

FORYSTHA 24" boxed
36" O.C.

Italian Cypress 24" boxed
36" O.C.

Japanese Blueberry 24" boxed
@ 36" O.C.

Japanese Blueberry 36" boxed
@ 36" O.C.

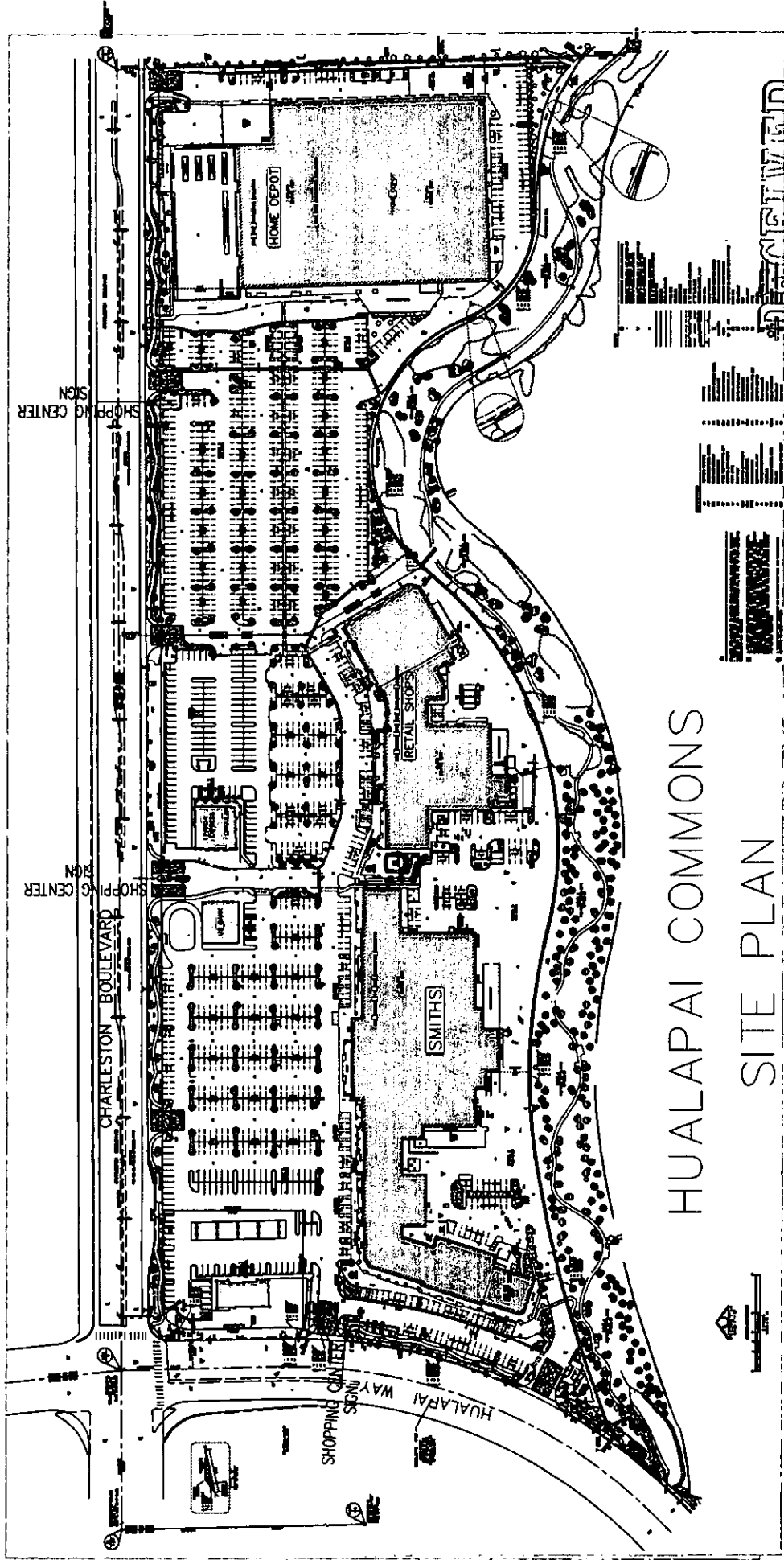
Japanese Blueberry 36" boxed
@ 36" O.C.

Early Gem Boxwood
15 gal

Early Gem Boxwood
15 gal

APR 27 2016

SUP-41563
SDR-41562



HUALAPAI COMMONS
SITE PLAN

RECREATIVE

APR 27 2011
SUP-41563
SDR-41562

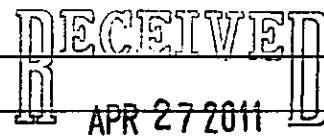
City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)

Pre-Application Conference		APPLICATION PACKET (ALL ITEMS ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)				Fees			
Item Required									
YES	NO					Application	Notification	Recordation	Sub-Total
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." --> "Apply for -> Planning Applications")	Appl. Type					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Detailed justification letter (the same letter addressing all applications, included with each application)			SUP	\$ 750.00	\$ 500.00	\$ 30.00	\$ 1280.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS) SUP only			SDR	\$ 500.00	\$ 0.00	\$ 0.00	\$ 500.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)		\$	\$	\$	\$		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)		\$	\$	\$	\$		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Business License(s) – requested, but submittals will be accepted without		\$	\$	\$	\$		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	If required, cop(ies) of approval letter(s) for	Subtotal:				\$		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Neighborhood Meeting (see General Plan submittal req's for details) -- Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500		\$	—	\$			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photo Reproduction of the Color & Materials Board (SDR applications only)	Grand Total All Fees:				\$1780.00		

REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES):
 MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE
 ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	SITE PLAN	TOTAL REQUIRED FOR ALL APPLICATIONS	
		North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application): 7	
		All property lines and present dimensions labeled	Colored, Rolled Plans: 1	
		All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application): 2	
		All adjacent existing land uses and street names labeled	NOTES: _____ _____ _____ _____ _____ _____	
		All points of ingress and egress shown		
		ADA accessibility requirements shown/labeled		
		Parking standard(s) utilized: Shopping Center		
		Parking space count and typical dimensions labeled		
		# regular + [30% or less of total] # compact + # handicap = Total		
		All free-standing sign locations shown and heights and sizes noted		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	LANDSCAPE PLAN	TOTAL REQUIRED FOR ALL APPLICATIONS	
		North arrow, scale, and vicinity map	Folded Plans (1 per application): 1	
		All property lines and present dimensions labeled	Colored, Rolled Plans: 1	
		All required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" B/W; 1 per application): 1	
		All required parking lot fingers/islands shown	NOTES: landscaping limited to Patio Area	
		Quantity, size, species/variety of all trees, shrubs, and ground cover		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	BUILDING ELEVATIONS	TOTAL REQUIRED FOR ALL APPLICATIONS	
		Scale and building dimensions labeled	Folded Plans (1 per application): 1	
		North, south, east, and west elevations of all buildings	Colored, Rolled Plans: 1	
		All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per application): 1	
		All wall sign locations shown and sizes noted	NOTES: _____ _____	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FLOOR PLANS	TOTAL REQUIRED FOR ALL APPLICATIONS	
		Scale and building dimensions labeled	Folded Plans (1 per application): 2	
		North arrow and scale	Rolled Plans: 1	
		All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application): 2	
		Use of all rooms noted/labeled	NOTES: _____ _____ _____	
		Maximum Occupancy (per I.B.C.)		
		Seating Capacity (where applicable)		

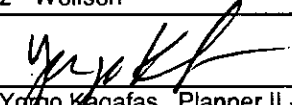
CONTINUED NEXT PAGE



**City Of Las Vegas
Department Of Planning
Submittal Checklist (Cont.)**

Pre-Application Conference

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

APN(s):	163-06-111-008	Application Purpose:	Special Use Permit Site Development Plan Review (Minor)
Location:	9785 West Charleston Boulevard	Application Purpose:	Restaurant with Service Bar <i>Supper Club</i>
Ward:	2 - Wolfson	Pre-App. Meeting Date:	4/14/11
Planner's Signature:		Submittal Deadline:	04/28/11 - no later than 2:00 pm
Planner:	Yorgo Kagafas, Planner II - 229-6196 Mike Howe, Planner I - 229-6821	Earliest PC / CC Meeting Dates:	06/14/11 PC - 07/20/11 CC (Cycle 6)

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.



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

May 24, 2011

Mr. William Bayne
Hualapai Commons
851 South Rampart Boulevard, Suite #105
Las Vegas, Nevada 89145

**RE: SDR-41562 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - MAY 2011**

Dear Mr. Bayne:

Your request for a Minor Site Development Plan Review TO ADD AN 80-SEAT, 2,744 SQUARE-FOOT OUTDOOR DINING AREA on 14.69 acres at 9785 West Charleston Boulevard (APN 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson), has been considered administratively by the Department of Planning Staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-41563) shall be required.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 04/27/11, except as amended by conditions herein.
4. Lighting, when provided, shall be shielded and of low wattage so as to illuminate only the outdoor dining area and avoid producing glare on neighboring businesses.
5. All outdoor furnishings related to the outdoor dining area shall be made of sturdy, durable and commercial grade material and shall complement the design theme of the business.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. William Bayne
SDR-41562 - Page Two
May 24, 2011

6. Outdoor dining areas shall be kept in good state of repair and maintained in a clean, safe, and sanitary condition at all times.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Department of Planning staff on May 24, 2011 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Kari Laurent
DiFara Pizza Holdings, Inc.
5525 South Decatur Boulevard, Suite #104
Las Vegas, Nevada 89118

Mr. Sarig Armenian
3773 Howard Hughes Parkway
Las Vegas, Nevada 89169

City of Las Vegas

AGENDA MEMO - PLANNING

ADMINISTRATIVE MINOR REVIEW DATE: MAY 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: DIFARA PIZZA HOLDINGS, INC. - OWNER:
HUALAPAI COMMONS

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-41562	Staff APPROVES, subject to conditions:	

**** CONDITIONS ****

SDR-41562 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-41563) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 04/27/11, except as amended by conditions herein.
4. Lighting, when provided, shall be shielded and of low wattage so as to illuminate only the outdoor dining area and avoid producing glare on neighboring businesses.
5. All outdoor furnishings related to the outdoor dining area shall be made of sturdy, durable and commercial grade material and shall complement the design theme of the business.
6. Outdoor dining areas shall be kept in good state of repair and maintained in a clean, safe, and sanitary condition at all times.

YK

Conditions Page Two
May 2011 - Administrative Minor Review

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Staff Report Page One
May 2011 - Administrative Minor Review

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Minor Site Development Plan Review for an outdoor dining area related to an existing Restaurant at 9785 West Charleston Boulevard. The 2,744 square-foot outdoor dining area consists of 32 tables located on private property next to the restaurant in a shopping center. As the proposed outdoor seating area, as conditioned, meets Title 19 requirements, staff is administratively approving this request.

ISSUES

- This request is only to approve the outdoor dining area in conjunction with a restaurant. Sales and service of alcohol within this area will be permitted only through the approval of a subsequent Special Use Permit (SUP-41563 is currently submitted for consideration), and must conform to the conditions of approval and the requirements of Title 6.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/04/90	The City Council approved a Rezoning (Z-0017-90) from N-U (Non Urban) to C-1 (Limited Commercial) location as part of a larger request. The Planning Commission and staff recommended approval.
11/24/97	The City Council approved a Site Development Plan Review [(Z-17-90(22))] for a 109,195 square foot commercial shopping center location as part of a larger request. The Planning Commission and staff recommended approval.
01/14/99	The Planning Commission approved a Site Development Plan Review [Z0017-90(33)] for a 236,237 square foot Shopping Center. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
06/22/07	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
03/28/02	A Business License was issued (R09-01131-1-101724) for a restaurant at 9785 West Charleston Boulevard. The license is still active.
03/28/11	The Building Department issued a Tenant Improvement Permit (#18485) at 9785 West Charleston Boulevard.. The permit is still open.
04/14/11	The Building Department issued a Sign Permit (185762) at 9785 West Charleston Boulevard.. The permit is still open.

YK

Staff Report Page Two
May 2011 - Administrative Minor Review

<i>Pre-Application Meeting</i>	
04/14/11	Staff reviewed the application requirements for a Site Development Plan Review (Minor) for outdoor dining.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
05/05/11	Staff visited the site and found a vacant restaurant under renovations. The area to be converted to an outdoor dining area is currently used as a courtyard. The area is well maintained and clean and the shopping center has ample parking.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	14.69

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single-Family Residential	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
South	Peccole Ranch Drainage Buffer	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
East	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Animal Hospital	SC (Service Commercial)	C-1 (Limited Commercial)
	Bank		

<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y

YK

Staff Report Page Three
May 2011 - Administrative Minor Review

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	261,982 Sq. Ft.	1/250	1,048		1,203		Y
TOTAL SPACES REQUIRED			1,048		1,203		Y
TOTAL (With Handicapped)			1,027	21	1,166	37	Y
Loading Spaces	261,982 Sq. Ft.	3 for 1 st 50,000 Sq. Ft. then 1 for every 100,000	6		8		Y

ANALYSIS

This location operated as a restaurant for the past nine years until it recently vacated the site. A new tenant is proposing to operate a new restaurant with an Italian theme. In order to enhance this new theme, the owner is proposing to replace all the plants in the existing planters with new vegetation. The primary species will be Forsythia, Italian Cypress, Early Gem Boxwood and Japanese Blueberry. Two large canopy structures will be installed to shade patrons in the main outdoor dining area. Two new wrought-iron gates with adjacent railing will also be added. An expanded hearth bench along the front of the main outside dining area will complete the proposed improvements. These enhancements are all allowed by Title 19; therefore, staff is administratively approving the request.

FINDINGS (SDR-41562)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- The proposed development is compatible with adjacent development and development in the area;**

The proposed outdoor dining area is associated with an existing Restaurant Use located at 9785 West Charleston Boulevard and is compatible with adjacent development.

YK

**Staff Report Page Four
May 2011 - Administrative Minor Review**

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed outdoor dining area is consistent with the General Plan, and other duly-adopted city plans, policies and standards.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The proposed outdoor dining area is located on private property in a shopping center, and does not affect site access, circulation, or site visibility.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The material changes to the existing restaurant consist primarily of 32 tables with seating for 80 patrons and new plantings within existing planters. A condition of approval requires that the furniture be made of commercial grade materials that complement the design theme of the restaurant.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

There are no proposed alterations to the existing elevations. There are two canopy structures that will shade patrons over the main outdoor dining area. The outdoor furniture around the building creates an orderly and aesthetically pleasing environment and is harmonious and compatible with development in the area.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the public health, safety, and general welfare. The outdoor dining and seating area is proposed to operate as an accessory to the existing Restaurant and will be subject to LVMC Title 6 regarding alcohol sales.

APPROVALS 0

PROTESTS 0



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

May 16, 2011

Mr. William Bayne
Hualapai Commons
851 South Rampart Boulevard, Suite #105
Las Vegas, Nevada 89145

**RE: SDR-41562 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - MAY 2011**

Dear Mr. Bayne:

Your request for a Minor Site Development Plan Review TO ADD AN 80-SEAT, 2,744 SQUARE-FOOT OUTDOOR DINING AREA on 14.69 acres at 9785 West Charleston Boulevard (APN 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson), will be considered administratively by the Department of Planning Staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

CC: Ms. Kari Laurent
DiFara Pizza Holdings, Inc.
5525 South Decatur Boulevard, Suite #104
Las Vegas, Nevada 89118

Mr. Sarig Armenian
3773 Howard Hughes Parkway
Las Vegas, Nevada 89169

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
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LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov



CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SUP-41563
SDR-41562

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	DSC - 9 th Floor
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*SID (DPW)	PATRICK MURPHY	4 TH FLOOR CITY HALL

*** 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 >**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



*Department of Planning
Current Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax*

***SDR-41562 - MINOR SITE DEVELOPMENT PLAN REVIEW - ADMINISTRATIVE - APPLICANT:
DIFARA PIZZA HOLDINGS, INC. - OWNER: HUALAPAI COMMONS - Request for a Minor Site
Development Plan Review TO ADD A XXX-SEAT, XXXX SQUARE-FOOT OUTDOOR DINING AREA on
14.69 acres at 9785 West Charleston Boulevard (APN 163-06-111-008), C-1 (Limited Commercial) Zone, Ward
2 (Wolfson).***

*MINOR REVIEW ADMINISTRATIVE: **MAY 15, 2011***

PLANNING SUPERVISOR: STEVE GEBEKE



ADMINISTRATIVE

*Comments Due: **ASAP***

*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:

**THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA**

YK

Report Date 04/27/2011 02:14 PM

Submitted By

Page 1

A/P # 41562 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/27/2011 10:36	982998	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SDR-41562 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-41563 - PUBLIC HEARING - APPLICANT: DIFARA PIZZA HOLDINGS, INC/
OWNER: HUALAPAI COMMONS - Request for a Site Development Plan Review FOR A 9,000 SQUARE-FOOT SUPPER CLUB WITH PATIO at 9785 West
Charleston Boulevard (APN 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

Parent A/P #

Project #	41562	Project/Phase Name	DOM DEMARCO'S PIZZA	Phase #	
Size/Area	14.69 ACRES	Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 16306111008

Location

Owner/Tenant

Contact ID	AC1838372	Name	HUALAPAI COMMONS LTD L L C
Mailing Address	851 S RAMPART #220	Organization	
City	LAS VEGAS	State/Province	NV
ZIP/PC	89145-4887	Country	<input type="checkbox"/> Foreign
Day Phone		Evening Phone	
Fax		Mobile #	

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

9775 W CHARLESTON BLVD
LAS VEGAS, 89117-

9811 W CHARLESTON BLVD
LAS VEGAS, 89117-

9795 W CHARLESTON BLVD 2
LAS VEGAS, 89117-

9801 W CHARLESTON BLVD
LAS VEGAS, 89117-

9811 W CHARLESTON BLVD 1
LAS VEGAS, 89117-

Report Date 04/27/2011 02:14 PM

Submitted By

Page 2

Address

Parcel Link

AP Link

9811 W CHARLESTON BLVD 2
LAS VEGAS, 89117-

9811 W CHARLESTON BLVD 3
LAS VEGAS, 89117-

9851 W CHARLESTON BLVD
LAS VEGAS, 89117-

9901 W CHARLESTON BLVD 1
LAS VEGAS, 89117-

9901 W CHARLESTON BLVD 2
LAS VEGAS, 89117-

9901 W CHARLESTON BLVD 3
LAS VEGAS, 89117-

9911 W CHARLESTON BLVD 1
LAS VEGAS, 89117-

9911 W CHARLESTON BLVD 2
LAS VEGAS, 89117-

9921 W CHARLESTON BLVD 4
LAS VEGAS, 89117-

9921 W CHARLESTON BLVD 5
LAS VEGAS, 89117-

9931 W CHARLESTON BLVD 1
LAS VEGAS, 89117-

9931 W CHARLESTON BLVD 2
LAS VEGAS, 89117-

9941 W CHARLESTON BLVD
LAS VEGAS, 89117-

9795 W CHARLESTON BLVD
LAS VEGAS, 89117-

9795 W CHARLESTON BLVD 1
LAS VEGAS, 89117-

Report Date 04/27/2011 02:14 PM

Submitted By

Page 3

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16306111008

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1838372 Foreign
Effective Expire
Name HUALAPAI COMMONS LTD L L C
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 851 S RAMPART #220
LAS VEGAS, NV 89145-4887
Seasonal Addr
Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License# Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity OTHER Other REP Contact ID AC1889352 Foreign
Effective Expire
Name DANIEL DOWNEY
Day Phone (702)605-8881 x Eve Phone Organization
Pager PIN # Position
Fax (702)453-4176 Mobile Profession
E-Mail
Address 5538 ORCHARD LANE
LAS VEGAS, NV 89110
Seasonal Addr
Valid From To
Comments No Comments

Report Date 04/27/2011 02:14 PM

Submitted By

Page 4

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License# Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y Capacity APPL Contact ID AC1889351 Foreign
Effective Expire
Name DIFARA PIZZA HOLDINGS INC
Day Phone (702)222-3022 x Eve Phone Organization
Pager PIN # Position
Fax (702)222-0961 Mobile Profession
E-Mail
Address 5525 S. DECATUR #104
LAS VEGAS, NV 89118
Seasonal Addr
Valid From To
Comments Kari Laurent

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License# Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Report Date 04/27/2011 02:14 PM

Submitted By

Page 5

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$500.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	11
DEVCO	
B&S PLAN	
FLOOD	
ROW	
TRAFFIC	
TEFO	
SURVEY	
SID	
SEWER	
LAND DEV	
FIRE ENG	
Fees Added:	0
Conditions Added:	0
Periodic Inspection Schedules Added:	0

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	04/27/2011 10:52	500.00
Total Unpaid		0.00	Total Paid 500.00

Inspections

There are no inspections for this Report

Review Activities

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
441657	SURVEY	1	Incomplete	<input type="checkbox"/>	04/27/2011 14:14			
441658	SID	1	Incomplete	<input type="checkbox"/>	04/27/2011 14:14			
441659	SEWER	1	Incomplete	<input type="checkbox"/>	04/27/2011 14:14			
441660	LAND DEV	1	Incomplete	<input type="checkbox"/>	04/27/2011 14:14			
441661	FIRE ENG	1	Incomplete	<input type="checkbox"/>	04/27/2011 14:14			

Report Date 04/27/2011 02:14 PM

Submitted By

Page 6

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
441651	DEVCO	1	Incomplete	<input type="checkbox"/>	04/27/2011 14:14			
441652	B&S PLAN	1	Incomplete	<input type="checkbox"/>	04/27/2011 14:14			
441653	FLOOD	1	Incomplete	<input type="checkbox"/>	04/27/2011 14:14			
441654	ROW	1	Incomplete	<input type="checkbox"/>	04/27/2011 14:14			
441655	TRAFFIC	1	Incomplete	<input type="checkbox"/>	04/27/2011 14:14			
441656	TEFO	1	Incomplete	<input type="checkbox"/>	04/27/2011 14:14			

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By JMARSHALL

Modified Date/Time 04/27/2011 10:34

Comments
 No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- | | |
|--|--|
| Y Pre-Application Conference Checklist | Y Site Plans (6 Folded Blue Lines, 1 Rolled Color) |
| Y Application/Petition Form | Y Landscape Plan (1 Folded, 1 Rolled Color) |
| Y Deed and Legal Description | Y Building Elevations (1 Folded, 1 Rolled Color) |
| Y Justification Letter | Y Floor Plan (1 Folded, 1 Rolled) |
| Y Color and Material Board | Y Laser Print Site Plan |
| N DINA (Not Always Required) | Y Laser Print Floor Plan |
| - Y Statement of Financial Interest | Y Laser Print Elevation |
| N 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 #	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 04/27/2011 02:14 PM

Submitted By

Page 7

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

N Will this go to the City Council?

is there a condition of approval for a Required Review?

Hearing Type

If yes, when does it need to be reviewed?

Public, Non-Public, Admin ADMIN

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
06/14/2011	ADMIN	SCHEDULED		0	0	0
JMARSHALL	04/27/2011					

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# DANIEL DOWNEY, GUSTO ENTERTAINMENT LLC CK 95, 702.222.3022 (SDR 41562, SUP 41563)	970040	04/27/2011 10:53		0.00

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Standard Development Review
Project Address (Location): 9785 West Charleston Boulevard
Project Name: Dom Demarco's Pizza
Proposed Use: Restaurant Supperclub
Assessor's Parcel #(s): 163-06-111-008
Ward #: 2-Wolfson
General Plan: existing c-1 proposed c-1
Zoning: existing c-1 proposed c-1
Commercial Square Footage:
Floor Area Ratio:
Gross Acres:
Lots/Units:
Density:
Additional Information:

PROPERTY OWNER: Huslapai Commers
Contact: William Bayne
Address: 851 S. Rampart Suite 105
Phone: 280-5761 Fax: 933-1133
City: Las Vegas NV
State: NV Zip: 89145
E-mail Address: william.bayne@gmail.com

APPLICANT: Di Fara Pizza Holdings, Inc.
Contact: Kari Laurent
Address: 5525 S. Decatur Blvd. # 104
Phone: 702-222-3022 Fax: 702-222-0961
City: Las Vegas
State: NV Zip: 89118
E-mail Address: klaurent@lapour.com

REPRESENTATIVE: Daniel E. Downey
Contact: Daniel E. Downey
Address: 5538 Orchard Lane
Phone: (702) 604-8881 Fax: (702) 453-4176
City: Las Vegas
State: NV Zip: 89110
E-mail Address: dandowney2@live.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: LARRY A MILLER

Subscribed and sworn before me

This 21st day of April, 2011

[Signature: Deborah M. West]

Notary Public in and for said County and State

Revised 10/27/08

DEBORAH M. WEST
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-21-14
Certificate No: 89-2009-1

FOR DEPARTMENT USE ONLY

Cnse # SDR-41562
Meeting Date: 6-14-11
Total Fee: 500.00
Date Received: 4-27-11
Received By: [Signature]

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41562** APN: 163-06-111-008

Name of Property Owner: Hualapai Commons, LLC

Name of Applicant: Dix Tara Limyo Holdings Inc.

Name of Representative: Kari Laurent

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: *Larry A Miller*

Print Name: LARRY A MILLER

Subscribed and sworn before me

This 21st day of April, 2011

Deborah M. West
Notary Public in and for said County and State

DEBORAH M. WEST
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-21-14
Certificate No: 89-2009-1

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Daniel E. Downey
A r c h i t e c t

April 26, 2011

City of Las Vegas

Department of Planning & Development

731 Fourth Street

Las Vegas, Nevada 89101

Re: Justification Letter for Dom Demarcos

9785 West Charleston

Las Vegas, Nevada

The project is located at the old Atlanta bread company tenant improvement. The new space will specialize in pizza and Italian food. It also will offer indoor and patio dining which is what the Architectural review is for. It will also serve beer, wine, and liquor and will need to apply for a special use permit. This will not be open twenty four hours a day.

If you have any questions please contact me at 702 604 8881.

Thank You

Daniel Downey Architect

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5538 Orchard Lane
Las Vegas, Nevada 89110
Ph (702)604-8881
Fax (702)453-4176
email:dandowney2@live.com

SUP-41563
SDR-41562

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as Dom DeMarcos, located at 9785 West Charleston Las Vegas Nevada.

This document is being prepared by:

Company Name: Daniel E Downey Architect

Address: 5538 Orchard lane
Las Vegas, Nevada
89110

Contact Person:

Name: Kari Laurent

Title:

Telephone: 702-222-3022

Fax: 702-222-0961

E-mail: klaurent@lapour.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: _____

Name: Daniel E. Downey
Title: Architect

Date: _____

4/27/2011

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ENVIRONMENTAL IMPACT ASSESSMENT

1 Project Description

1.a Project title: Dom DeMarcos
1.b Application #:
1.c Project location: 9785 West Charleston Las Vegas, Nevada

1.d Project sponsor
Name:
Address:
Telephone:

1.e G. P. designation: C-1
1.f Zoning: C-1

1.g Project description:
Total site acreage:

i) Residential

Total units:
FAR per Lot:
Lot Coverage per Lot:

ii) Hospitality

Total rooms:
Total entertainment:

iii) Commercial

Total S.F.: 3840
Total FAR:
Total Lot Coverage:

1.h Briefly describe the project's surrounding land use and setting:

North: RPD-7
East: R-3
South: RPD-7
West: C-1

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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):

Narrative: REMODEL AN EXISTING TENANT SPACE INSIDE HAULAPAI COMMONS WHERE THE ALANTA BREAD COMPANY WAS.

ENVIRONMENTAL IMPACT ASSESSMENT

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

2 **Transportation and Traffic**

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

Explain: YES WE ARE REMODELING AN EXISTING SPACE

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

Explain: THE REMODEL DOES NOT EFFECT THE PARKING

- 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

- 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 SHOPPING CENTER IS EXISTING

- 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:

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

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 District¹ 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 site²: N/A

Number of pupils: N/A

Junior High/Middle School

School name: N/A

Distance from site²: N/A

Number of pupils: N/A

High School

School name: N/A

Distance from site²: N/A

Number of pupils: N/A

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¹ 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.

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: STATION 2
Existing/proposed: EXTG
Distance from site³: 1.36 MILE

Police

Name of the facility: NORTH WEST AREA COMMAND
Existing/proposed: EXTG
Distance from site³: 5

Emergency Services

Name of the facility: SUMMERLIN HOSPITAL
Existing/proposed: EXTG
Distance from site³: 6

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: NO IT IS AN EXISTING FACILITY

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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.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

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 IT IS AN EXISTING STRUCTURE USING THE SAME ZONING

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

Explain: NO

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

Density: EXTG

Height: EXTG

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: N/A

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6 Mass Transit

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

Line number/name: 206

Location: B

Distance from site⁴: 300 FEET

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: NONE

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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 existing⁵ or planned⁶ (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name:

Location:

Distance from site⁷:

Community Park

Park name: HILLS PARK

Location: HILLS POINTE RD

Distance from site⁷: 10 MILES

Regional Park

Park name:

Location:

Distance from site⁷:

7.b Based upon 1990 US Census population table⁸, what would be the total population generated by the proposed project?

Explain: 196

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

Explain: 0

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

Explain: NONE

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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

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

8 Hydrology

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

Explain: EXISTING SITE NO IMPACT

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: 0

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

Explain: 0

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: NO IT IS AN EXISTING PROJECT

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: NO NOT AN HOUSING PROJECT

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: EXISTING SITE

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

9 **Water Quality**

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

Explain: EXISTING SIPLY

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: WE WILL BE USING THE SAME AMOUNT OF WATER USED BEFORE

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

10 Utilities and Service System

10.a Would the proposed project connect to an existing or planned sewer system?

Explain: YES

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: SAME AS PRIOR

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: NO

10.d Would the proposed project generate any industrial waste?

Explain: NO

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 1

Clark County School District
April 9, 2002

2001-2001 Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
K-5	0.245	0.163
6-8	0.123	0.066
9-12	0.137	0.062
P & 13	0.004	0.002

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.

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

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

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

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

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City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

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	2.82
Single Family Attached (Townhouse)	2.14
Condominiums	
2 to 19 units	1.92
20 to 49 units	1.86
50 or more units	1.35
Mobile Home or Trailer	2.05

Renter Occupied	Persons per Unit
Single Family Detached	3.33
Single Family Attached (Townhouse)	2.79
Apartments	
2 to 19 units	2.23
20 to 49 units	1.82
50 or more units	1.76
Mobile Home or Trailer	1.87

RECORDED
 APR 27 2011

20070622-0002707

7

Fee: \$19.00 RPTT: EX#003
N/C Fee: \$0.00

A.P.N#: 163-06-111-007, 163-06-111-008
163-06-111-009
Escrow #: 99-11-1420-MRB

06/22/2007 14:00:38
T20070113719

Requestor:
NEVADA TITLE COMPANY

Return to:
Hualapai Commons, LLC
851 S. Rampart, #205
Las Vegas, NV 89128
Attn: Kerry L. Walters

Debbie Conway DBX
Clark County Recorder Pgs: 7

RE-RECORDED

Re-Record of Grant, Bargain, Sale Deed

Rerecording to correct legal description in the Deed recorded 6/08/2000 in Book
20000608 as Document No. 00466

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10/11/11

20000008
00466

Recorded at the Request of: Nevada Title Company
Escrow No: 99-11-1420 MRB

APN: 163-06-111-097
163-06-111-098
163-06-111-009
R.P.T.T.: Exempt 10

3

Mail tax bill to and
When recorded mail to:
HUALAPAI COMMONS, LLC
851 S. Rampart, #100
Las Vegas, NV 89128

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That PECCOLE-NEVADA CORPORATION, Successor Trustee of THE PECCOLE 1982 TRUST, dated February 15, 1982, as to an undivided 45% interest, and WILLIAM AND WANDA PECCOLE FAMILY LIMITED PARTNERSHIP, dated December 31, 1992, as to an undivided 55% interest, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to HUALAPAI COMMONS, LTD., LLC, a Nevada Limited Liability Company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

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

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APR 27 2011

deed

IN WITNESS WHEREOF, this instrument has been executed this 30th day of May, 2000.

THE PECCOLE 1982 TRUST
dated February 15, 1982
By: PECCOLE-NEVADA CORPORATION
A Nevada Corporation, successor trustee

By: Larry A. Miller
Larry A. Miller, CEO

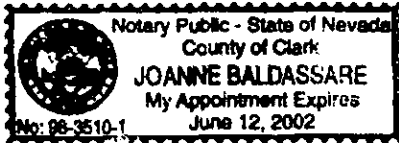
WILLIAM AND WANDA PECCOLE
FAMILY LIMITED PARTNERSHIP
a Nevada Limited Partnership
By: PECCOLE-NEVADA CORPORATION
A Nevada Corporation, General Partner

By: Larry A. Miller
Larry A. Miller, CEO

STATE OF NEVADA)
)SS
County of Clark)

Acknowledged before me on this 30th day of May, 2000, by Larry A. Miller
as CEO of Peccole-Nevada Corporation.

Joanne Baldassare
Notary Public



RECEIVED
APR 27 2011

20000608
00466

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

That portion of the West Half (W 1/2) of Section 8, Township 21 South, Range 60 East, M.D.M., described as follows:

Parcels One (1), Two (2) and Three (3) as shown by map thereof in File 96 of Parcel Maps, Page 50 in the Office of the County Recorder, Clark County, Nevada.

RESERVING THEREFROM a non-exclusive easement for ingress and egress over the herein described property as shown by said map.

PARCEL II:

A non-exclusive easement for ingress and egress over those portions of Parcel Four (4), as shown by said map.

Excepting therefrom those portions lying within building outlines.

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CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

NEVADA TITLE COMPANY
06-08-2000 08:15 CPD
OFFICIAL RECORDS
BOOK: 20000608 PAGE: 00466
FEE: 9.00 RPT: EX010

PARCEL I:

THAT PORTION OF THE WEST HALF (W ½) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

PARCELS ONE (1), TWO (2) AND THREE (3) AS SHOWN BY MAP THEREOF IN FILE 96 OF PARCEL MAPS, PAGE 50 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

RESERVING THEREFROM, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE HEREIN DESCRIBED PROPERTY AS SHOWN BY SAID MAP.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THOSE PORTIONS OF PARCEL FOUR (4), AS SHOWN BY SAID MAP.

EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN BUILDING OUTLINES.

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**State of Nevada
Declaration of Value**

M
2

1. Assessor Parcel Number(s)
 a) 163-06-111-007
 b) 163-06-111-008
 c) 163-06-111-009
 d) _____

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

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

3. Total Value/Sales Price of Property _____ N/A
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: _____ N/A
 Real Property Transfer Tax Due _____ N/A

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.098, Section: #3
 b. Explain Reason for Exemption: Rerecording to correct legal description of Grant, Bargain, Sale Deed recorded in 20000608-00466

5. Partial Interest: Percentage being transferred: 100 %
 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 owned.

Signature: [Signature] Capacity: as Title Agent
 Signature: [Signature] Capacity: as Title Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Peccole 1982 Trust
 Address: 851 S. Rampart, #100
 City/State/Zip: Las Vegas, NV 89128

Print Name: Hualapai Commons, Ltd
 Address: 851 S. Rampart, #100
 City/State/Zip: Las Vegas, Nv 89128

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

Print Name: Nevada Title Company Esc. #: 99-11-1420-MRB
 Address: 2500 N Buffalo, Suite 150
 City: Las Vegas State: NV Zip: 89128

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

RECEIVED
 APR 27 2011