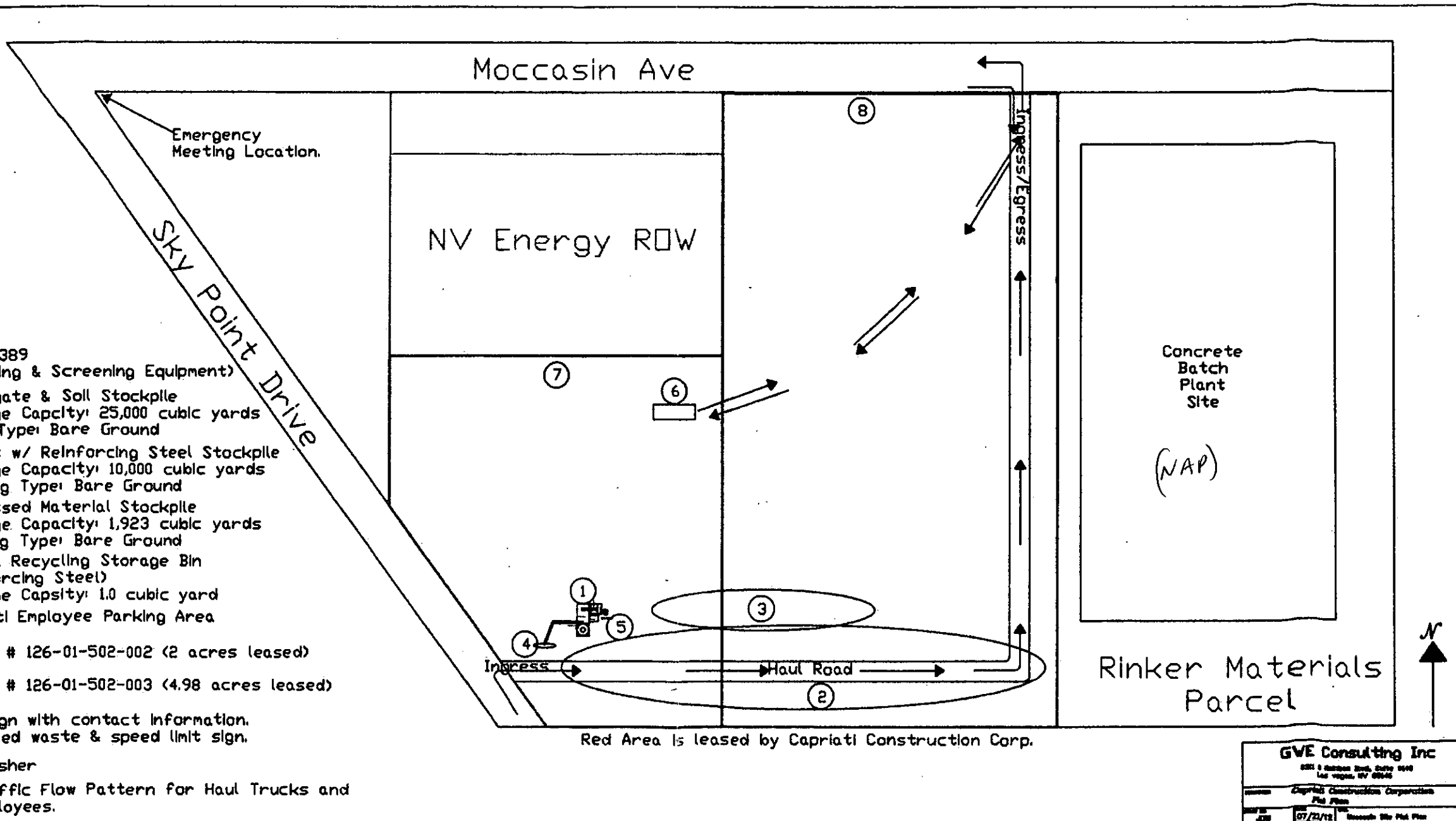


Map Legend:

- ① - VLP 16389  
(Crushing & Screening Equipment)
- ② - Aggregate & Soil Stockpile  
Storage Capacity: 25,000 cubic yards  
Floor Type: Bare Ground
- ③ - Cement w/ Reinforcing Steel Stockpile  
Storage Capacity: 10,000 cubic yards  
Flooring Type: Bare Ground
- ④ - Processed Material Stockpile  
Storage Capacity: 1,923 cubic yards  
Flooring Type: Bare Ground
- ⑤ - Nevada Recycling Storage Bin  
(Reinforcing Steel)  
Storage Capacity: 1.0 cubic yard
- ⑥ - Capriati Employee Parking Area
- ⑦ - Parcel # 126-01-502-002 (2 acres leased)
- ⑧ - Parcel # 126-01-502-003 (4.98 acres leased)
- ⑨ - Site Sign with contact information.  
Accepted waste & speed limit sign.

☐ Fire Extinguisher

→ Traffic Flow Pattern for Haul Trucks and Employees.



APPROVED  
TCP-48403  
BY  
CURRENT PLANNING DIVISION  
CITY OF LAS VEGAS

RECEIVED  
FEB 20 2013

GVE Consulting Inc  
2001 S. Rainbow Blvd., Suite 1000  
Las Vegas, NV 89146

Client: Capriati Construction Corporation  
Project: P101 Plan  
Date: 07/22/13  
Revised: 08/14/13



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Temporary Commercial Permit-Temp Contractor's Construction Yard
Project Address (Location) SEC of Moccasin Road & Skypointe Drive, Las Vegas, NV
Project Name Moccasin Aggregate Recycle Yard Proposed Use Temp Contractor's
Assessor's Parcel #(s) 126-01-502-003 Ward # 6 Const. Yard
General Plan: existing proposed Zoning: existing PCD (U) proposed N/A
Commercial Square Footage N/A Floor Area Ratio N/A
Gross Acres 2 Lots/Units N/A Density LOW
Additional Information For Creech Air Force Base Construction Site

PROPERTY OWNER City of Las Vegas Contact Robin Yoakum
Address 333 North Rancho Drive, 8th Floor Phone: 229-1022 Fax: 464-2522
City Las Vegas State NV Zip 89106
E-mail Address ryoakum@lasvegasnevada.gov

APPLICANT Capriati Construction Corp. Contact Golden W. Welch
Address 1020 Wigwam Ave. Phone: 547-1182 Fax: 547-0598
City Henderson State NV Zip 89074
E-mail Address goldenw@capriaticonstruction.com

REPRESENTATIVE Capriati Construction Corp. Contact Golden W. Welch
Address 1020 Wigwam Ave. Phone: 547-1182 Fax: 547-0598
City Henderson State NV Zip 89074
E-mail Address goldenw@capriaticonstruction.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lesser or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature\* Robin Yoakum

Print Name Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 14th day of February, 2013. Christina Strong

Notary Public in and for said County and State



CHRISTINA STRONG
Notary Public-State of Nevada
APPT. NO. 07-1185-1
My App. Expires January 04, 2016

FOR DEPARTMENT USE ONLY
Case # TCP-48403
Meeting Date:
Total Fee: 100.-
Date Received:\* 2/20/13
Received By: [Signature]

This 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.

## Steve Gebeke

---

**From:** Robin Yoakum  
**Sent:** Thursday, February 21, 2013 11:15 AM  
**To:** Steve Gebeke  
**Subject:** RE: Capriati Construction TCP

February 6, 2016.

---

**From:** Steve Gebeke  
**Sent:** Thursday, February 21, 2013 10:25 AM  
**To:** Robin Yoakum  
**Subject:** Capriati Construction TCP

Robin-

We have a TCP application in for the construction yard on Moccasin Rd (APN 12601502003). They are asking to extend it for 3 years through the end of the lease agreement with the City. Do you know the specific date that the lease ends so that I can enter that into the permit info? Thanks.

*Steve Gebeke, AICP*

Planning Supervisor, City of Las Vegas  
333 N. Rancho Drive, 3rd Floor  
Las Vegas, NV 89106  
Office: 702-229-5410  
Fax: 702-385-7268  
[sgebeke@lasvegasnevada.gov](mailto:sgebeke@lasvegasnevada.gov)

"There is no greater role for a man to play than to assist in the government of a people, nor anyone lower than he who misuses that power." – Louis L'Amour

<b>GENERAL INFORMATION</b>	
<b>PARCEL NO.</b>	126-01-502-003
<b>OWNER AND MAILING ADDRESS</b>	CITY OF LAS VEGAS 333 N RANCHO 8TH FL LAS VEGAS NV 89106-3703
<b>LOCATION ADDRESS CITY/UNINCORPORATED TOWN</b>	10051 MOCCASIN RD LAS VEGAS
<b>ASSESSOR DESCRIPTION</b>	GOV LOT 6  SEC 01 TWP 19 RNG 59
<b>RECORDED DOCUMENT NO.</b>	* 20121031:03163
<b>RECORDED DATE</b>	10/31/2012
<b>VESTING</b>	ND STATUS

\*Note: Only documents from September 15, 1999 through present are available for viewing.

<b>ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE</b>	
<b>TAX DISTRICT</b>	200
<b>APPRAISAL YEAR</b>	2012
<b>FISCAL YEAR</b>	12-13
<b>SUPPLEMENTAL IMPROVEMENT VALUE</b>	0
<b>SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER</b>	N/A

<b>REAL PROPERTY ASSESSED VALUE</b>		
<b>FISCAL YEAR</b>	2012-13	2013-14
<b>LAND</b>	26145	15687
<b>IMPROVEMENTS</b>	0	0
<b>PERSONAL PROPERTY</b>	0	0
<b>EXEMPT</b>	17407	15687
<b>GROSS ASSESSED (SUBTOTAL)</b>	26145	15687
<b>TAXABLE LAND+IMP (SUBTOTAL)</b>	74700	44820
<b>COMMON ELEMENT ALLOCATION ASSD</b>	0	0
<b>TOTAL ASSESSED VALUE</b>	26145	15687
<b>TOTAL TAXABLE VALUE</b>	74700	44820

<b>ESTIMATED LOT SIZE AND APPRAISAL INFORMATION</b>	
<b>ESTIMATED SIZE</b>	4.98 Acres
<b>ORIGINAL CONST. YEAR</b>	0
<b>LAST SALE PRICE MONTH/YEAR</b>	1150000 10/12
<b>LAND USE</b>	0-00 VACANT
<b>DWELLING UNITS</b>	0



# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: Temporary Commercial Permit-Temp Contractor's Construction Yard  
 Project Address (Location) SEC of Moccasin Road & Skypointe Drive, Las Vegas, NV  
 Project Name Moccasin Aggregate Recycle Yard Proposed Use Temp Contractor's  
 Assessor's Parcel #(s) 126-01-502-002 Ward # 6 Const. Yard  
 General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing PCD (U) proposed N/A  
 Commercial Square Footage N/A Floor Area Ratio N/A  
 Gross Acres 2 Lots/Units N/A Density LOW  
 Additional Information For Creech Air Force Base Construction Site

PROPERTY OWNER Tomcat, LLC Contact R. Scott Dugan  
 Address 6787 West Tropicana Ave., Suite 120B Phone: 876-2000 Fax: 253-1888  
 City Las Vegas, State NV Zip 89103  
 E-mail Address appraisals@rsdugan.com

APPLICANT Capriati Construction Corp. Contact Golden W. Welch  
 Address 1020 Wigwam Ave. Phone: 547-1182 Fax: 547-0598  
 City Henderson State NV Zip 89074  
 E-mail Address goldenw@capriaticonstruction.com

REPRESENTATIVE Capriati Construction Corp. Contact Golden W. Welch  
 Address 1020 Wigwam Ave. Phone: 647-1182 Fax: 547-0598  
 City Henderson State NV Zip 89074  
 E-mail Address goldenw@capriaticonstruction.com

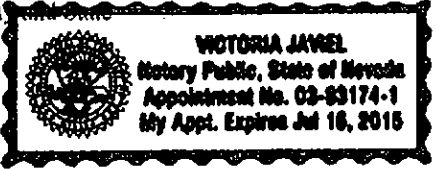
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent duly authorized by the owner to make this submission, as indicated by the owner's signature below.

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 R Scott DUGAN

Subscribed and sworn before me  
 This 16th day of February, 20 13.

[Signature]

Notary Public in and for said County and State



**FOR DEPARTMENT USE ONLY**

Case #	<u>TCP-48403</u>
Meeting Date:	<u>—</u>
Total Fee:	<u>100.-</u>
Date Received:*	<u>2/20/13</u>
Received By:	<u>[Signature]</u>

\*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.

**TOMCAT, LLC****Business Entity Information**

Status:	Default	File Date:	7/14/2010
Type:	Domestic Limited-Liability Company	Entity Number:	E0360112010-4
Qualifying State:	NV	List of Officers Due:	7/31/2012
Managed By:	Managers	Expiration Date:	7/29/2040
NV Business ID:	NV20101574771	Business License Exp:	7/31/2012

**Registered Agent Information**

Name:	R. SCOTT DUGAN	Address 1:	6767 W TROPICANA #110
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89103
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

**Officers** Include Inactive Officers

Manager - R SCOTT DUGAN			
Address 1:	6787 W TROPICANA AVENUE STE 120B	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89103	Country:	USA
Status:	Active	Email:	
Managing Member - R SCOTT DUGAN			
Address 1:	6787 W TROPICANA AVENUE STE 120B	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89103	Country:	USA
Status:	Active	Email:	

**Actions\Amendments**

Action Type:	Articles of Organization
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Document Number:	20100535485-13	# of Pages:	2
File Date:	7/14/2010	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20100535488-46	# of Pages:	1
File Date:	7/14/2010	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20110096295-15	# of Pages:	1
File Date:	2/7/2011	Effective Date:	
(No notes for this action)			
Action Type:	Amcndcd List		
Document Number:	20110179805-54	# of Pages:	1
File Date:	3/10/2011	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20110489672-10	# of Pages:	1
File Date:	6/30/2011	Effective Date:	
(No notes for this action)			



## ● **Capriati Construction Corp.** ●

**General Contractor - License # 43705A  
(702) 547-1182 Fax: (702) 547-0598**

February 13, 2013

Steve Swanton, Senior Planner  
Department of Planning  
CITY OF LAS VEGAS  
333 N. Rancho Dr., 3<sup>rd</sup> Floor  
Las Vegas, Nevada 89106

RE: Extension of Temporary Commercial Permit  
Temporary Contractor's Construction Yard  
SEC of Moccasin Road and Skypointe Drive, Las Vegas, Nevada

Dear Steve:

Please let this letter serve as Capriati Construction Corp.'s Justification Letter for our requested extension of a Temporary Commercial Permit for the above referenced facility. We have been operating under a similar Permit for the past six months with no incidences or complaints, with the projected termination date of our existing Permit being February 21, 2013. As you know, we have been in negotiations for the extension of this Permit.

Capriati Construction Corp. has current three year land leases for the two contiguous parcels we are occupying, one with the City of Las Vegas (APN 126-01-502-003) and one with Tomcat, LLC (APN 126-01-502-002). This aggregate recycle yard was initially entitled and connected with our NDOT Contract No. 3409 project, the widening of US 95 from Rainbow to Ann Road. Due to its location, however, we are now able to utilize this site as a source for providing aggregates that meet necessary specifications to Creech Air Force Base. These materials are being purchased by other contractors or suppliers working for Creech AFB, for multiple projects at multiple locations within the Base. It is our understanding that this supply will be perpetuated into the foreseeable future, at least for the remaining terms of our land leases. We would like to see a Temporary Commercial Permit that also coordinates with these lease terms, understanding that both land leases contain a 90 day notice to vacate in the event either land owner has an opportunity to sell or develop for a higher and better use. It should also be noted that we are carrying a \$100,000 reclamation bond for this site.

We have stockpiled aggregate materials on these two parcels. These materials are being crushed and mixed with concrete products that are delivered to this facility as removals from primarily other public works projects in this area. We only accept enough concrete to be crushed, screened and blended in order to produce aggregate materials that meet necessary specification. Crushing equipment, rolling stock such as loaders and water trucks are also on site. The materials are delivered both to the site and to Creech Air Force Base in belly dumps.


**1020 Wigwam • Henderson, NV 89074  
An Equal Opportunity Employer**

Once you have had the opportunity to review this request, along with the requisite Application Forms signed by the respective land owners, if you have any questions or concerns, please let me know.

We appreciate very much Planning's help in resolving this matter, hopefully to the benefit of the City, Capriati Construction Corp., Tomcat LLC, and a very important customer.

Sincerely,

CAPRIATI CONSTRUCTION CORP



Golden W. Welch

Contract Manager

Cell 702-561-1870



# ● Capriati Construction Corp. ●

General Contractor - License # 43705A

(702) 547-1182 Fax: (702) 547-0598

## JUSTIFICATION LETTER

Parcel #s: 126-01-502-002 & 126-01-502-003

# of Employee/Residents: 5-8 employees/ 0 residents

Hours of Operation: 6:00 am – 4:00 pm Monday – Friday, Saturdays when necessary

1. *The proposed use is compatible with existing land uses on the same property and the surrounding properties;*

The parcels are located on undeveloped desert land. The proposed use for this site is a storage and processing area for cement, aggregate and soil materials. The adjacent property has a concrete batch plant erected onsite. A concrete batch plant will also store and process aggregate materials and will produce cement. The proposed use is compatible with the existing land uses in the area.

2. *The subject site is physically suitable for the type and intensity of the use being proposed;*

The site is located away from residential areas and has no other use at this time. The proposed use will not physically damage the site nor will it make it unsuitable for development at a later date.

3. *There will be adequate public access to the site and adequate provision for on-site parking;*

There is an ingress off of Sky Point Drive southeast of the intersection of Sky Point Drive and Moccasin Road. There is an ingress/egress located off of Moccasin Road east of the intersection of Skypointe Drive and Moccasin Road. There is adequate area for parking if necessary.

4. *The application is not a continuation of consecutive applications or otherwise an attempt to circumvent the limitations of Title 19.*

This is a new application and is not a continuation of consecutive applications. This is not an attempt to circumvent the limitations of Title 19.

**NOTES**

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data depicted herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS KATEGORIEN NUMMER FÜR DEN SAZUNGSPUNKT

**MAP LEGEND**

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAVED BOUNDARY
- ROAD ESTABLISH
- WATER/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDITIONAL UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUBSURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL N. MER
- 1.00 ACRES
- 202 PARCEL SUBSEGO NUMBER
- P93746 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- CAS GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.  
 Michele W. Shale - Assessor

T19S R59E

1

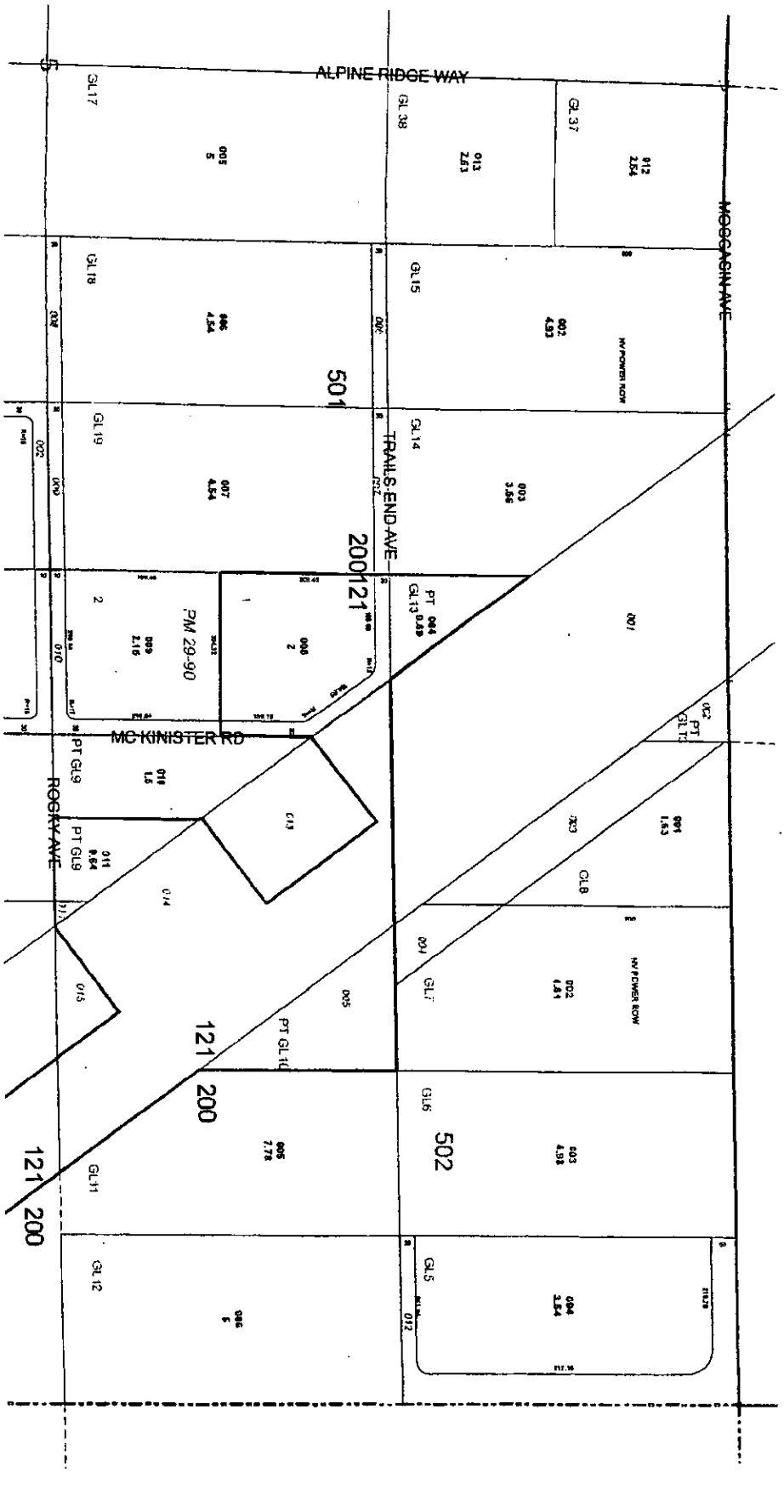
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126-01-5

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018	019	020	021	022	023

01	02	03	04	05	06	07	08	09	10
11	12	13	14	15	16	17	18	19	20
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31	32	33	34	35	36	37	38	39	40

01	02	03	04	05	06	07	08	09	10
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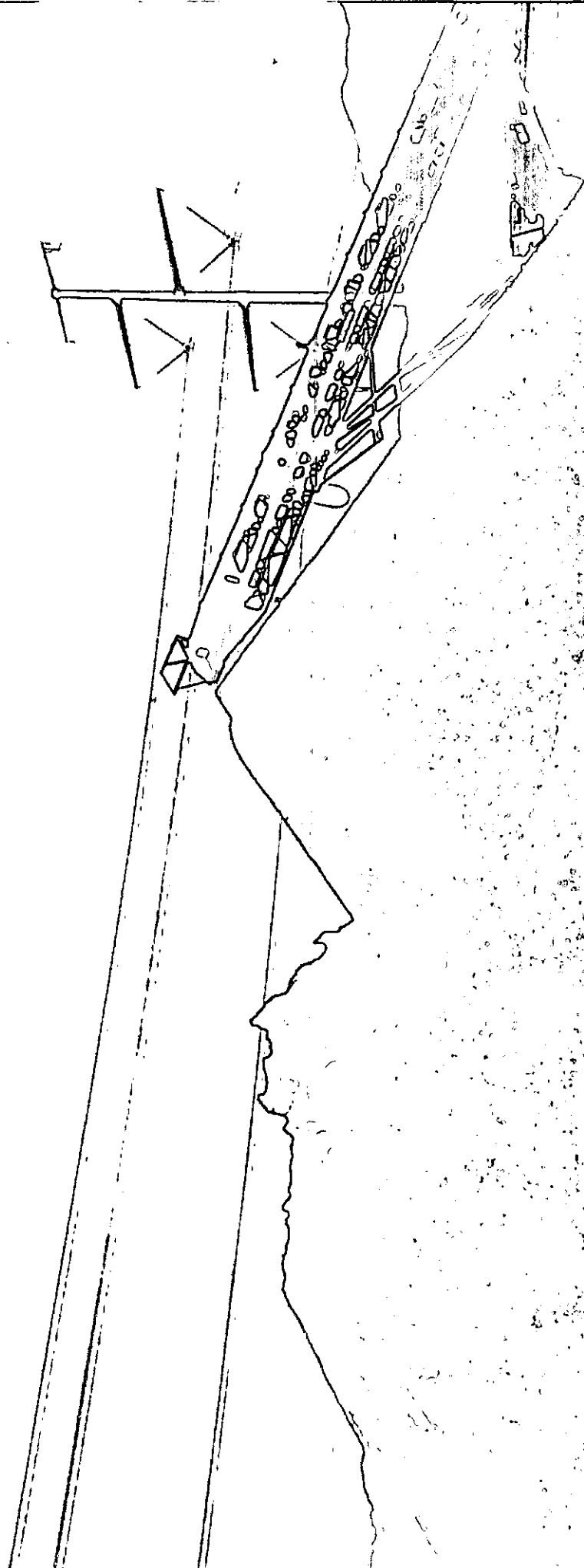


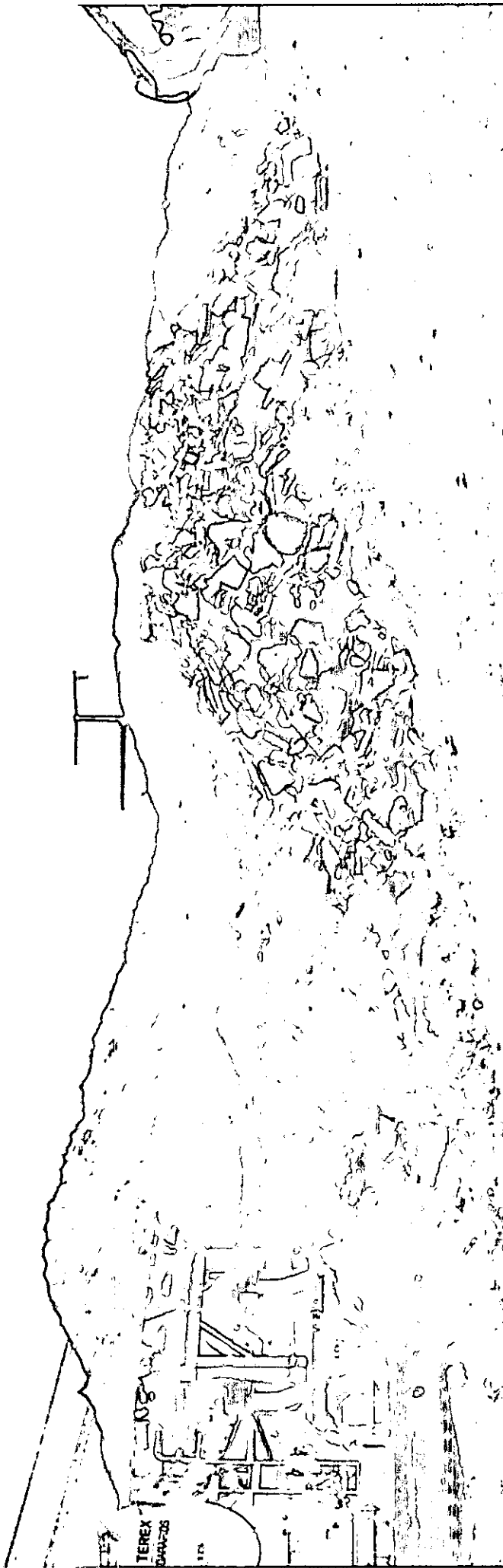
TAX DIST 121.200

RECEIVED  
 FEB 20 2013



WATER  
PUMP

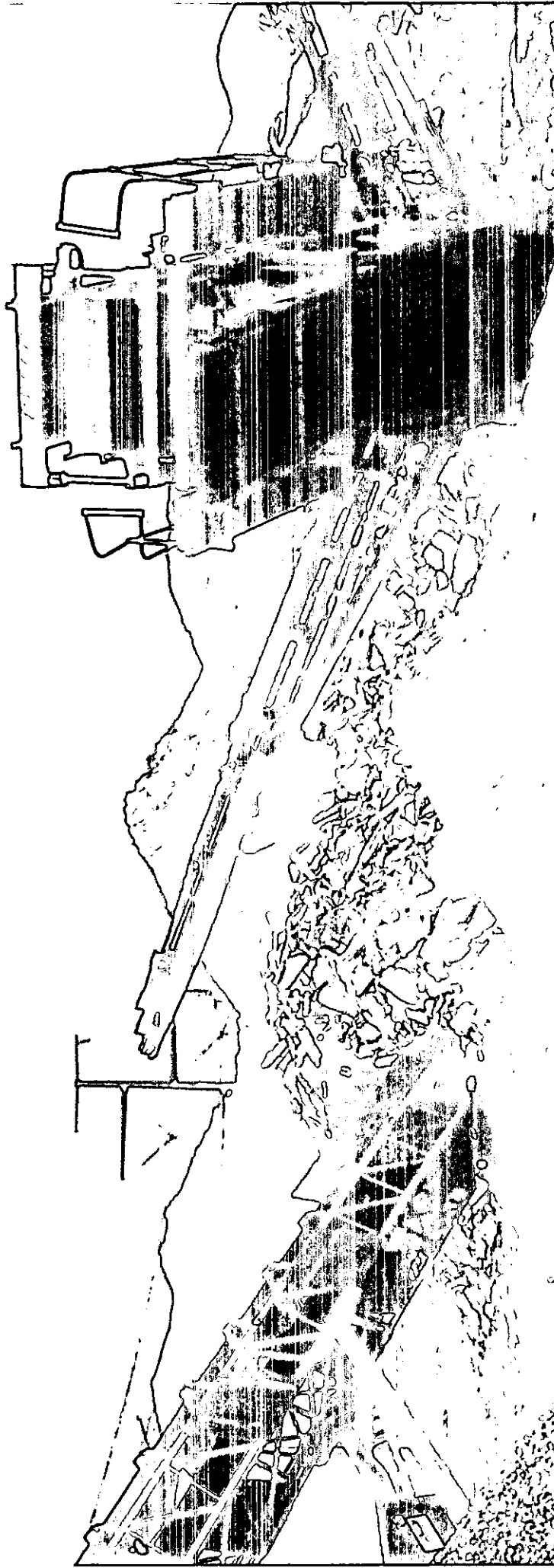




FEB 20 2013

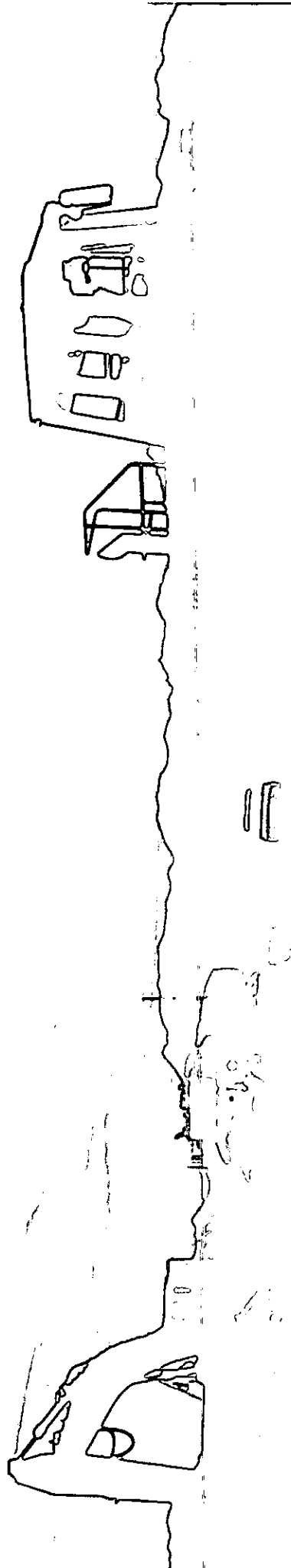
TEREX  
CORP.

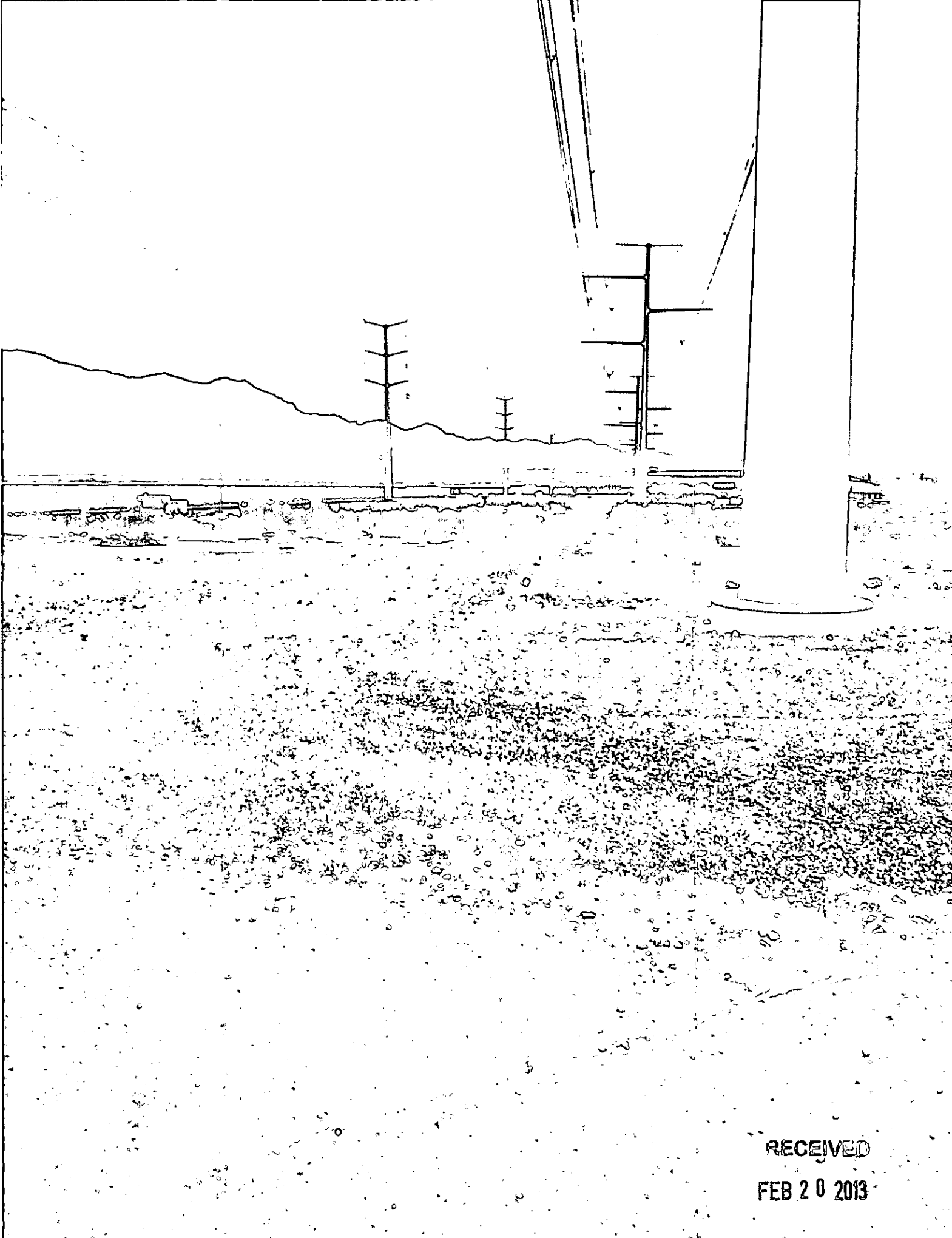




RECEIVED

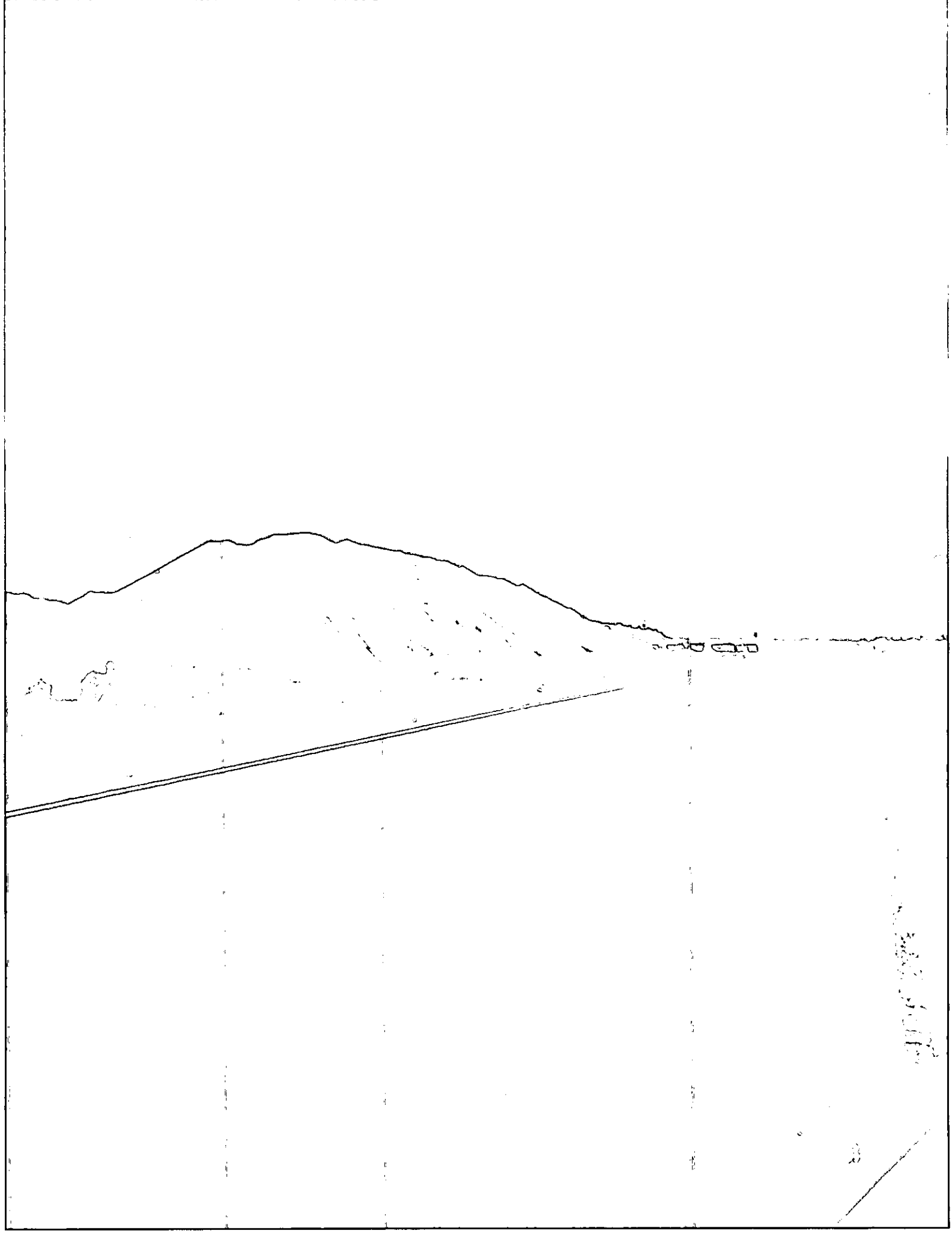
NOV 17 1964

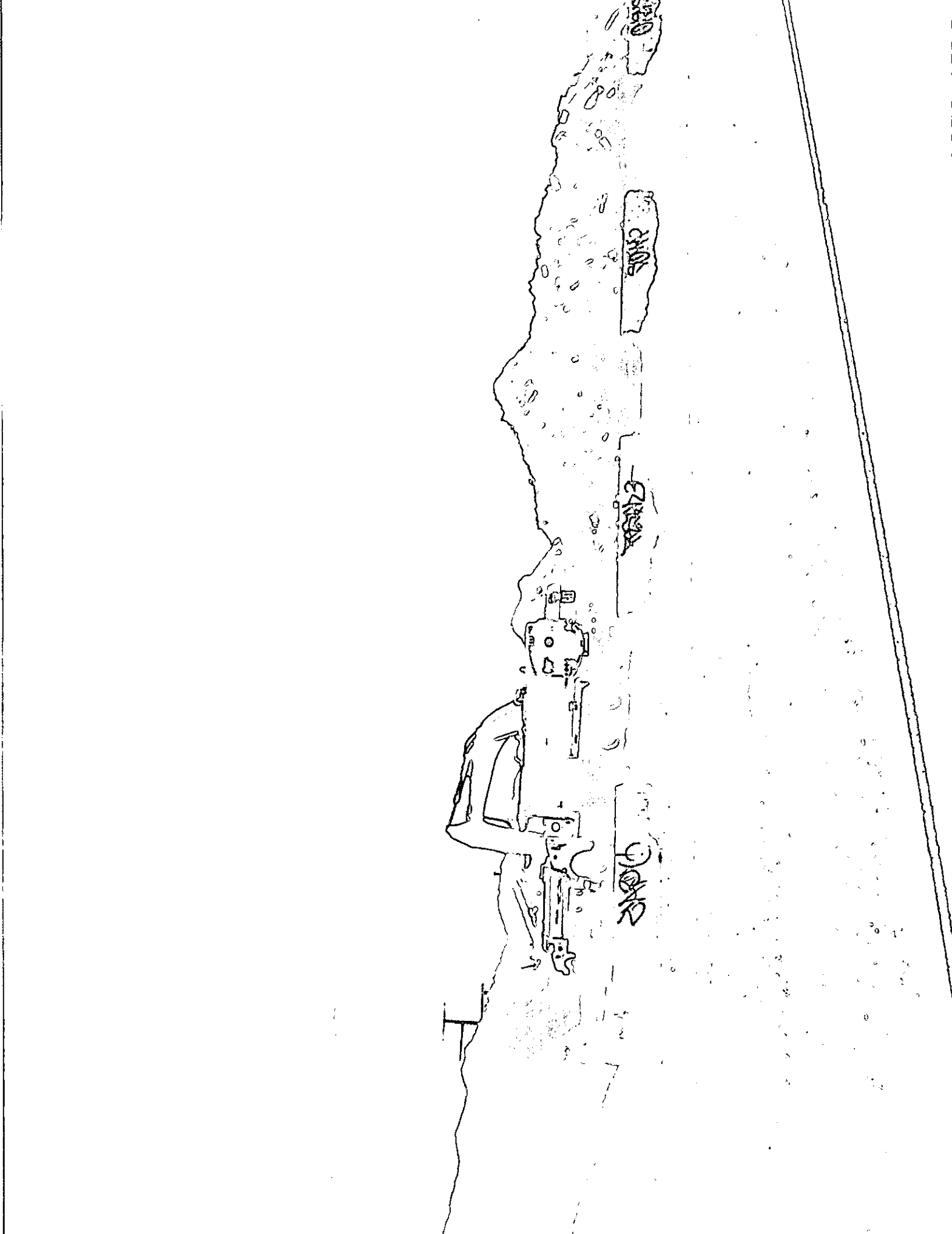




RECEIVED

FEB 20 2013









**TEMPORARY COMMERCIAL PERMIT  
TEMPORARY CONTRACTORS CONSTRUCTION YARD  
TCP-48403**

**Valid February 20, 2013 To February 26, 2016**

**Description of Event: TCP-48403 - Temporary Commercial Permit for Creech Air Force Base Construction site for a period of 30 additional months to coordinate with term of City of Las Vegas land lease at the SEC of Moccasin Road and Skypointe Drive.**

**Applicant:** Capriati Construction Corp  
1020 Wigwam Avenue  
Henderson, NV 89075  
(702)547-1182 x

**Parcel(s):** 126-01-502-002 126-01-502-003  
**Ward(s):** WARD 6 (STEVEN D. ROSS)

**THIS PERMIT IS APPROVED PURSUANT TO SECTION 19.18.100 OF THE LAS VEGAS MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:**

**See page 2 for conditions**

**THIS TEMPORARY COMMERCIAL PERMIT IS NOT VALID UNTIL THE FOLLOWING DEPARTMENT APPROVALS / PERMITS / LICENSES HAVE BEEN OBTAINED:**

FIRE \_\_\_\_\_ (Initials)

BUSINESS SERVICES \_\_\_\_\_ (Initials)

SEWER \_\_\_\_\_ (Initials)

TRAFFIC \_\_\_\_\_ (Initials)

**THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE**



**TEMPORARY COMMERCIAL PERMIT  
 TEMPORARY CONTRACTORS CONSTRUCTION YARD  
 TCP-48403**

**Valid February 20, 2013 To February 26, 2016**

1. BUSINESS HOURS SHALL BE FROM 02/20/13 TO 02/26/16.
2. THIS PERMIT IS NOT A BUSINESS LICENSE.
3. THIS PERMIT IS NOT A SUBSTITUTE FOR ANY REQUIRED STATE OR LOCAL BUSINESS LICENSE OR FOR ANY REQUIRED CHARITABLE SOLICITATION PERMIT.
4. This use shall not create a nuisance to nearby properties as a result of factors such as excessive illumination, glare, noise, vibration, smoke, dust, dirt, odors, gases or heat.
5. The use shall conform to the submitted plot plan date stamped 02/20/13.
6. No combustible materials shall be located within 50 feet of any structure on, or adjacent to this site.
7. No building or structure of any type shall be erected closer than 25 feet from any property line.
8. The applicant shall display a copy of this Temporary Commercial Permit during the hours of operation.
9. Sanitation facilities must be provided in accordance with the Clark County Health District and Republic Services of Southern Nevada.
10. The applicant shall provide private security officers as required by the Las Vegas Metropolitan Police Department.
11. Any signage for this temporary commercial use must be approved and permitted by the Planning and Development Department.
12. All applicable City code requirements shall be satisfied.
13. The applicant shall be responsible for leaving the site free of debris, litter or any other evidence of occupancy upon completion or removal of the use.

  
 \_\_\_\_\_  
 PLANNING SUPERVISOR SIGNATURE

02/21/13  
 \_\_\_\_\_  
 DATE

\_\_\_\_\_  
 PLANNING MANAGER SIGNATURE

\_\_\_\_\_  
 DATE

**THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE**