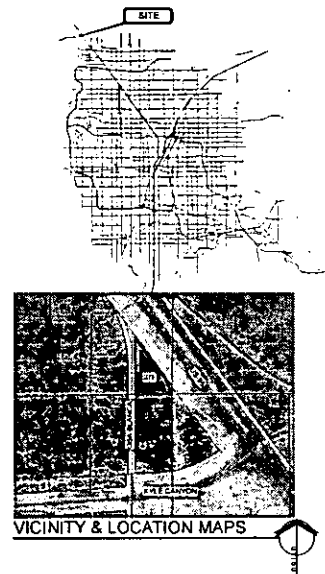
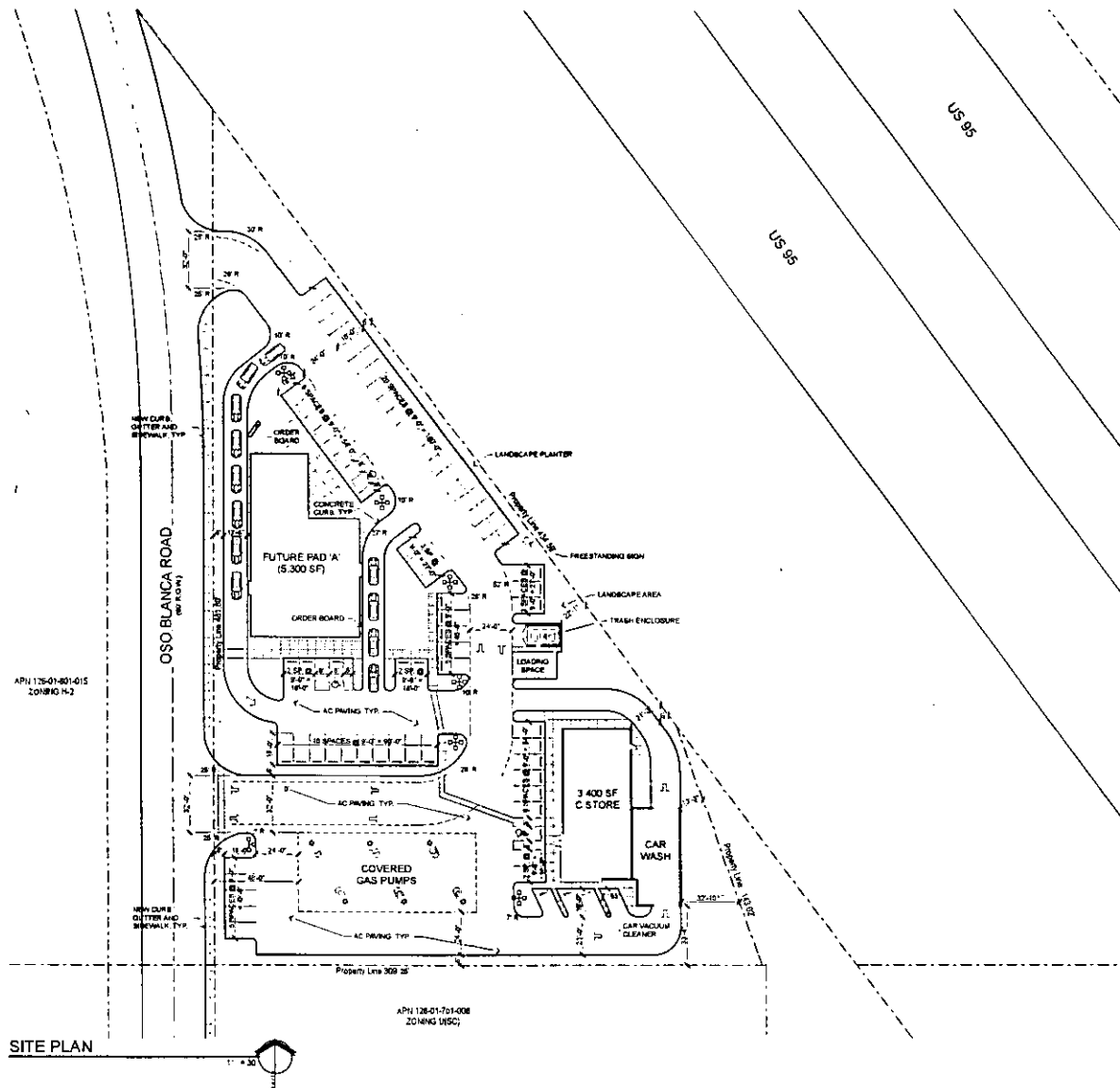




Site Zoning & Data

SITE DATA

PARCEL NUMBER	108-01-001-015
JURISDICTION	CITY OF LAS VEGAS - 89-166
EXISTING GENERAL PLAN	PCD
PROPOSED GENERAL PLAN	OC
EXISTING ZONING	UNDEVELOPED
PROPOSED ZONING	OC
SITE AREA	83,849 SQ FT 1.91 NET ACRES

SETBACKS - (BUILDING)

	REDC	PROVIDED
FRONT	25'	25'
INTERIOR SIDE	10'	10'
REAR	25'	25' (TO GAS CANYON)
W/O HEIGHT	40'	40'
ACTUAL HEIGHT	31'	31'
LOT COVERAGE ALLOWED	15%	15%
ACTUAL LOT COVERAGE	15%	15%

BUILDING AREA

BUILDING AREA	
FUTURE PAD A	2,100 SF
FUTURE PAD B	2,100 SF
CONFERENCE STOP	1,400 SF
CAR WASH ACCESSORY USE	1,100 SF
TOTAL VOLUME FOOTPRINT	6,700 SF

PARKING AREA

BUILDING AREA	REQUIRED PARKING	
FUTURE PAD A	5,000 SF @ 1:100	51
CONFERENCE STOP	2,000 SF @ 1:100	22
TOTAL REQUIRED		73
STANDARD PARKING SPACES PROVIDED		64
HANDICAPPED SPACES PROVIDED		3
TOTAL PARKING PROVIDED		67
LOADING SPACE (S) (REQUIRED)		1
CAR WASH SPACES		1

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

APTUS Architecture
1000 South 10th Street
Suite 100
Las Vegas, Nevada 89104
703.639.1300
703.639.1313

RECEIVED

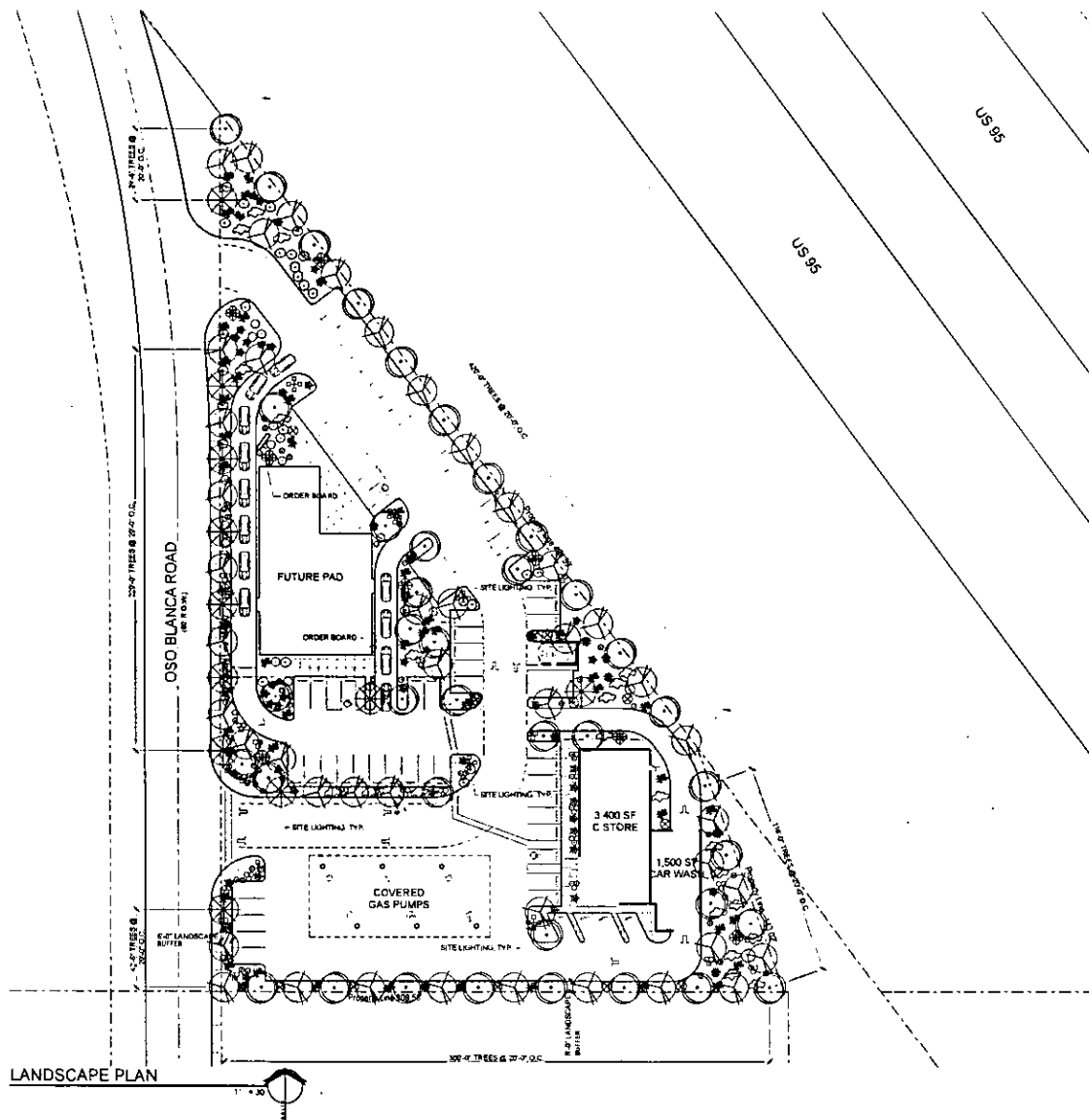
JAN 13 2011
City of Las Vegas

EOT-40713

SITE PLAN

AS100

86.649 Kyle Canyon Plaza



LANDSCAPE BUFFERS

STREET SIDE	REAR	EXIST	2 MINIMUM 12' AVERAGE	PROPOSED	6' 4"
INTERIOR SIDE	REAR	NOT REQUIRED	NOT REQUIRED	6' 4"	2' 4" AVERAGE

LANDSCAPE SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	SIZE
	COLORADO MESQUITE	Prosopis juliflora 'Colorado'	2" Box
	SHOWBERRY ACACIA	Acacia greggii	2" Box
	PURPLE ROSE LOCUST	Albizia purpurascens	2" Box
	SWEET ACACIA	Acacia senegal	2" Box
SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE
	TEXAS RANGER	Leucanthesus trichosperma	5 gal
	CHURRILLO	Leucaena leucocephala	5 gal
	GREASE WOOD	Prosopis juliflora	5 gal
	CHURRILLO	Prosopis juliflora	15 gal
	SPY YACON BUSH	White Blackberry	5 gal
GROUND COVER	COMMON NAME	BOTANICAL NAME	SIZE
	DESERT CARRPET	Portulaca oleraceae	5 gal
	TRAILING LANTANA	Lantana montealemani	2 gal
	REDAL WOODRASS	Monarda mollis	5 gal
	MEXICAN FEATHER GRASS	Stipa sp.	5 gal
ROCK MULCH	SIZE	COLOR	DEPTH
	3/4" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP

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

PLANTING PLAN

APTUS Architecture
1300 South Main Street
Suite 200
Las Vegas, Nevada 89104
P 702.571.1200
F 702.571.1215

City of Las Vegas Site Development Review
City of Las Vegas Site Development Review - Landscape
20.00.00
10/11/08

L100

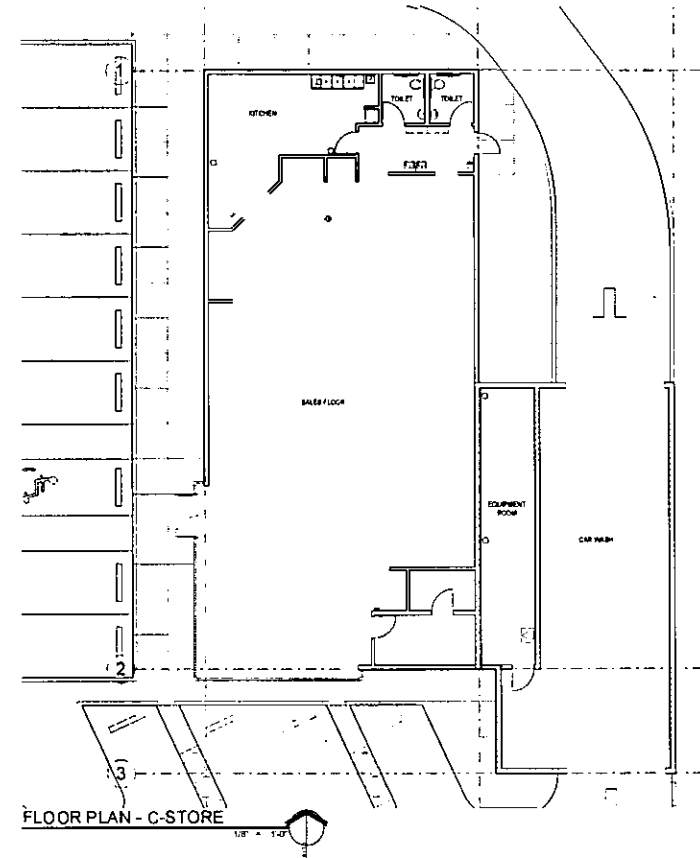
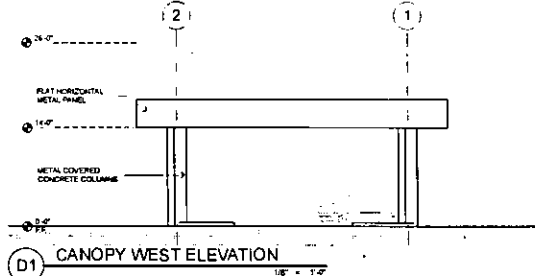
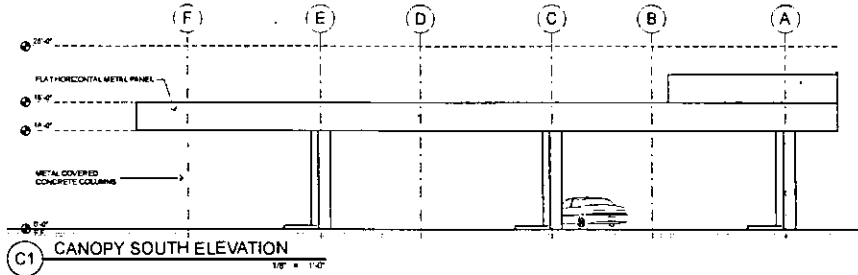
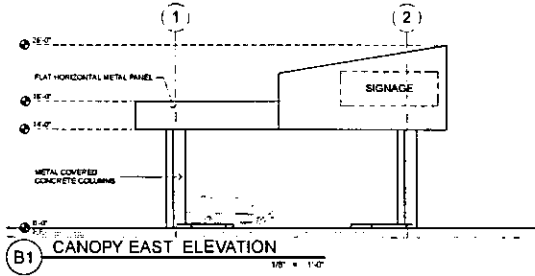
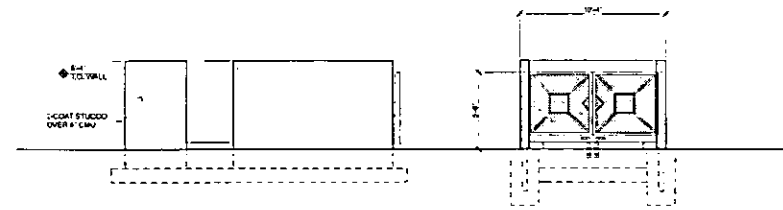
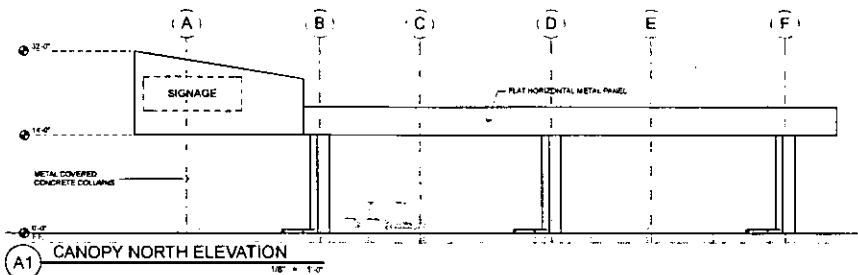
89.146 Kyle Canyon Plaza

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City of Las Vegas

EOT-40713



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

APTUS Architecture
1888 South Main Street
Suite 200
Las Vegas, Nevada 89104
P 702.871.1200
F 702.871.1212

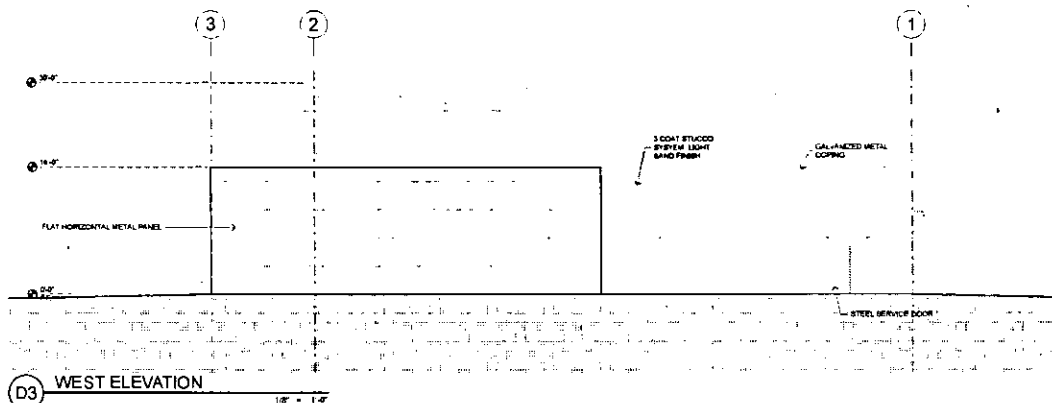
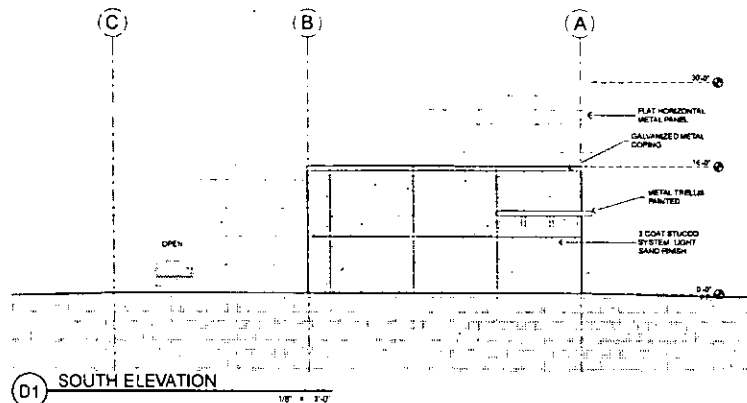
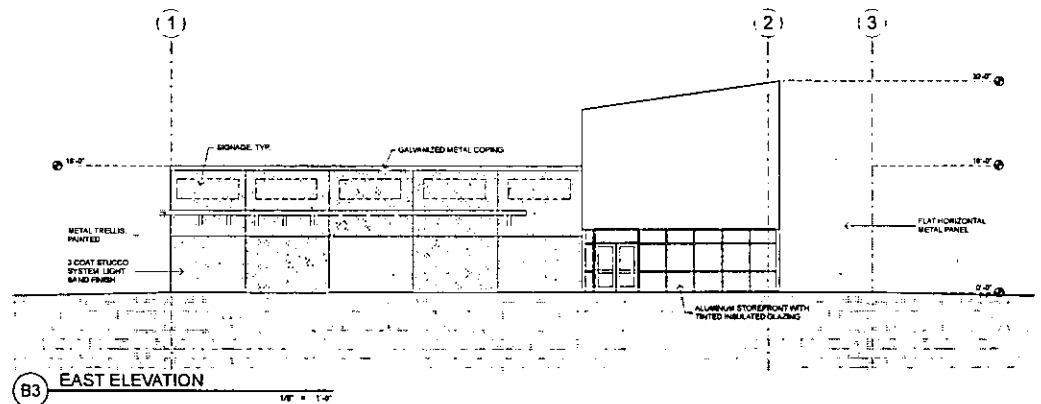
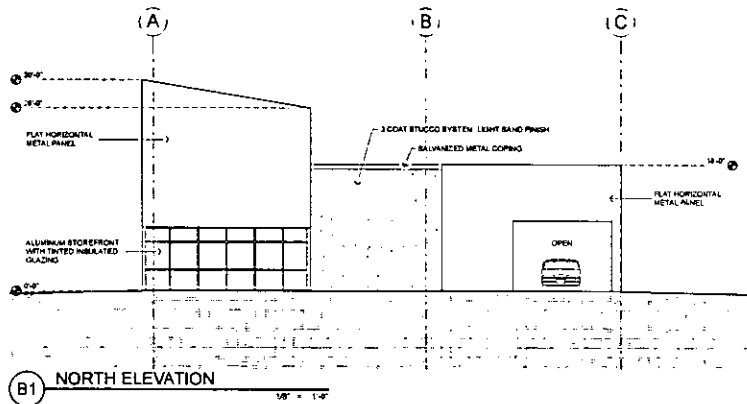
City of Las Vegas Site Development Review
City of Las Vegas Site Development Review
09/01/08
10/11/08

FLOORPLANS

A100

09/14/08 Kyle Canyon Plaza

EOT-40713



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

APTUS Architecture
1200 South 10th Street
Suite 300
Las Vegas, Nevada 89104
P 702.431.1100
F 702.431.1110

BUILDING
ELEVATIONS

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A200

JAN 13 2011

City of Las Vegas EOT-40713



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

March 3, 2011

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

RE: EOT-40713 – 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 Site Development Plan Review (SDR-29879) FOR A 3,400 SQUARE-FOOT CONVENIENCE STORE AND CAR WASH WITH FUEL PUMPS AND TWO 3,100 SQUARE-FOOT RESTAURANTS WITH DRIVE-THRU WITH WAIVERS OF THE PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A SIX-FOOT BUFFER ALONG THE SOUTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A SIX-FOOT BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 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). 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 Site Development Plan Review (SDR-29879) shall expire on February 18, 2013 unless another Extension of Time request is approved by the City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-29879) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

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-40713 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF MARCH 2, 2011**

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

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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TTY 702.386.9108
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-40713 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT:
CAROLYN AHERN - OWNER: AHERN CAROLYN 1998 SEP PPTY - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-29879) FOR A 3,400 SQUARE-FOOT CONVENIENCE STORE AND CAR WASH WITH FUEL PUMPS AND TWO 3,100 SQUARE-FOOT RESTAURANTS WITH DRIVE-THRUS WITH WAIVERS OF THE PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A SIX-FOOT BUFFER ALONG THE SOUTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A SIX-FOOT BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 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), 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 # 40713 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/13/2011 14:49	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	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

EOT-40713 - EXTENSION OF TIME - APPLICANT: CAROLYN AHERN - OWNER: AHERN CAROLYN 1998 SEP PPTY - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-29879) FOR A 3,400 SQUARE-FOOT CONVENIENCE STORE AND CAR WASH WITH FUEL PUMPS AND TWO 3,100 SQUARE-FOOT RESTAURANTS WITH DRIVE-THRUS WITH WAIVERS OF THE PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A SIX-FOOT BUFFER ALONG THE SOUTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A SIX-FOOT BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 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), Ward 6 (Ross).

Parent A/P # 29877
Project # 40713 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 2

Applicants/Contacts

Primary N Capacity OTHER Other REP Contact ID AC1220962 ☐ Foreign
Effective Expire
Name APTUS ARCHITECTURE
Day Phone (702)839-1200 x Eve Phone Organization
Pager PIN # Position
Fax (702)839-1213 Mobile Profession
E-Mail
Address 1200 SOUTH 4TH STREET, SUITE 206
LAS VEGAS, NV 89104
Seasonal Addr
Valid From To
Comments Kristen Neuman

Primary Y Capacity OWNER Contact ID AC45394 ☐ Foreign
Effective Expire
Name AHERN CAROLYN L 1998 SEP PPTY TR
Day Phone (702)858-2025 x Eve Phone Organization AHERN CAROLYN LEE TRS
Pager PIN # Position
Fax (702)631-4250 Mobile Profession
E-Mail
Address 8621 SCARSDALE DR
LAS VEGAS, NV 89117-5842
Seasonal Addr
Valid From To
Comments Bruce Biyeu

Contractors

No Contractors

Project # AP Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

Report Date 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#	890381	01/13/2011 15:08		0.00
BRUCE BILYEU; AHERN RENTALS; MC CC; 702-858-2025;					



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: EOT (502-29879)
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* Carolyn Ahern

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

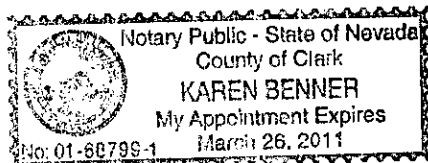
Print Name Carolyn Ahern

Subscribed and sworn before me

This 13th day of January, 20 11
Karen Benner

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-40713</u>
Meeting Date:	<u>3-2-11</u>
Total Fee:	<u>300</u>
Date Received:*	<u>1-13-11</u>
Received By:	<u>FS</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

\\depot\Application Packet\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-40713** 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: _____

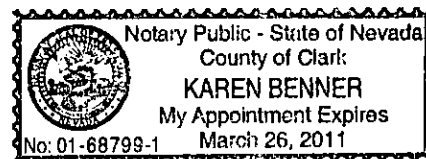
Signature of Property Owner: X Carolyn Ahern

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

January 7, 2011

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

Architecture

Engineering

Planning

Interiors

Landscape

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

Dear Sirs:

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.

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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JAN 13 2011

City of Las Vegas

EOT-40713



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

100008

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

February 20, 2009

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

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

Dear Mr. Bilyeu:

The City Council at a regular meeting held February 18, 2009 APPROVED the request for a Site Development Plan Review FOR A 3,400 SQUARE-FOOT CONVENIENCE STORE AND CAR WASH WITH FUEL PUMPS AND TWO 3,100 SQUARE-FOOT RESTAURANTS WITH DRIVE-THRUS WITH WAIVERS OF THE PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A SIX-FOOT BUFFER ALONG THE SOUTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A SIX-FOOT BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 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 Variance (VAR-29881) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Future development of the 5,300 square-foot Restaurant with Drive-Thru will require a Site Development Plan Review.
4. All development shall be in conformance with the site plan and landscape plan date stamped 10/20/08, and building elevations, date stamped 09/09/08, except as amended by conditions herein.

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JAN 13 2011

EOT-40713 City of Las Vegas

5. A Waiver from Title 19.12.040(A) is hereby approved, to allow a six-foot wide landscape buffer along the south and east property line where eight feet is required.
6. A Waiver from Title 19.12.040(A) is hereby approved, to allow a six-foot wide landscape buffer along the west property line where 15 feet is required.
7. A Waiver from Title 19.08.050(D)(2)(e)(iii) is hereby approved, to allow the Service Station (without Automotive Repair) to be located at the rear of the site, away from the minimum setback line.
8. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the changes herein: Provide handicap accessible parking in accordance with Title 19.10.010. Provide a loading space in accordance with Title 19.10.020.
9. Any Restaurant with Drive-Thru, 2,000 square feet or greater in size, shall provide each drive-thru service window with a stacking lane which will accommodate at least six cars per lane.
10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: Provide parking lot screening per Title 19.10.010(J)(11)(d); Provide one additional 24-inch box tree, for a total of 20, 24-inch box trees, along the west perimeter.
11. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
12. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect the west elevation in compliance with the requirements of Title 19.08.050(D)(2)(a)(i).
13. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Provide a roof or trellis on the trash enclosure which meets the standards of Title 19.08.050(E)(4)(b).
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
16. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
18. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

20. Coordinate with the Nevada Department of Transportation (NDOT) for all work within existing NDOT rights-of-way and controlled-access areas. Obtain appropriate Occupancy Permits for all such work.
21. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Kyle Canyon/U.S. 95 Interchange project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
22. Construct all incomplete half-street improvements on Oso Blanca Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

EOT-40713

23. Driveways shall be redesigned, located and constructed to meet the approval of the City Traffic Engineering Representative unless otherwise allowed by the City Engineer.
24. Extend oversized public sewer from Tee Pee Lane to the north edge of this site in Oso Blanca Road, to a depth and location acceptable to the Collection System Planning Section of the Department of Public Works, **unless otherwise allowed by the City Engineer**. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the city for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
25. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of any construction plans or the issuance of any permits. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
26. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
27. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Oso Blanca Road public right-of-way adjacent to this site.
28. Landscape and maintain all unimproved right-of-way, if any, on Oso Blanca Road adjacent to this site. All landscaping and private improvements installed with this project

Mr. Bruce Bilyeu
SDR-29879 - Page Five
February 20, 2009

shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

29. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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

EOT-40713

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

RECEIVED

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
OFFICIAL RECORDS
BOOK: 980320 INST: 02138
FEE: 0.00 RPTT: 267.50