entries

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

No Model Home Details

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

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 Special Use Permit for retail establishment with accessory package liquor off-sale. Approx. 546 sf of the 94,563 grocery will be used for beer, wine and spirits.

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

FOR DEPARTMENT USE ONLY

Case #	SUP-40225
Meeting Date:	1/27/11
Total Fee:	1280.00
Date Received:*	11-15-10
Received By:	JFmel

*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.

RECEIVED
NOV 15 2010
City of Las Vegas

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. Fraikos

Title: Vice President

Subscribed and sworn before me

This 10th day of November, 2010.

_____
Notary Public in and for said County and State

CATHY A. MARINE
Notary Public - Arizona
Maricopa County
My Commission Expires
April 14, 2014

RECEIVED
NOV 15 2010
City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40225** 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: _____
Name: Timothy M. Franks
Title: Vice President

Subscribed and sworn before me

This 10th day of November, 20 10

_____
Notary Public in and for said County and State

CATHY A. MARINE
Notary Public - Arizona
Maricopa County
My Commission Expires
April 14, 2014

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 **SUP-40225** 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:_____

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: JOHN T. MORRISON
WINCO FOODS LLC
PROJECT MANAGER

Subscribed and sworn before me

This 12th day of November, 2011.

_____
Notary Public in and for said County and State

ANDREA C. DOE
NOTARY PUBLIC
STATE OF IDAHO

RECEIVED
NOV 15 2010
City of Las Vegas

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 Brady – 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 Business in: California, Florida, Kansas, Kentucky, Louisiana, Nevada, New Mexico, 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:	

RECEIVED
NOV 15 2010
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)			

RECEIVED
NOV 15 2010
City of Las Vegas

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:	
ILO			

RECEIVED
NOV 15 2010
City of Las Vegas

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. Frakes 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.

JRH Legal

William M. Crook, Assistant Secretary

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.

RECEIVED
NOV 15 2010
City of Las Vegas

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.

SUP-40225

2102H Carriage Drive SW - Olympia, WA 98502
Office: 360.352.1465 | Fax: 360.352.1509 | Email: info@sheacarrjewell.com | www.sheacarrjewell.com

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

RECEIVED
SUP-40225 NOV 15 2010
City of Las Vegas

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

RECEIVED
NOV 15 2010
City of Las Vegas

SUP-40225

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

N:\Projects\1226 Discount Grocer\1226.01 I-215 & Decatur, Las Vegas\Phase 01 Project Entitlements\Comparison Decatur_215 redev.docx

RECEIVED
NOV 15 2010
City of Las Vegas

SUP-40225

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. / Las Vegas, NV	10	Business Mailing Address: PO Box 5756 / Boise, ID 83705
11	Business Fax: 208.377.0474	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

RECEIVED

NOV 15 2010

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

11/07

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.

WinCo Foods, LLC
Name of Business

650 N. Armstrong Place, Boise ID 83704
Business Address

Signature of Applicant

9/27/2010
Date

RECEIVED
NOV 15 2010
City of Las Vegas

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	3842 E. Vantage Pointe Ln.	Meridian	ID	83642	11/30/1937	0.4520%
LLC Manager	Vice Chairman of the Board	Scott R. Preece	10034 SW Steeplechase	Beaverton	OR	97008	10/29/1944	0.29%
LLC Manager	Chief Executive Officer	Steven L. Goddard	4685 N. Cluell Terrace Pl.	Boise	ID	83703	05/28/1962	0.1380%
LLC Manager	Chief Financial Officer	Gary R. Pira	4110 Greenmeadow Dr.	Meridian	ID	83642	08/28/1947	0.0800%
LLC Manager	Director	Robert T. Richins	9221 Riverside Dr. West	Boise	ID	83703	10/23/1927	0.1680%
LLC Manager	Director	Phillip A. Debill	7578 Pelican Bay Blvd., Apt. 1503	Naples	FL	34108	09/14/1942	0.0970%
LLC Manager	Chief Operations Officer	Richard Chenier	2688 S. Basin Creek	Meridian	ID	83642	8/1/1955	0.0435%

RECEIVED
NOV 15 2010
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 Consultant
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 Buildg H Olympia, Washington 98502	10	Business Mailing Address: 2102 Carriage Drive SW Building H Olympia, WA 98502
11			Business Fax: 360-352-1509
12			Cellular Phone: 360-791-9205
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
	Msnager Name: (Last, Firet) 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.

RECEIVED
NOV 15 2010
CITY OF LAS VEGAS

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:

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: Jean Carr	Date: 9/27/2010

11/07

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.

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

RECEIVED
NOV 15 2010
City of Las Vegas

Business Address _____

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.

CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT

ENVIRONMENTAL IMPACT ASSESSMENT

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

* Bold question numbers denote minimum NRS requirements

VAR-40226
SUP-40225
SDR-40223

RECEIVED
NOV 15 2010
City of Las Vegas

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as Decatur/215 Redevelopment, located at 6101 N Decatur Blvd., Las Vegas, NV (Tax Parcel 215-25-614-001).

This document is being prepared by:

Company Name: Shea Carr Jewell
Address: 2102 Carriage Drive SW
Bldg H
Olympia, WA 98502

Contact Person:
Name: Perry Shea, P.E.
Title: Principal
Telephone: 360.352.1465
Fax: 360.352.1509
E-mail: perry@sheacarrjewell.com

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct. I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: Perry Shea Date: 09/27/10

Name: Perry Shea, P.E.
Title: Principal

RECEIVED
NOV 15 2010
City of Las Vegas

1 Project Description

1.a	Project title:	Decatur/215 Redevelopment
1.b	Application #:	
1.c	Project location:	6101 N Decatur Blvd., Las Vegas, NV
1.d	Project sponsor	
	Name:	WinCo Foods
	Address:	650 Armstrong Place, Boise, Idaho 93704
	Telephone:	208.672.2086
1.e	G. P. designation:	SC
1.f	Zoning:	C-1
1.g	Project description:	
	Total site acreage:	36.43 acres. Grocery pad site is 9.1 acres
	i) Residential	
	Total units:	n/a
	FAR per Lot:	n/a
	Lot Coverage per Lot:	n/a
	ii) Hospitality	
	Total rooms:	n/a
	Total entertainment:	n/a
	iii) Commercial	
	Total S.F.:	94,683 sf for grocery; 5,966 sf for bank, 4,125 for drive-thru restaurant
	Total FAR:	
	Total Lot Coverage:	
1.h	Briefly describe the project's surrounding land use and setting:	
	North:	Target srore, retail pads
	East:	vacant land zoned C-1 and C-2 by City of North Las Vegas
	South:	residential
	West:	residential

1.i Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):

RECEIVED
NOV 15 2010
City of Las Vegas

Narrative: The project will amend the approved site development plan SDR-22582 (Decatur/215). The proposal will reconfigure a portion of the site to replace 91,340 sf of retail uses and five outparcels (including 6,720 sf of retail, a 2,500 sf bank, 6,105 sf restaurant uses and approximately 6,000 sf of drive-through fast food restaurants) with a 94,683 sf discount grocery and two outparcels to include a 5,966 sf bank and 4,125 sf drive-through restaurant.

The proposal also requests amending the conditions of approval for the Decatur/215 project to allow the grocery store to operate 24 hours, seven days a week, and to permit deliveries on Sundays.

The grocery store is planned to include package liquor sales as an accessory use. Of the 94,683 sf, a total of 546 sf will be used for this purpose (beer 340 sf, wine 125 sf and spirits 81 sf).

RECEIVED

NOV 15 2010

City of Las Vegas

2 Transportation and Traffic

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

Explain: This is an approved project, and the proposed redevelopment is not significantly different from what has been approved.

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

Explain: Yes. City parking regulations require 378 spaces; project will provide 547 parking spaces.

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

Explain: No. The proposed redevelopment is similar to the approved project for the site.

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

Explain: Yes. The proposed redevelopment does not differ significantly from what has already been approved for the site.

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

Table: Please see attached trip generation tables.

RECEIVED

NOV 15 2010

City of Las Vegas

DECATUR/215 REDEVELOPMENT

2. Transportation and Traffic

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

The Traffic Impact Study Update prepared by Orth-Rodgers Associates, Inc. for the DECATUR/215 project in November 2007, estimated trip generation for the entire project as follows:

Table 1. Estimated PM Peak Hour Trip Generation – Decatur 215

Land Use	ITE Code	Variable	Average Rate per Variable	Gross Trips				
				Total Trips	% Enter	% Exit	Entering Vehicles	Exiting Vehicles
Shopping Center	820	351,505	Ln(T)=.66Ln(X)+3.4	1,435	48%	52%	689	746
Restaurant	932	19,144	10.92	209	61%	39%	127	82
Fast Food	934	7,253	34.64	251	52%	48%	131	120
Bank	912	2,500	53.46	134	51%	49%	68	66
Internal Capture							193	192
Pass-by Trips							303	298
Total Trips							**519**	**524**

The Decatur/215 Redevelopment project will reconfigure a portion of the site to replace 91,340 sf of retail uses and five outparcels (including 6,720 sf of retail, a 2,500 sf bank, 6,105 sf restaurant uses and approximately 6,000 sf of fast food) with a 94,683 sf discount grocery and two outparcels to include a 5,966 sf bank and 4,125 sf drive-through fast food restaurants. Table 2 illustrates the estimated PM peak hour trip generation for the redevelopment proposal. Trip rates for the high-turnover (sit-down) restaurant, fast food restaurant, and bank have changed in the latest edition of the ITE manual and the most current rate was used below. Current pass-by rates were also used, but the internal capture rates used in the Traffic Impact Study were not recalculated.

Table 2. Estimated PM Peak Hour Trip Generation – Proposed Uses

Land Use	ITE Code	Variable	Average Rate per Variable	Gross Trips				
				Total Trips	% Enter	% Exit	Entering Vehicles	Exiting Vehicles
Shopping Center	820	253,455	4.21[1]	1,067	49%	51%	523	544
Discount Supermarket	854	94,683	8.46[1]	801	50%	50%	400	401
Restaurant	932	13,038	11.15	145	59%	41%	86	59
Fast Food	934	5,378	33.84	182	52%	48%	107	75
Bank	912	5,966	25.82	154	50%	50%	77	77
Total Trips							**2,349**	
Less Internal Capture							**373**	
Less Pass-By Trips							**555**	
Net New PM Peak Hour Trips							**1,421**	

[1] Average trip rate calculated based on equation for both shopping center and supermarket.

As shown in the tables, the proposed redevelopment project will increase the site generated trips by approximately 378 trips.

RECEIVED
NOV 15 2010
City of Las Vegas

The tables below and on the following page illustrate the internal capture and pass-by trip calculations.

Table 3. PM Peak Hour Trip Generation – Proposed Uses

Land Use	ITE Code	Size	Average Rate per Vari-able	Total Trips	Internal Capture %	Internal Capture	Driveway Trips	Pass-by %	Pass-by Trips	New to Network Trips	% Enter	% Exit	Enter	Exit
Shopping Center	820	253,455	4.21	1067	8%	85	982	27%	265	717	49%	51%	351	365
Discount Super-market	854	94,683	8.46	801	8%	64	737	23%	169	567	50%	50%	284	284
Restaur-ant	932	13,039	11.15	145	42%	61	84	43%	36	48	59%	41%	28	20
Fast Food	934	5,378	33.84	182	39%	71	111	50%	56	56	52%	48%	29	27
Bank	912	5,966	25.82	154	60%	92	62	47%	29	33	50%	50%	16	16
Total				**2349**		**373**	**1976**		**555**	**1420**			**708**	**712**

N:\Projects\1226 Discount Grocer\1226.01 I-215 & Decatur, Las Vegas_Submittals\Special Use Permit\Env Impact Assessment trip gen.docx

RECEIVED
NOV 15 2010
City of Las Vegas

Internal Capture
Decatur/215

Internal Capture and Passby Trips for AM Peak Period

Land Use	ITE Code	Movement	Gross Trips	Internal Capture	Driveway Trips	Passby Trips	External Trips
Shopping Center	820	Entering	203	0	203	0	203
		Exiting	130	0	130	0	130
		Total	333	0	333	0	333
		%	100%	0%	100%	0%	100%
High-Turnover (Sit-Down) Rstaurant	932	Entering	115	0	115	0	115
		Exiting	106	0	106	0	106
		Total	221	0	221	0	221
		%	100%	0%	100%	0%	100%
Fast Food Restaurant with Drive-Through	934	Entering	196	0	196	96	100
		Exiting	189	0	189	93	96
		Total	385	0	385	189	196
		%	100%	0%	100%	49%	51%
Drive-in Bank	912	Entering	41	0	41	0	41
		Exiting	39	0	39	0	39
		Total	80	0	80	0	80
		%	100%	0%	100%	0%	100%
TOTAL		**Entering**	**555**	**0**	**555**	**96**	**459**
		Exiting	**464**	**0**	**464**	**93**	**371**
		Total	**1019**	**0**	**1019**	**189**	**830**
		%	**100%**	**0%**	**100%**	**19%**	**81%**

Internal Capture and Passby Trips for PM Peak Period

Land Use	ITE Code	Movement	Gross Trips	Internal Capture	Driveway Trips	Passby Trips	External Trips
Shopping Center	820	Entering	689	54	635	216	419
		Exiting	746	65	681	232	449
		Total	1435	119	1316	448	868
		%	100%	8%	92%	31%	61%
High-Turnover (Sit-Down) Rstaurant	932	Entering	127	42	85	37	48
		Exiting	82	46	36	15	21
		Total	209	88	121	52	69
		%	100%	42%	58%	25%	33%
Fast Food Restaurant with Drive-Through	934	Entering	131	56	75	38	37
		Exiting	120	41	79	39	40
		Total	251	97	154	77	77
		%	100%	39%	61%	30.5%	30.5%
Drive-in Bank	912	Entering	68	41	27	13	14
		Exiting	66	40	26	12	14
		Total	134	81	53	25	28
		%	100%	60%	40%	19%	21%
TOTAL		**Entering**	**1015**	**193**	**822**	**303**	**519**
		Exiting	**1014**	**192**	**822**	**298**	**524**
		Total	**2029**	**385**	**1644**	**601**	**1043**
		%	**100%**	**19%**	**81%**	**30%**	**51%**

RECEIVED
NOV 15 2010
City of Las Vegas

3 Schools

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

Conventional units: 0

Age-restricted units: 0

3.b Based upon the student generation factors utilized by Clark County School District[1] what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name: n/a

Distance from site[2]: n/a

Number of pupils: n/a

Junior High/Middle School

School name: n/a

Distance from site[2]: n/a

Number of pupils: n/a

High School

School name: n/a

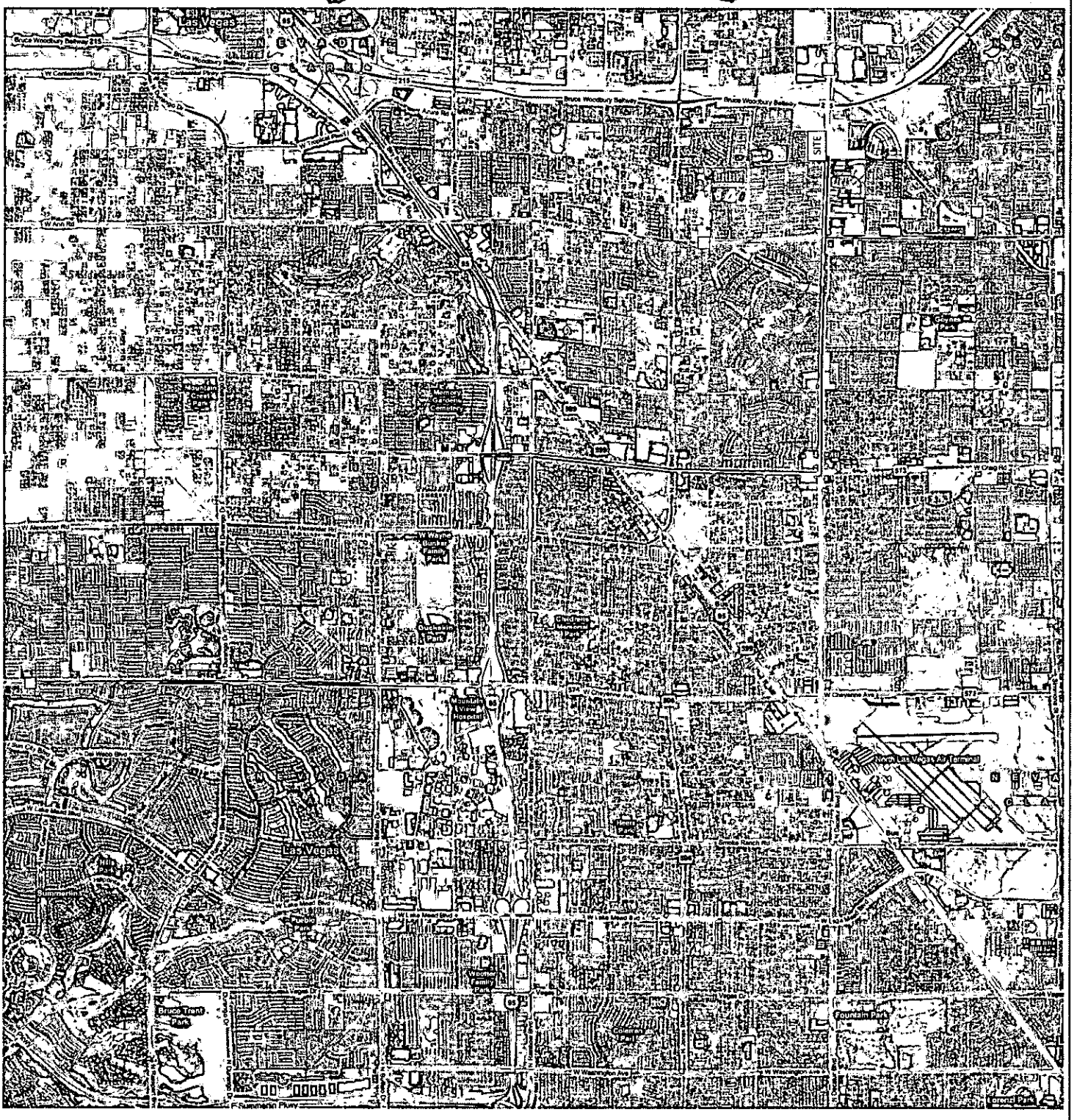
Distance from site[2]: n/a

Number of pupils: n/a

RECEIVED
NOV 15 2010
City of Las Vegas

I See Exhibit I

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



LEGEND

- Police Station Route
- Fire Station Route
- Emergency Services Route
- Primary Pedestrian Route to Transit
- Children's Memorial Park Route
- Lorenzi Park Route

RECEIVED
NOV 15 2010
City of Las Vegas

SHEA • CARR • JEWELL
ENGINEERING AND PLANNING SERVICES

Decatur/215 Redevelopment
Las Vegas, NV
Environmental Impact Assessment

4 Emergency Services

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

Fire	
Name of the facility:	Fire Station 55, 5725 Allen Lane, North Las Vegas
Existing/proposed:	Existing
Distance from site[3]:	1.32 miles

Police	
Name of the facility:	Las Vegas Metropolitan Police Department, NW Area Command, 9350 W Cheyenne Avenue, Las Vegas NV 89129
Existing/proposed:	existing
Distance from site[3]:	3.5 miles

Emergency Services	
Name of the facility:	Fire Station 109 - W. Ann Road & Calverts St.
Existing/proposed:	Proposed
Distance from site[3]:	1.6 miles

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

Explain: The project will not result in a demand for emergency services that is greater than the existing approved Decatur/215 project.

RECEIVED
NOV 15 2010
City of Las Vegas

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

5 Housing

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

Explain: No residential uses are included in this project.

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

Explain: No - the site is currently vacant

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

Density: n/a

Height: n/a

Gated community: n/a

Housing Type: n/a

Home ownership: n/a

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

Explain: The site is zoned for commercial uses and will not increase or decrease available housing.

RECEIVED
NOV 15 2010
City of Las Vegas

6 Mass Transit

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

Line number/name: 103

Location: Rome/Decatur

Distance from site[4]: one block

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

Explain: No

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

Explain: The approved Decatur/215 project will install bus turnouts at two locations adjacent to the development.

RECEIVED
NOV 15 2010
City of Las Vegas

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

7 Open Space and Recreation

7.a Provide the distance from the site of the proposal to the nearest existing[5] or planned[6] (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name:	Children's Memorial Park
Location:	6601 W Gowan Road
Distance from site[7]:	3.57 miles

Community Park

Park name:	Children's Memorial Park
Location:	6601 W Gowan road
Distance from site[7]:	3.57 miles

Regional Park

Park name:	Lorenzi Park
Location:	3333 W Washington Avenue
Distance from site[7]:	6.29 miles

7.b Based upon 1990 US Census population table[8], what would be the total population generated by the proposed project?

Explain: The proposed project is for commercial uses and does not include any housing.

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

Explain: No public park land is included.

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

Explain: The project will not affect any existing recreational facilities.

RECEIVED
NOV 15 2010
City of Las Vegas

5 See Exhibit 2
6 See Exhibit 3
7 Attach a map indicating the straight distance from the project property line to the park property line.
8 See Exhibit 4

8 Hydrology

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

Explain: n/a

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

Explain: n/a

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

Explain: n/a

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

Explain: n/a

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

Explain: n/a

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

Explain: n/a

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

Explain: n/a

RECEIVED
NOV 15 2010
City of Las Vegas

9 Water Quality

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

Explain: n/a

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

Explain: n/a

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

Explain: n/a

RECEIVED
NOV 15 2010
City of Las Vegas

10 Utilities and Service System

10.a	Would the proposed project connect to an existing or planned sewer system? Explain: n/a Application DINA prepared for liquor sales only.
10.b	What is the quantity of sewage affluent generated by the proposed project, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project? Explain: n/a
10.c	Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility? Explain: n/a
10.d	Would the proposed project generate any industrial waste? Explain: n/a

RECEIVED
NOV 15 2010
City of Las Vegas

EXHIBIT 1

Clark County School District
April 9, 2002

2001-2001 Valley-wide Student Yields

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

Single-Family units include mobile homes and townhouse.
Multi-Family units include a combination of apartments, plexes, and condominiums.
P & 13: Pre-school and Sunset School.

RECEIVED
NOV 15 2010
City of Las Vegas

EXHIBIT 2

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

Existing City Parks
(Map 1, pp. 11)

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

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

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

RECEIVED
NOV 15 2010
City of Las Vegas

EXHIBIT 3

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

Planned City Parks
(Map 12, pp. 49)

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

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

RECEIVED
NOV 15 2010
City of Las Vegas

EXHIBIT 4

US Census Bureau
1990

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

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

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

RECEIVED
NOV 15 2010
City of Las Vegas

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.

RECEIVED
NOV 15 2010
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, President

By: _____
R. Phillip Nourafchan, its Manager

State of NEVADA }
} ss:
County of Clark }

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

TERESA CARGILL
Notary Public, State of Nevada
Appointment No. 05-98104-1
My Appt. Expires Jul 28, 2009

State of NEVADA }
} ss:
County of Clark }

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

TERESA CARGILL
Notary Public, State of Nevada
Appointment No. 05-98104-1
My Appt. Expires Jul 28, 2009

RECEIVED
NOV 15 2010
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.

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) _____

33

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

131

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)
   a) 125-25-501-010
   b) _____
   c) _____
   d) _____

FOR RECORDERS'S OPTIONAL USE ONLY
Document/Instrument #: _____
Book: _____ Page _____
Date of Recording: _____
Notes: _____

2. Type of Property:
   - [x] 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 _____

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: _____ William M. Crook Capacity: GRANTOR/SELLER

Signature: _____ Vice President / Assistant General Counsel 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, a Delaware limited liability company
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

137