

VICINITY & LOCATION MAPS

Site Zoning & Data

SITE DATA		125-01-015
PARCEL NUMBER		125-01-015
JURISDICTION		CITY OF LAS VEGAS - 88-166
EXISTING GENERAL PLAN		PCD
PROPOSED GENERAL PLAN		UC
EXISTING ZONING		UNDEVELOPED
PROPOSED ZONING		CS
SITE AREA		53,949 SF 1.23 NET ACRES

SETBACKS - (BUILDING)		
FRONT	FEET	REQUIRED
REAR	20'	30'
SIDE	5'	20' (TO GAS CANOPY)
		15'
MAX HEIGHT	MAX	
ACTUAL HEIGHT	37'	
LOT COVERAGE ALLOWED	50%	
ACTUAL LOT COVERAGE	77%	

BUILDING AREA		
BUILDING AREA		
FUTURE PAD A		5,300 SF
FUTURE PAD B		2,200 SF
CONVENIENCE STORE		2,400 SF
CAR WASH (ACCESSORY USE)		2,200 SF
TOTAL SQUARE FOOTAGE		12,100 SF

PARKING AREA		
BUILDING AREA	REQUIRED PARKING	31
FUTURE PAD A	1,300 SF @ 1:200	6.5
CONVENIENCE STORE	4,000 SF @ 1:200	20
ESTD. REGULATED:		
STANDARD PARKING SPACES PROVIDED		86
HANDICAPPED SPACES PROVIDED		6
TOTAL PARKING PROVIDED		92
LOADING SPACE (REAR) (REQUIRED)		1
CAR WASH SPACES		1

Kyle Canyon Plaza
 Site Development Review
 Oso Blanca & US-95
 Las Vegas, Nevada 89166

SITE PLAN

APTUS Architecture
 1200 South Main Street
 Suite 200
 Las Vegas, Nevada 89104
 P 702.422.1200
 F 702.422.1212

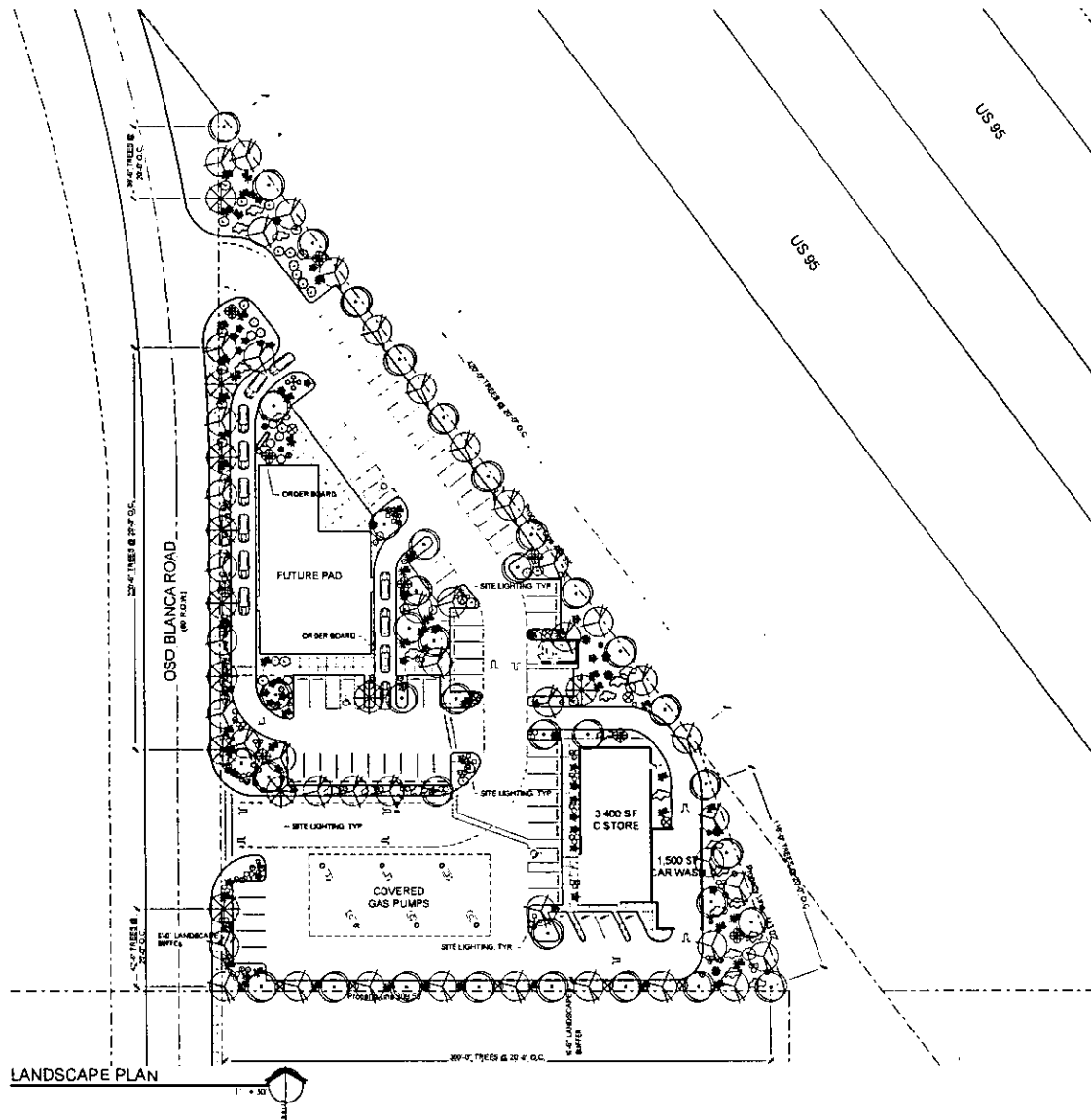
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JAN 13 2011
 City of Las Vegas

EOT-40712

ASI00

AS 104 Kyle Canyon Plaza



LANDSCAPE BUFFERS

STREET SIDE	REAR	MINIMUM AVERAGE	MINIMUM
2' 0"	2' 0"	2' 0"	2' 0"
NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED

LANDSCAPE SCHEDULE			
TREES			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	COLORADO MESQUITE	Prosopis juliflora	2 1/2" dia
	SHOESTRING ACACIA	Acacia greggii	2 1/2" dia
	PURPLE ACACIA	Acacia purpurascens	2 1/2" dia
	SWEET ACACIA	Acacia saligna	2 1/2" dia
SHRUBS			
	TEXAS RANGER	Leucophyllum thomense	5 gal
	CHAPARRAL	Quercus laevis	5 gal
	CREPE MYRTLE	Lagerflora speciosa	5 gal
	COCCOLOBA	Coccoloba sp.	15 gal
	MEXICAN SAGE	Salvia leucantha	5 gal
GROUND COVER			
	DESERT CARPET	Hydrocotyle pinnatifida	5 gal
	TRAILING LANTANA	Lantana montealemana	5 gal
	REGAL MIST GRASS	Hypericum calycinum	5 gal
	MEXICAN FEATHER GRASS	Stipa tenuissima	5 gal
ROCK MULCH			
SIZE	COLOR	DEPTH	
1/2" CRUSHED GRANITE	TBD OR SELECTED BY MANUFACTURERS STD COLOR 1	MIN 2" DEEP	

LANDSCAPE PLAN

Kyle Canyon Plaza
 Site Development Review
 Oso Blanca & US-95
 Las Vegas, Nevada 89166

PLANTING PLAN

APTUS Architecture
 1288 South Ash Street
 Suite 200
 Las Vegas, Nevada 89104
 702.639.1120
 702.639.1111

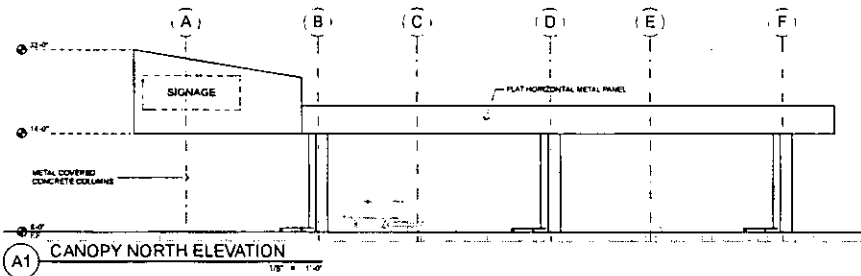
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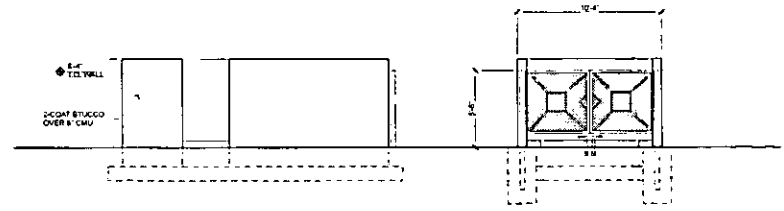
L100

EOT-40712

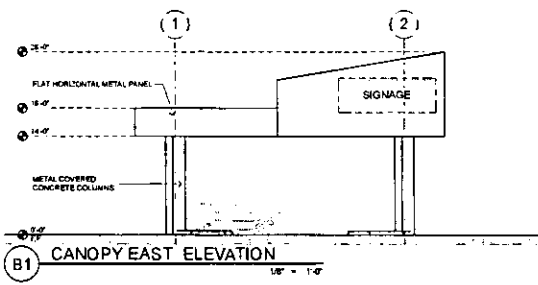
1288 South Ash Street, Suite 200, Las Vegas, NV 89104, Tel: 702.639.1120, Fax: 702.639.1111



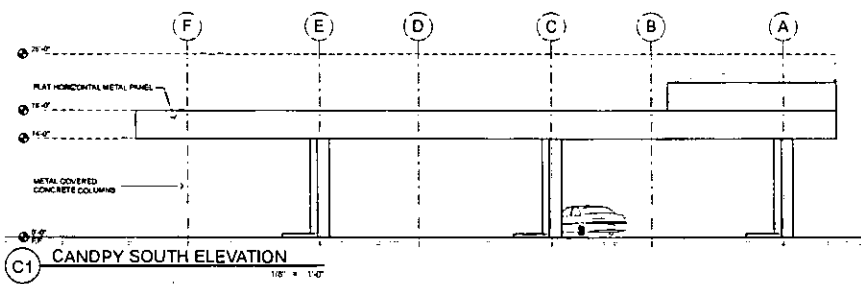
A1 CANOPY NORTH ELEVATION
1/8" = 1'-0"



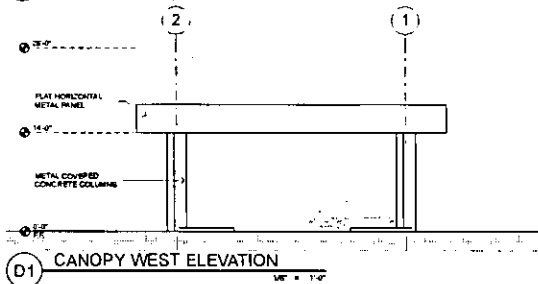
A3 TRASH ENCLOSURE ELEVATIONS
1/8" = 1'-0"



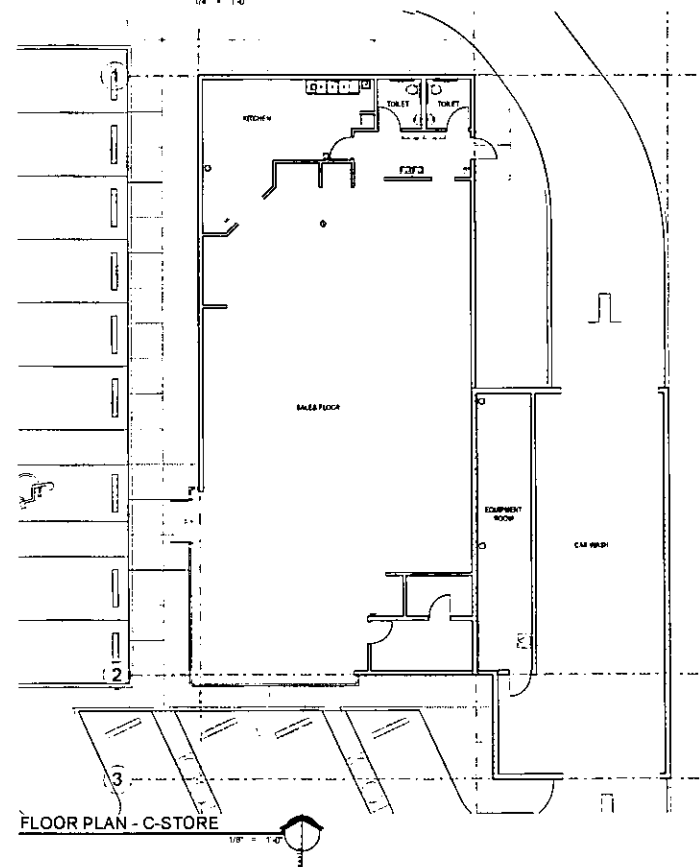
B1 CANOPY EAST ELEVATION
1/8" = 1'-0"



C1 CANOPY SOUTH ELEVATION
1/8" = 1'-0"



D1 CANOPY WEST ELEVATION
1/8" = 1'-0"



FLOOR PLAN - C-STORE
1/8" = 1'-0"

7/05/10 Kyle Canyon Plaza - 1000 South Main Street - Las Vegas, NV 89101 - 702.819.1230

APTUS Architecture
1000 South Main Street
Suite 200
Las Vegas, Nevada 89104
702.819.1230
1702.819.1231

Kyle Canyon Plaza
Site Development Review
Oso Blanca & US-95
Las Vegas, Nevada 89166

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City of Las Vegas

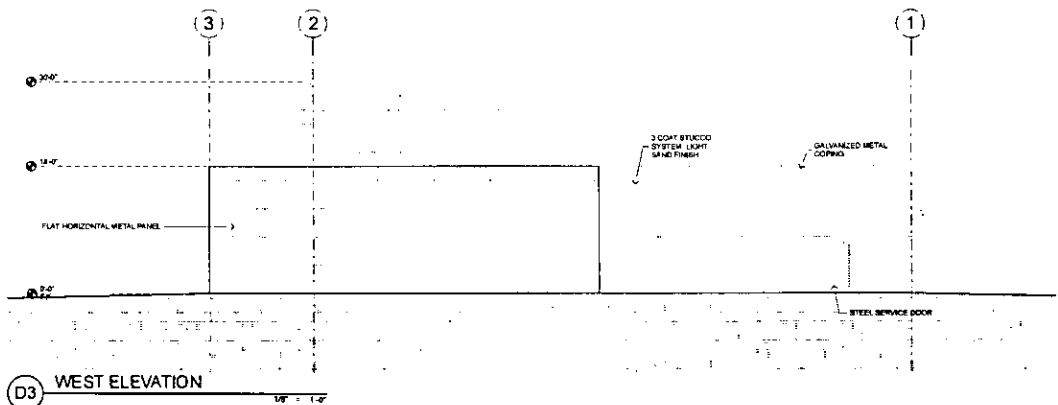
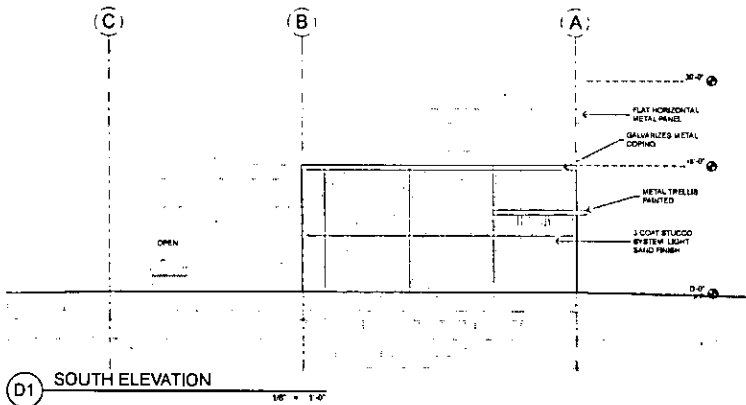
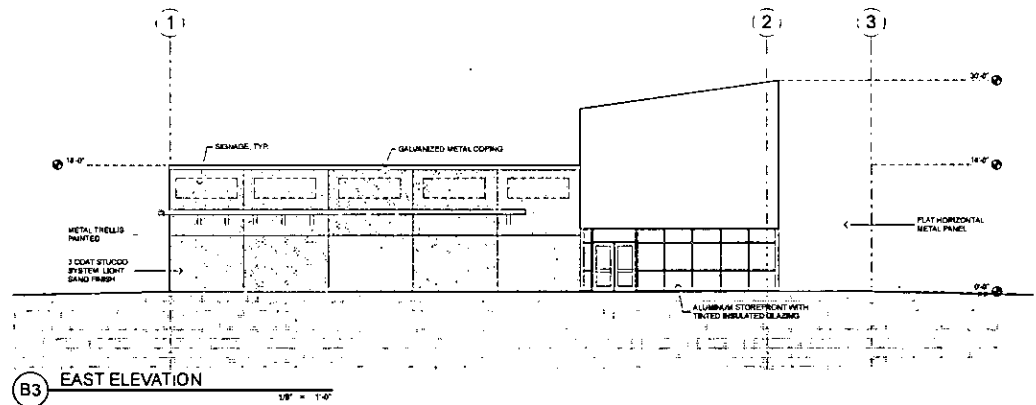
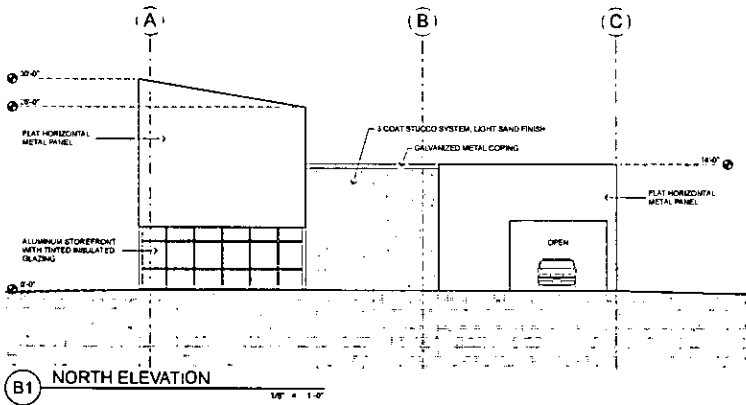
City of Las Vegas Site Development Review 09/21/08
City of Las Vegas Site Development Review Division 10/15/08

FLOORPLANS

A100

06/14/10 Kyle Canyon Plaza

EOT-40712



Kyle Canyon Plaza
Site Development Review
Oso Blanca & US-95
Las Vegas, Nevada 89166

BUILDING
ELEVATIONS

A200

APTUS Architecture
1300 South 10th Street
Suite 200
Las Vegas, Nevada 89104
P 702.476.1100
F 702.476.1111

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JAN 13 2011

City of Las Vegas

EOT-40712



March 3, 2011

LAS VEGAS CITY COUNCIL

OSCAR B. GOOMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRÉTWELL
CITY MANAGER

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza Road
Las Vegas, Nevada 89106

RE: EOT-40712 – EXTENSION OF TIME
CITY COUNCIL MEETING OF MARCH 2, 2011

Dear Mr. Bilyeu:

The City Council at a regular meeting held March 2, 2011, APPROVED the request for an Extension of Time of a previously approved Variance (VAR-29881) TO ALLOW A 13-FOOT SETBACK ALONG THE EAST PROPERTY LINE WHERE 20 FEET IS REQUIRED on 1.66 acres on the east side of Oso Blanca Road, approximately 850 feet north of Kyle Canyon Road (APN 126-01-601-016), C-1 (Service Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 3, 2011. This approval is subject to:

Planning and Development

1. This Variance (VAR-29881) shall expire on February 18, 2013 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Variance (VAR-29881) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

A handwritten signature in black ink, appearing to read "Beverly K. Bridges".

Beverly K. Bridges, MMC, City Clerk

cc: Ms. Carolyn Ahern
1611 West Bonanza Road
Las Vegas, Nevada 89106

Ms. Kristen Neuman
APTUS
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



February 17, 2011

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza Road
Las Vegas, Nevada 89106

**RE: EOT-40712 - EXTENSION OF TIME - VARIANCE
CITY COUNCIL MEETING OF MARCH 2, 2011**

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

Dear Mr. Bilyeu:

Please be advised the City Council at its regular meeting on **March 2, 2011** as referred to above, will consider your request. This meeting will be held at 1:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Thursday, February 24, 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 Department of Planning, Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Flinn Fagg'.

Flinn Fagg, AICP
Acting Director
Department of Planning

FF:clb

cc: Ms. Carolyn Ahern
1611 West Bonanza Road
Las Vegas, Nevada 89106

Ms. Kristen Neuman
APTUS
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

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

VOICE 702.229.6011
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www.lasvegasnevada.gov

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

EOT-40712 - EXTENSION OF TIME - VARIANCE - APPLICANT: CAROLYN AHERN - OWNER:
AHERN CAROLYN 1998 SEP PPTY - Request for an Extension of Time of a previously approved Variance (VAR-29881) TO ALLOW A 13-FOOT SETBACK ALONG THE EAST PROPERTY LINE WHERE 20 FEET IS REQUIRED on 1.66 acres on the east side of Oso Blanca Road, approximately 850 feet north of Kyle Canyon Road (APN 126-01-601-016), C-1 (Service Commercial) Zone, Ward 6 (Ross).

CITY COUNCIL: **MARCH 2, 2011**

CASE PLANNER: **DEBBIE SULLIVAN**



PUBLIC HEARING

Comments Due: **FEBRUARY 7, 2011**

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:

Report Date 01/18/2011 08:07 AM

Submitted By

Page 1

A/P # 40712 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/13/2011 14:48	983052	Temp COO		
Approved			COO Issued		
Final			Expires	02/18/2011	

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation	0.00

Valuation

Description of Work

EOT-40712 - EXTENSION OF TIME - APPLICANT: CAROLYN AHERN - OWNER: AHERN CAROLYN 1998 SEP PPTY - Request for an Extension of Time of a previously approved Variance (VAR-29881) TO ALLOW A 13-FOOT SETBACK ALONG THE EAST PROPERTY LINE WHERE 20 FEET IS REQUIRED on 1.66 acres on the east side of Oso Blanca Road, approximately 850 feet north of Kyle Canyon Road (APN 126-01-601-016), C-1 (Service Commercial) Zone, Ward 6 (Ross).

Parent A/P # 29877
Project # 40712 Project/Phase Name KYLE CANYON PLAZA Phase #
Size/Area 1.66 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12601601016

Location

Owner/Tenant

Contact ID AC45394 Name AHERN CAROLYN L 1998 SEP PPTY TR
Mailing Address 8621 SCARSDALE DR Organization AHERN CAROLYN LEE TRS
City LAS VEGAS State/Province NV
ZIP/PC 89117-5842 Country Foreign
Day Phone (702)858-2025 x Evening Phone
Fax (702)631-4250 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12601601016

Report Date 01/18/2011 08:07 AM

Submitted By

Page 3

EXTENSION OF TIME

Y Will this go to the City Council?

Hearing Type

Y Will this go DIRECTLY to City Council?

Public, Non-Public or Admin? NON-PUBLIC

Parent Application Type VAR

Parent Project # 29881

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
03/02/2011	CC	SCHEDULED		0	0	0
FSOLIS	01/13/2011					

Template Type AP# AP Type Status Stage

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
984478	SULLIVAN	DEBORAH	J	Planning x6895

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT# BRUCE BILYEU; AHERN RENTALS; MC CC; 702-858-2025;	890381	01/13/2011 15:08		0.00



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: 191 EOT (VAR 292011)

Project Address (Location) North of Kyle Canyon along Oso Blanco

Project Name Kyle Canyon Plaza Proposed Use Service Station

Assessor's Parcel #(s) 126-01-601-016 Ward # 6-Ross

General Plan: existing GC proposed n/a Zoning: existing C-1 proposed n/a

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 1.92 net Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Ahern Carolyn 1998 SEP PPTY Contact Bruce Bilyeu

Address 1611 W. Bonanza Rd Phone: (702) 858-2025 Fax: (702) 631-4250

City Las Vegas State NV Zip 89106

E-mail Address bruce@ahern.com

APPLICANT Carolyn Ahern Contact Bruce Bilyeu

Address 1611 W. Bonanza Rd Phone: (702) 858-2025 Fax: (702) 631-4250

City Las Vegas State NV Zip 89106

E-mail Address bruce@ahern.com

REPRESENTATIVE APTUS Contact Kristen Neuman

Address 1200 S. 4th Street, Suite 206 Phone: (702) 839-1200 Fax: (702) 839-1213

City Las Vegas State NV Zip 89104

E-mail Address kristen@aptusgroup.com

Property Owner Signature* [Signature]

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

Print Name Carolyn Ahern

Subscribed and sworn before me

This 13th day of January, 2011

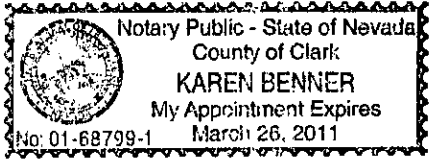
[Signature]

FOR DEPARTMENT USE ONLY

Case #	<u>EOT-40712</u>
Meeting Date:	<u>3-2-11</u>
Total Fee:	<u>300</u>
Date Received:*	<u>1-13-11</u>
Received By:	<u>[Signature]</u>

Notary Public in and for said County and State

Revised 10/27/08



*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.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-40712** APN: 126-01-601-016

Name of Property Owner: Ahern Carolyn 1998 SEP.PPTY

Name of Applicant: Carolyn Ahern

Name of Representative: APTUS

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: _____

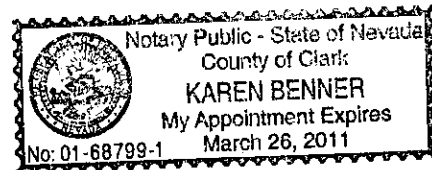
Signature of Property Owner: *Carolyn Ahern*

Print Name: Carolyn Ahern

Subscribed and sworn before me

This 13th day of January, 2011

Karen Benner
Notary Public in and for said County and State



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JAN 13 2011

City of Las Vegas

APTUS

January 7, 2011

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

Architecture

RE: APN: 126-01-601-016
Subject: Extension of Time for SDR-29879 and VAR 29881

Engineering

Dear Sirs:

Planning

We respectfully submit this request for an Extension of Time for the aforementioned applications. The owner is still trying to move forward with this project but is not at a stage yet to apply for building permits due to the current economic situation. We are requesting an extension of time for 2 years.

Interiors

Landscape

This is a new development with a convenience store with gas pumps, an automatic car wash and two future restaurant pad sites. This 1.92 net acre site has a current general plan of GC and is zoned C-1. The lot is currently vacant and is located north of Kyle Canyon road, along Oso Blanca and south of US-95.

We believe the project, as submitted, is consistent with the City of Las Vegas' vision in this area of the City. We have endeavored to follow Title 19 of the Code as closely as possible, both in the design and layout of this site. We hope you share in our vision for this site and support us in our effort to bring a high-quality and much-needed amenity to the residents of Las Vegas.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS

Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Riverside
3750 Sante Fe Avenue
Suite 106
Riverside, California 92507
P 951.823.0555
F 951.823.0550

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City of Las Vegas

EOT-40712



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKY Y. BARLOW

DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER



February 20, 2009

Mr. Bruce Bilyeu
Ahern Carolyn L 1998 SEP
1611 West Bonanza Road
Las Vegas, Nevada 89106

RE: VAR-29881 – VARIANCE
CITY COUNCIL MEETING OF FEBRUARY 18, 2009
RELATED TO GPA-29877, ZON-29878, AND SDR-29879

Dear Mr. Bilyeu:

The City Council at a regular meeting held February 18, 2009 APPROVED the request for a Variance TO ALLOW A 13-FOOT SETBACK ALONG THE EAST PROPERTY LINE WHERE 20 FEET IS REQUIRED on 1.66 acres on the east side of Oso Blanca Road, approximately 850 feet north of Kyle Canyon Road (APN 126-01-601-016), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-2 (General Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 19, 2009. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-29879) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Sincerely,

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

cc: Ms. Kristen Neuman
APTUS Architecture
1200 South 4th Street, Suite #206
Las Vegas, Nevada 89104

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JAN 13 2011

City of Las Vegas

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EOT-40712

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

10

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CAROLYN L. AHERN, a married woman as her sole and separate property, without consideration, does hereby Grant, Bargain, Sell and Convey to CAROLYN LEE AHERN, Trustee of the CAROLYN LEE AHERN 1998 SEPARATE PROPERTY TRUST, dated September 16, 1998, as amended, or restated, or her successors, all of her right, title and interest in that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 1, Township 19 South, Range 59 East, M.D.B. & M.

EXCEPTING THEREFROM that portion of said land conveyed to the State of Nevada by Deed recorded July 31, 1992 in Book: 920731 of Official Records as Document No. 00215.

FURTHER EXCEPTING THEREFROM that portion of subject property lying within U. S. Highway 95.

GRANTEES ADDRESS: Mrs. Carolyn Lee Ahern, 8621 Scarsdale Drive, Las Vegas, NV 89117

APN: 126-01-601-016

SUBJECT TO: Powers of Trustees attached hereto as Exhibit "A" and by this reference incorporated herein.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness her hand this 22 day of October, 1998

Carolyn Lee Ahern
CAROLYN LEE AHERN

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JAN 13 2011

City of Las Vegas

Legal Description

EXHIBIT "A"

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 1, Township 19 South, Range 59 East, M.D.B.&M.

EXCEPTING THEREFROM that portion of said land conveyed to the State of Nevada by Deed recorded July 31, 1992 in Book 920731 of Official Records as Document No. 00215.

FURTHER EXCEPTING THEREFROM that portion of subject property lying within U.S. Highway 95.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
OLD REPUBLIC TITLE COMPANY OF NE
03-20-98 15:34 BGN 2
BOOK: 980320 INST: 02138
OFFICIAL RECORDS
FEE: 8.00 RPT: 267.50