



# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

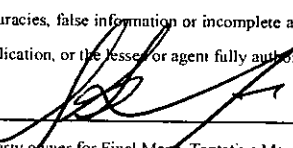
Application/Petition For: TEMP SALES OFFICE  
 Project Address (Location) 728 BIG MEADOW STREET  
 Project Name CATALINA Proposed Use \_\_\_\_\_  
 Assessor's Parcel #(s) 137-34-214-002 Ward # \_\_\_\_\_  
 General Plan: existing 3285 proposed 807 zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_  
 Commercial Square Footage 807 Floor Area Ratio \_\_\_\_\_  
 Gross Acres .02 Lots/Units 1 Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER GREYSTONE NEVADA Contact STEVE JONES  
 Address 2490 PASEO VERDE PKWY #120 Phone: 821-4627 Fax: 458-7708  
 City HENDERSON, State NV Zip 89074  
 E-mail Address STEVE.JONES@LENNAR.COM

APPLICANT SAME AS ABOVE Contact \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 E-mail Address \_\_\_\_\_

REPRESENTATIVE SAME AS ABOVE Contact \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 E-mail Address \_\_\_\_\_

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 fully authorized by the owner to make this submission, as indicated by the owner's signature below.

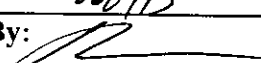
Property Owner Signature\* 

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

Subscribed and sworn before me  
 This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for said County and State

**FOR DEPARTMENT USE ONLY**

Case #	<u>TCF-49754</u>
Meeting Date:	_____
Total Fee:	<u>100<sup>00</sup></u>
Date Received:*	<u>06/04/13</u>
Received By:	

\*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.

CURRENT PLANNING DIVISION  
CITY OF LAS VEGAS

JUN 04 2013

APPROVED

TCR-49753

RECEIVED

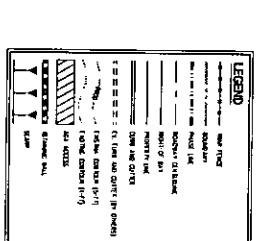
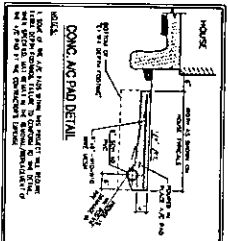
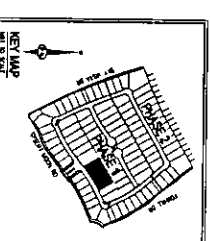
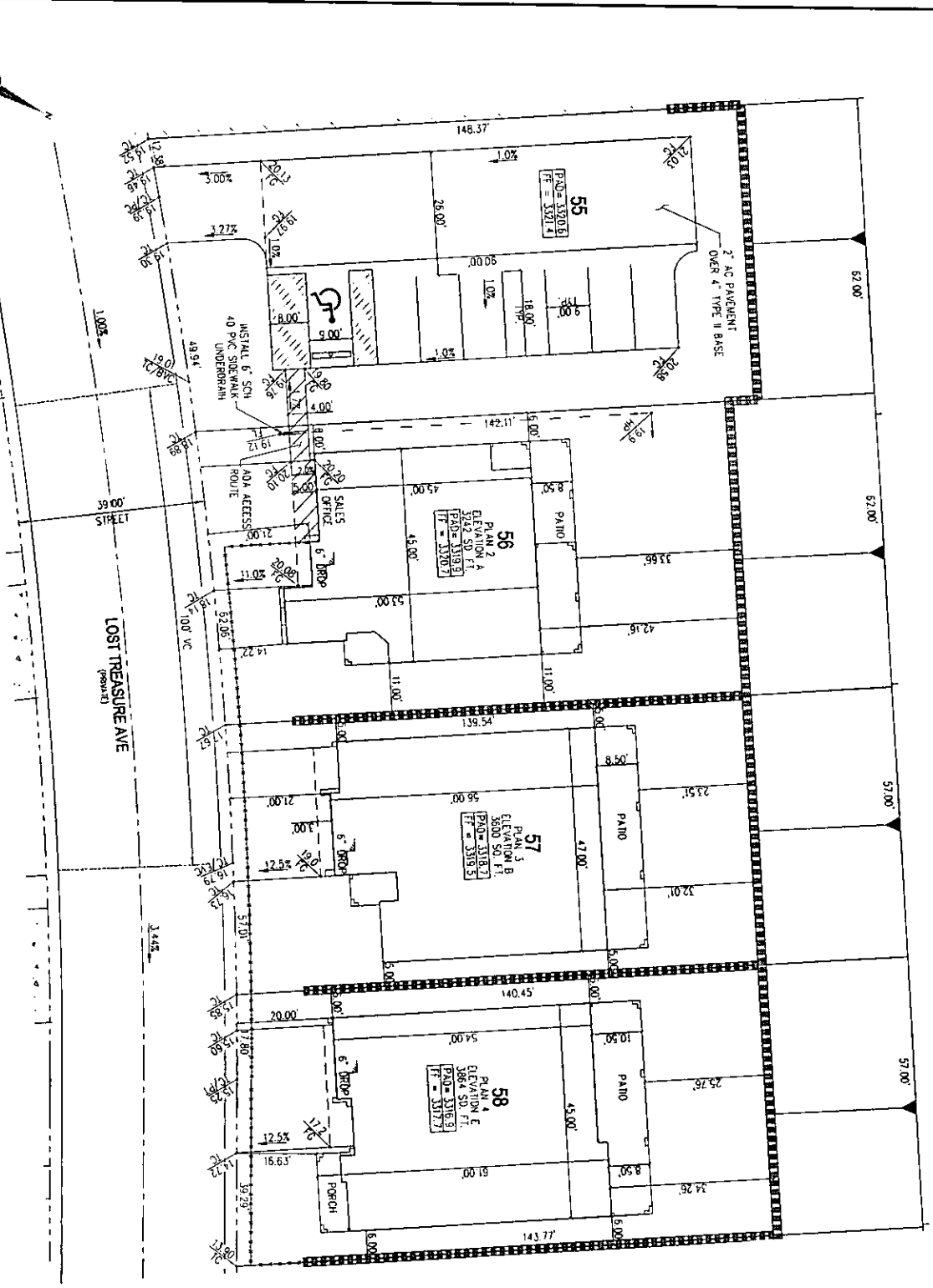
ADDITIONAL NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS DEVELOPMENT CODE AND THE CITY ENGINEER'S OFFICE REQUIREMENTS.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS.  
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES ON THE SITE.  
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.

OWNER/DEVELOPER ENGINEER  
DISCLAIMER NOTE  
I, THE UNDERSIGNED, AS ENGINEER, HAVE REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROJECT DESCRIBED HEREIN AND AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OR COMPLETION OF THE PROJECT.

CONTRACTOR'S SEAL AND SIGNATURE

CITY ENGINEER'S SEAL AND SIGNATURE

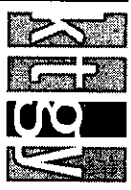
MHC-1  
SHEET 1 OF 1



**LENNAR**  
ESPERANZA  
MODEL HOME COMPLEX

NO.	DESCRIPTION	DATE	BY	APP.	DATE

**S-I-G SLATER HANIFAN GROUP**  
CONSULTING ENGINEERS & PLANNERS  
8748 S. ARVILLE STREET #210 LAS VEGAS, NV 89118  
PHONE (702) 264-6300 FAX (702) 264-6300



**KTGY Group, Inc.**  
 1722 Fern  
 Henderson, NV 89114  
 702.798.8100  
 702.798.8200

**KTGY Project No:** 2012-0118  
**Project Contact:** Linda Chang  
**Email:** mchang@ktgy.com  
**Project Designer:** John Tully

**Developer:**  
**LENNAR**  
 2400 Boulder Highway, Ste. 120  
 Henderson, NV 89174  
**PHONE NO:** 702.798.8100  
**FAX NO:** 702.798.8200

# CATALINA - WELCOME HOME CENTER

CITY OF LAS VEGAS, NEVADA

No.	Date	Description
001	05/24/13	NO SUBMITTALS



**FLOOR PLAN (STD.)**  
**PLAN 3285 AV 8**  
**CONVERSION PLAN**

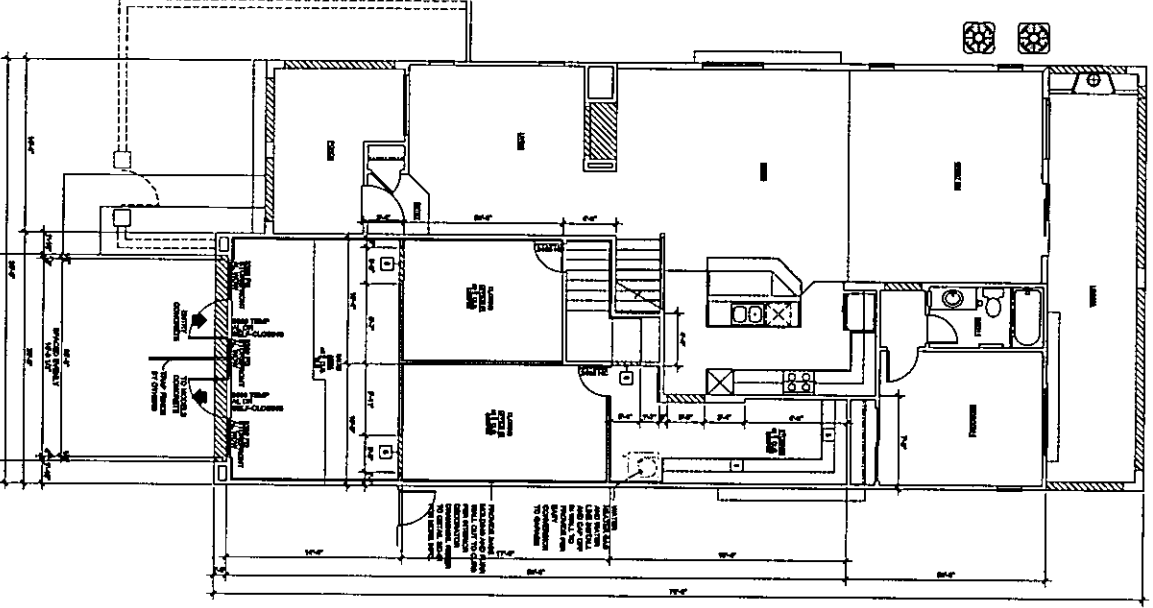
A-101

**FLOOR PLAN KEYNOTES**

- 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
- 3. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.
- 4. ALL WINDOWS ARE 48" WIDE UNLESS NOTED OTHERWISE.
- 5. ALL CEILING HEIGHTS ARE 8' UNLESS NOTED OTHERWISE.
- 6. ALL FLOOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
- 7. ALL WALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
- 8. ALL CEILING FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
- 9. ALL MECHANICAL AND ELECTRICAL SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
- 10. ALL MECHANICAL AND ELECTRICAL SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.

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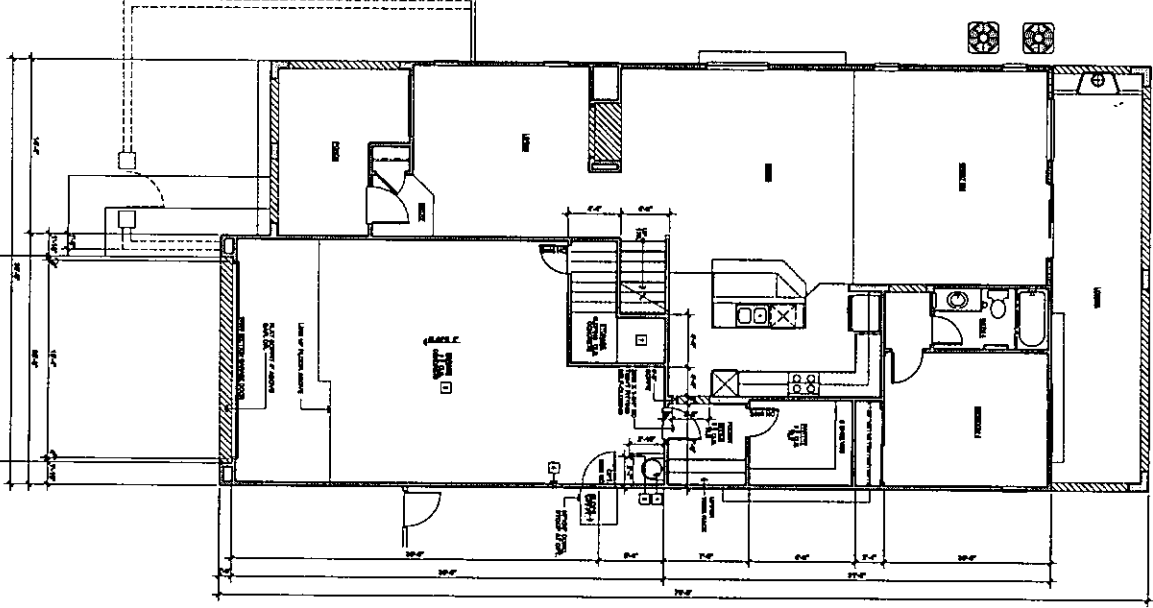


**RECEIVED**

JUN 04 2013

FIRST FLOOR PLAN

FIRST FLOOR PLAN



**APPROVED**

FIRST FLOOR PLAN

CONVERSION FIRST-FLOOR PLAN

CURRENT PLANNING DIVISION  
 CITY OF LAS VEGAS

TOP-49753

2013/13

SCALE: 1/8"=1'-0"

2

FOR INFORMATION ONLY  
 REFER TO STANDARD PLAN  
 PLAN 3285 AV 8  
 FOR ALL INFORMATION NOT  
 SHOWN HERE

SCALE: 1/8"=1'-0"

1

REFER TO STANDARD PLAN  
 PLAN 3285 AV 8  
 FOR ALL INFORMATION NOT  
 SHOWN HERE

SQUARE FOOTAGE

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# TEMPORARY COMMERCIAL PERMIT

## TEMPORARY REAL ESTATE SALES OFFICE

TCP-49754

Valid June 04, 2013 To June 05, 2014

1. BUSINESS HOURS SHALL BE FROM 060413 TO 060514.
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 060413.
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

060413  
 \_\_\_\_\_  
 DATE

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

\_\_\_\_\_  
 DATE

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



# TEMPORARY COMMERCIAL PERMIT

## TEMPORARY REAL ESTATE SALES OFFICE

TCP-49754

Valid June 04, 2013 To June 05, 2014

Description of Event: TCP-49754 Convert garage to temp sales office from 06/04/13 to 06/04/14

**Applicant:** Greystone Nevada L L C  
% j parness  
2490 Paseo Verde Pkwy #120  
Henderson, NV 89074-7121  
(702)736-9100 x

**Parcel(s):** 137-34-214-002  
**Ward(s):** WARD 2 (BOB BEERS)

**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**