



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16952** APN: 125-29-601-020 & 002

Name of Property Owner: Centennial Hills Center, LLC

Name of Applicant: Centennial Hills Center, LLC

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: John B. Stookey

Print Name: John B. Stookey

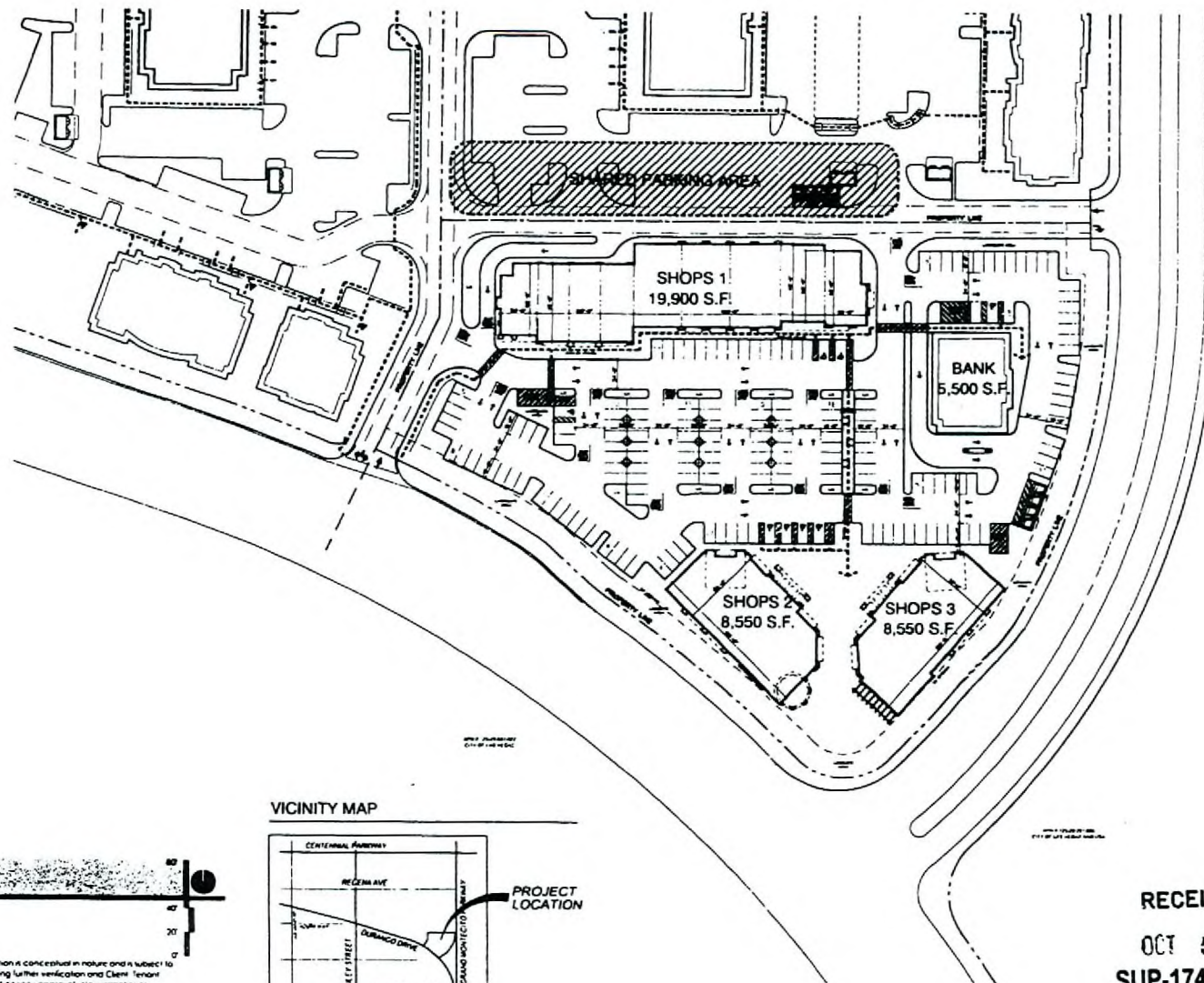
Subscribed and sworn before me

This 14th day of September, 2006

Michelle R. Mueller
Notary Public in and for said County and State



DURANGO & GRAND MONTECITO



A PROJECT FOR:
HUFFMAN BUILDERS WEST
 5735 FORT APACHE ROAD
 SUITE A
 LAS VEGAS NV 89148
 T 702/341 8809
 F 949/360 3819

LEGAL DESCRIPTION

A PORTION OF THE NE QUARTER OF THE NE QUARTER OF SEC 29, T 19 S, R 60 E, MDM

SUMMARY - RETAIL PARCEL

LAND AREA	± 4.49 AC ± 195,782 S.F.
BUILDING AREA	
SHOPS	37,000 S.F.
BANK/REST	5,500 S.F.
TOTAL	42,500 S.F.
F.A.R.	0.21
PERCENT COVERAGE	21 %
PARKING REQUIRED (RETAIL)	148 STALLS
PARKING REQUIRED (BANK)	28 STALLS
PARKING PROVIDED	179
OVERALL PARKING RATIO	4.2 / 1000
PARKING STALL SIZE	9' x 18'
HANDICAP REQUIRED	5
HANDICAP PROVIDED	7
PARKING PROVIDED (W/ SHARED)	221
OVERALL PARKING RATIO (W/ SHARED)	5.2 / 1000

SUMMARY - OFFICE PARCEL

LAND AREA	± 17.41 AC ± 758,142 S.F.
BUILDING AREA	
OFFICE	247,769 S.F.
PARKING REQUIRED	821 STALLS
PARKING PROVIDED	956 STALLS
EXCESS PARKING PROVIDED	135 STALLS

SITE PLAN

OCTOBER 3, 2006

NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant and Governmental Agency approval. No warranties or guarantees of any kind are given or implied by the Architect.

VICINITY MAP



PROJECT LOCATION

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OCT 5 2006

SUP-17404

SDR-16952

SUP-17405

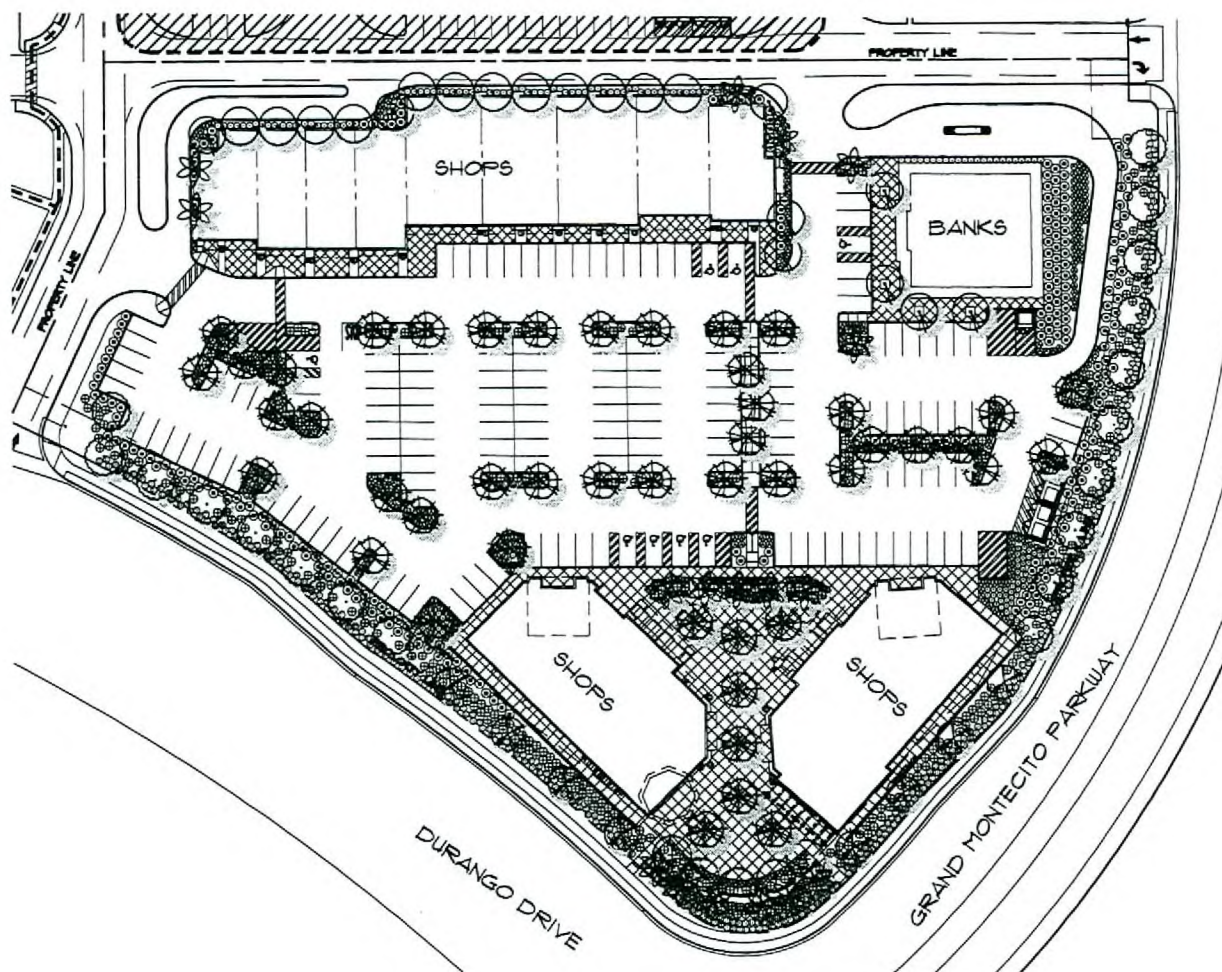
-REVISED

11/02/06 PC



NORTH





TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS	BTY
(Symbol: Circle with cross)	CECIDIUM X. DESERT HUBBARD DESERT HUBBARD PALM VERDE	24" BOX	STANDARD D.A.	
(Symbol: Circle with cross)	CATALPA TACONTEBENSIS CATALPA	24" BOX	STANDARD D.A. ENTRY ACCENT	
(Symbol: Circle with cross)	CATALPA TACONTEBENSIS CATALPA	36" BOX	STANDARD D.A. STREET TREES	
(Symbol: Circle with cross)	ACACIA STYRACIUM ACACIA	24" BOX	STANDARD D.A.	
(Symbol: Circle with cross)	PROPERIS CHLORIS CHLORIS	24" BOX	STANDARD D.A.	
(Symbol: Circle with cross)	ROSEMOYNIUM PURPUREUM PURPLE ROSE LOCUST	24" BOX	STANDARD D.A.	
(Symbol: Circle with cross)	MAHONIA PACIFICA MEXICAN PALM PALM	16" HEIGHT	SCANNED TRUNK FROM BOTTOM TO TOP	

SHRUB LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS
(Symbol: Circle with cross)	CASUALPHEA FLORENTINA RED BIRD OF PARADISE	9 GAL	3'-0" O.C.
(Symbol: Circle with cross)	DAVIDSONIA GIBBERNA DESERT SPOON	9 GAL	3'-0" O.C.
(Symbol: Circle with cross)	ELAEAGNUS JAPONICA EVERGREEN ELAEAGNUS	9 GAL	3'-0" O.C.
(Symbol: Circle with cross)	HEMIFRAXIA PARVIFLORA RED YUCCA	1 GAL	3'-0" O.C.
(Symbol: Circle with cross)	LEUOXYLUM NANA DWARF YUCCA	9 GAL	2'-0" O.C.
(Symbol: Circle with cross)	LEUCOPHYLLUM F. WAXEN GLOID WAXEN GLOID YUCCA	9 GAL	3'-0" O.C.
(Symbol: Circle with cross)	HALIMOLOBOS BREVIFLORA DEER GRASS	9 GAL	4'-0" O.C.
(Symbol: Circle with cross)	POEONIA BREVIFLORA RED MOUNTAIN GRASS	9 GAL	SEE PLAN FOR SIZE

GROUND COVER LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS
(Symbol: Circle with cross)	DALIA G. VERA GOLD VERA GOLD DALIA	1 GAL	3'-0" O.C.
(Symbol: Circle with cross)	LANTANA CRYSTAL NEW GOLD NEW GOLD LANTANA	1 GAL	3'-0" O.C.
(Symbol: Circle with cross)	ROSEMOYNIUM PURPUREUM PURPLE ROSE LOCUST	1 GAL	2'-0" O.C.

POT LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS
(Symbol: Circle with cross)	AGAVE PALMER PALMER AGAVE	9 GAL	1 EACH POT

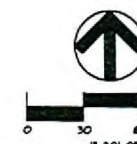
ROCK MULCH

APPLY A 2" DEEP LAYER OF 3/4" SIZE PINK CORAL ROCK MULCH
IN ALL UNPAVED AREAS. THE CONTRACTOR SHALL
SUBMIT A SAMPLE OF THE ROCK MULCH TO THE LANDSCAPE ARCHITECT. USE
7" TO 4" ROCK MULCH ROCK MULCH PARENT SOURCE ON ALL SLOPE 3:1 OR GREATER.
ALT. BID TO USE MATCHING ROCK MULCH FROM A COLOR SOURCE.

Note: Durango Trail to be provided per City Standards

PRELIMINARY LANDSCAPE PLAN

CENTENNIAL HILLS RETAIL
DURANGO AND GRAND MONTECITO PARKWAY
LAS VEGAS, NV
KKE ARCHITECTS, INC.



R.P.A.
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LANDSCAPE ARCHITECTURE
PLANNING
CALIFORNIA
71071 Carl Avenue, Suite 100
San Jose, California, CA 95129
(408) 251-1111 Fax (408) 251-1112
MINNESOTA
11000 North Lakeside Avenue, Suite 200
Minneapolis, MN 55426
(612) 835-1111 Fax (612) 835-1112
RPA #26159

SDR-16952
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CENTENNIAL HILLS RETAIL

LAS VEGAS, NV

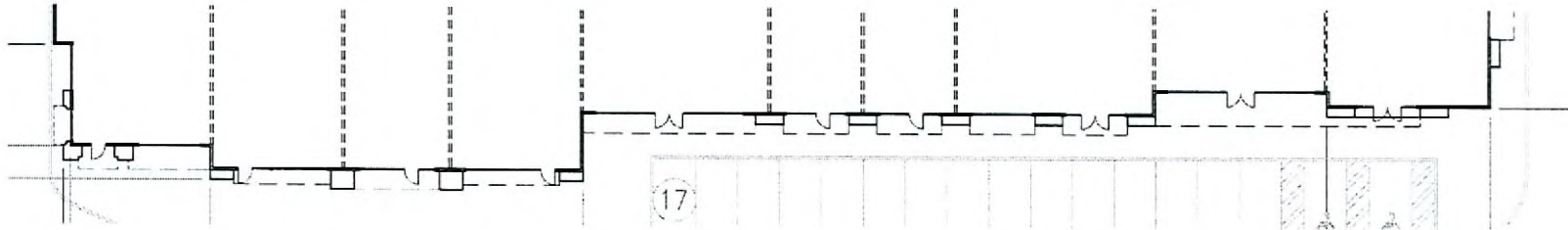
0713.1073.01

KKE architects, Inc. 525 E. Colorado Boulevard 4th Floor Pasadena, CA 91101 P: 626.796.8220 F: 626.776.8735

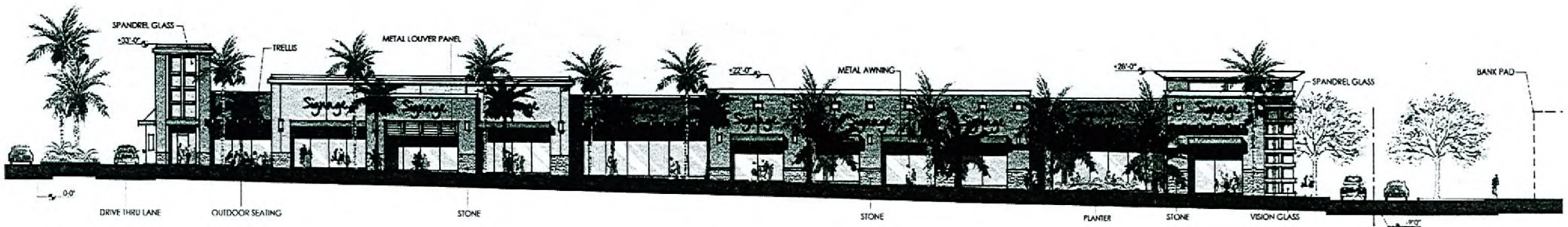
A PROJECT FOR:



5735 S. FORT APACHE RD.
SUITE A
LAS VEGAS, NV 89148
T: 702.341.8809
M: 702.604.6209



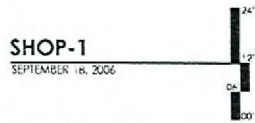
SHOP-1: PARTIAL PLAN PROFILE



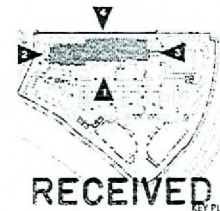
1. SHOP-1: NORTH ELEVATION

SHOP-1

SEPTEMBER 18, 2006



NOTE: SEE THE HANDBOOK FOR THE CENTENNIAL HILLS RETAIL AND SEE THE SITE PLAN FOR THE CENTENNIAL HILLS RETAIL. THE CENTENNIAL HILLS RETAIL IS A PROJECT OF THE CENTENNIAL HILLS RETAIL. THE CENTENNIAL HILLS RETAIL IS A PROJECT OF THE CENTENNIAL HILLS RETAIL. THE CENTENNIAL HILLS RETAIL IS A PROJECT OF THE CENTENNIAL HILLS RETAIL.



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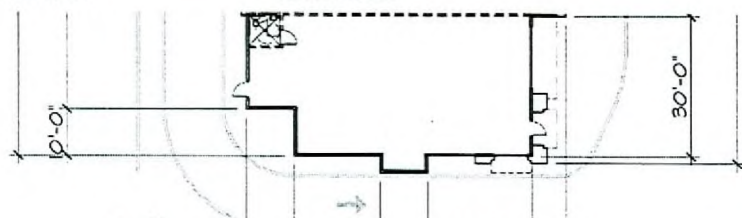
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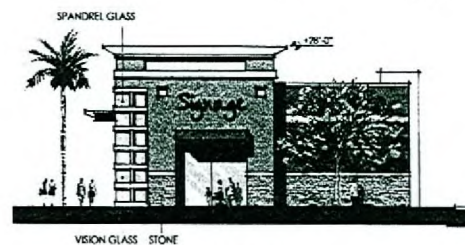
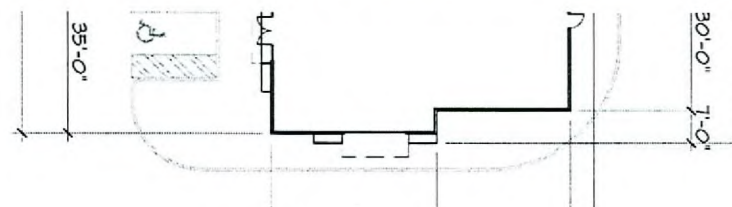
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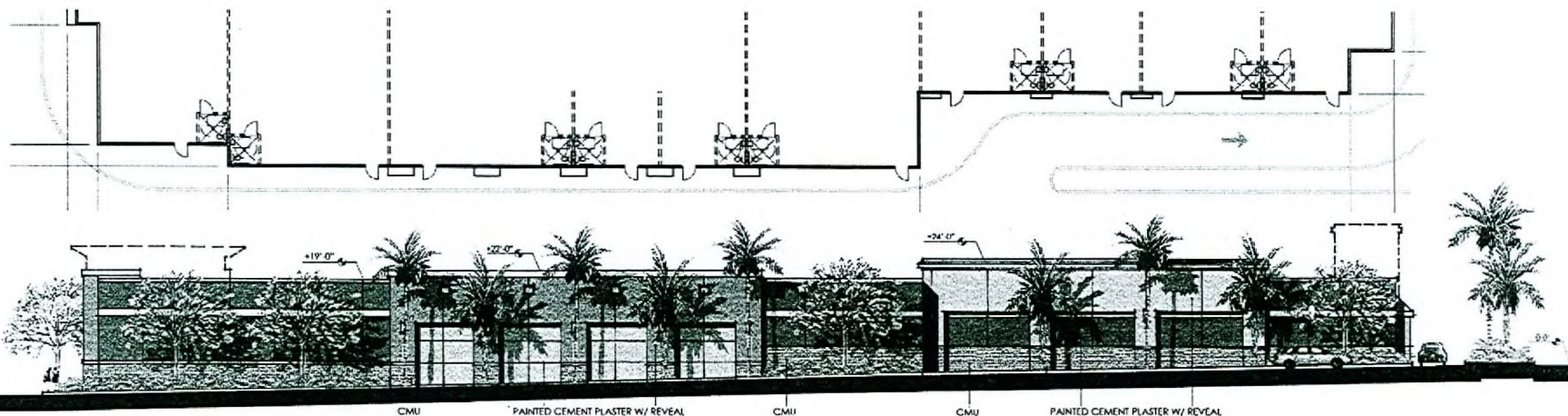
735 S. FORT APACHE RD.
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2. SHOP-1: WEST ELEVATION



3. SHOP-1: EAST ELEVATION

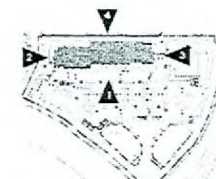


4. SHOP-1: SOUTH ELEVATION

SHOP-1

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CENTENNIAL HILLS RETAIL

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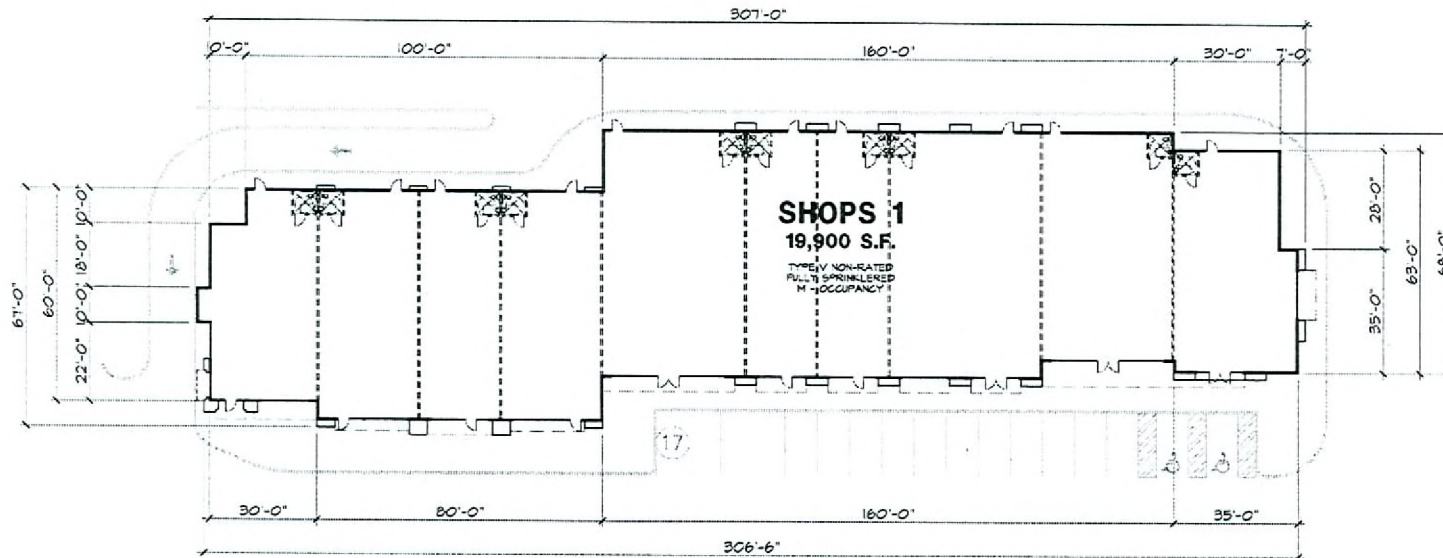
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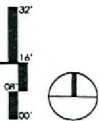
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SHOP-1: FLOOR PLAN

SHOP-1

SEPTEMBER 18, 2006



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SEPTEMBER 18, 2006



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NOTE: This program will read a circle's circumference, calculate the radius, and
compute the area. It will use the formulas:  $r = \frac{C}{2\pi}$  and  $A = \pi r^2$ .
Enter the circumference: 100
Enter the radius: 15.91549
Enter the area: 251.32741

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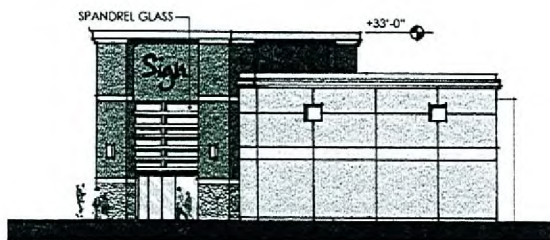
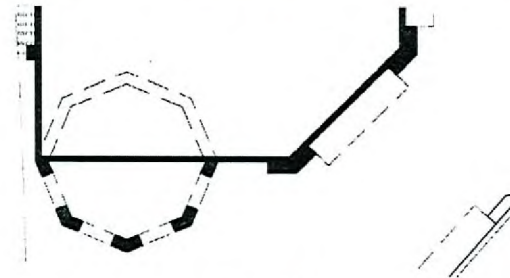
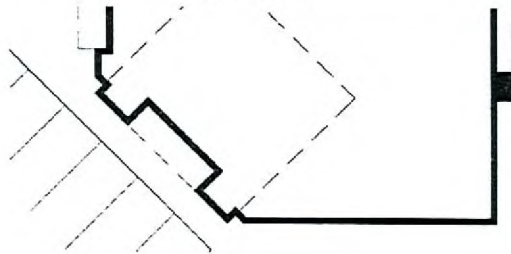
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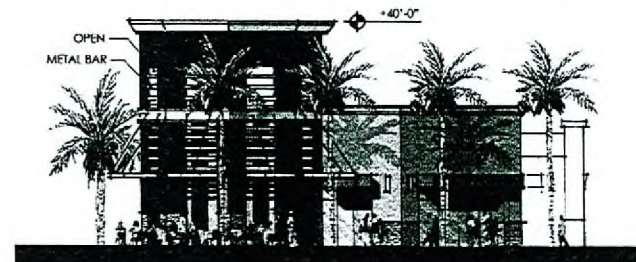
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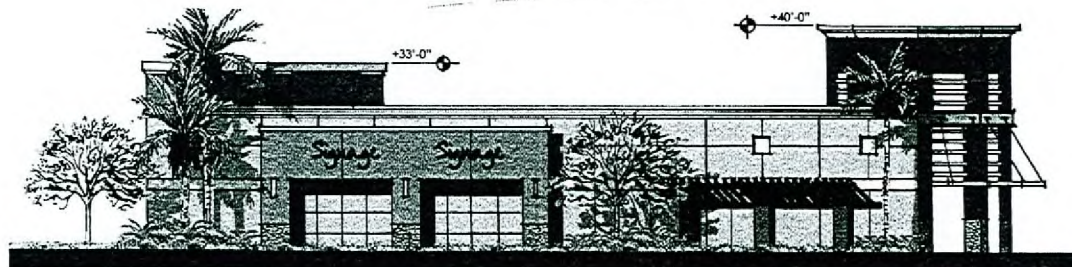
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M: 702.604.6209



2. SHOP-2: SOUTHEAST ELEVATION



3. SHOP-2: NORTHWEST ELEVATION

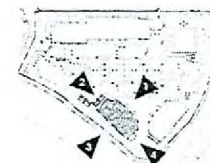


SHOP-2: NORTHEAST ELEVATION

SHOP-2

SEPTEMBER 18, 2006

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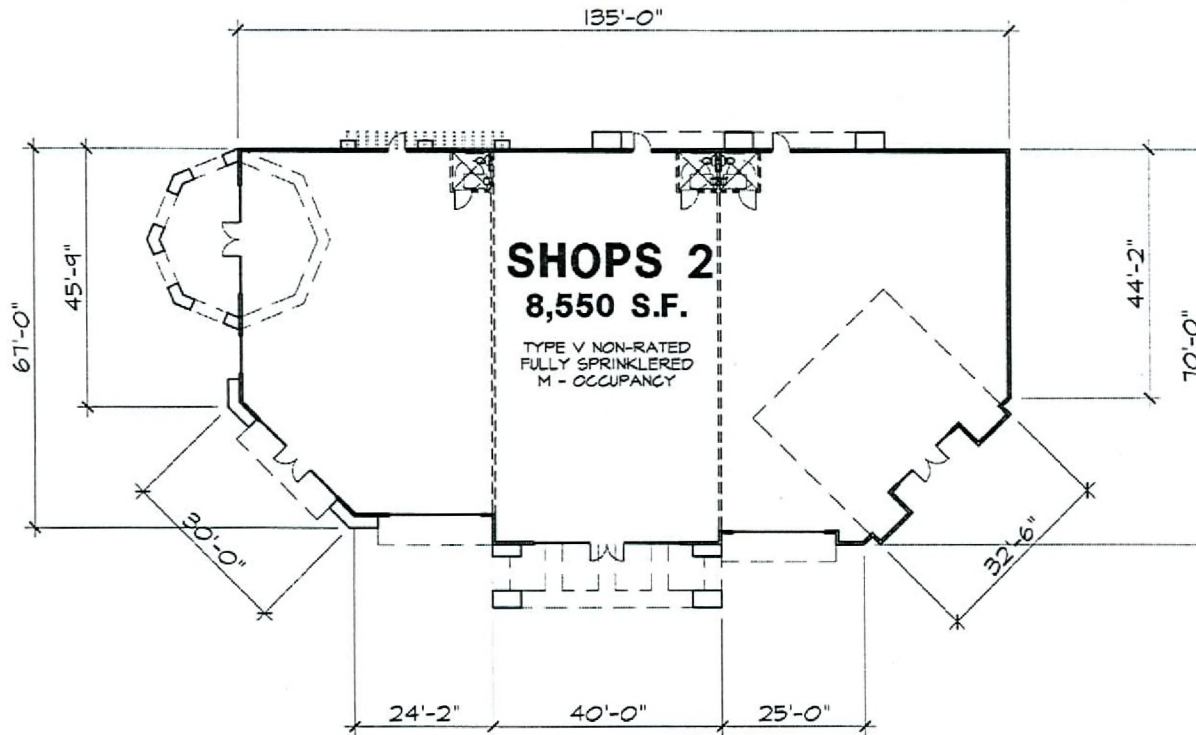
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SHOP-2: FLOOR PLAN

SHOP-2

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CENTENNIAL HILLS RETAIL

LAS VEGAS, NV

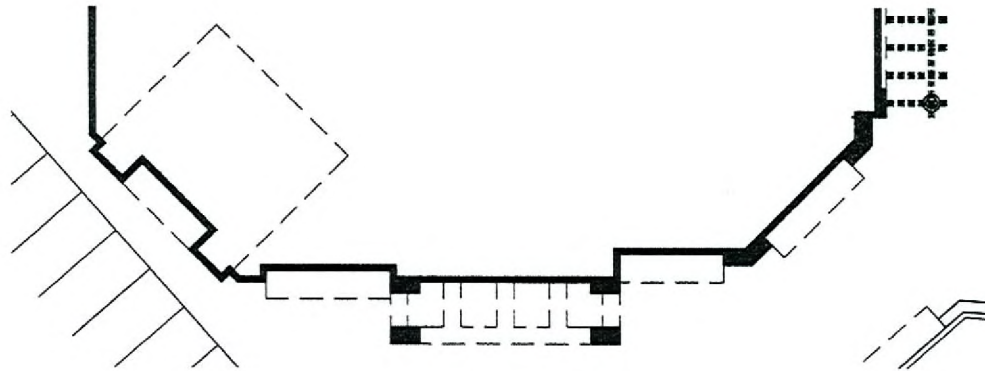
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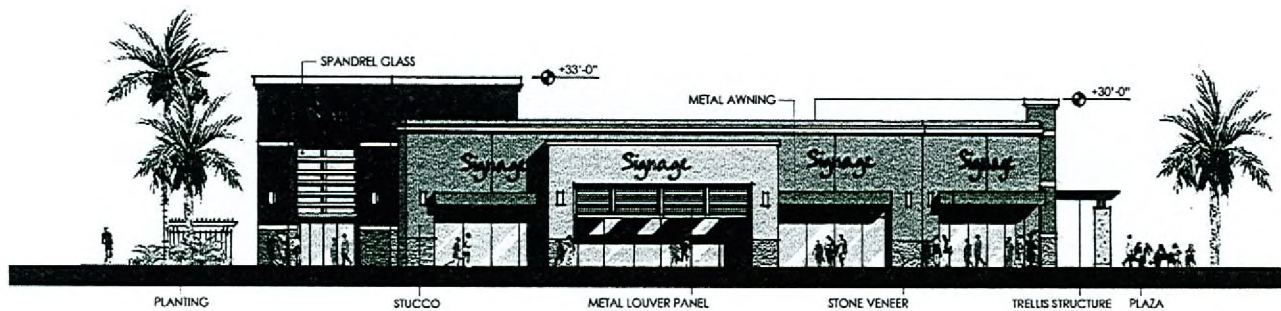
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SHOP-3: PARTIAL PLAN PROFILE



1. SHOP-3: SOUTHEAST ELEVATION

SHOP-3

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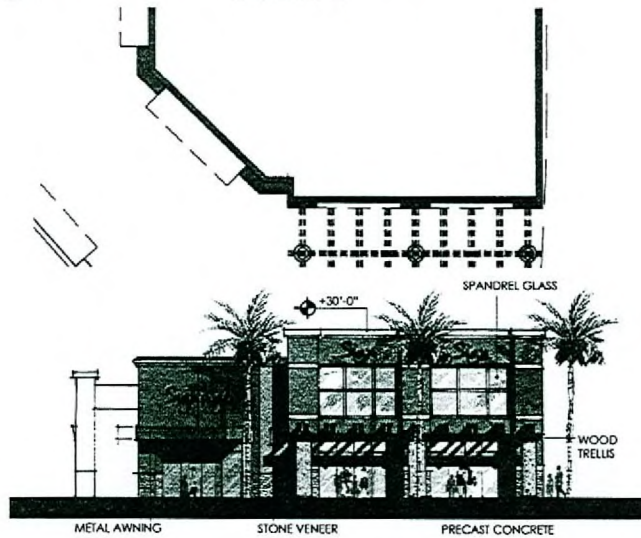
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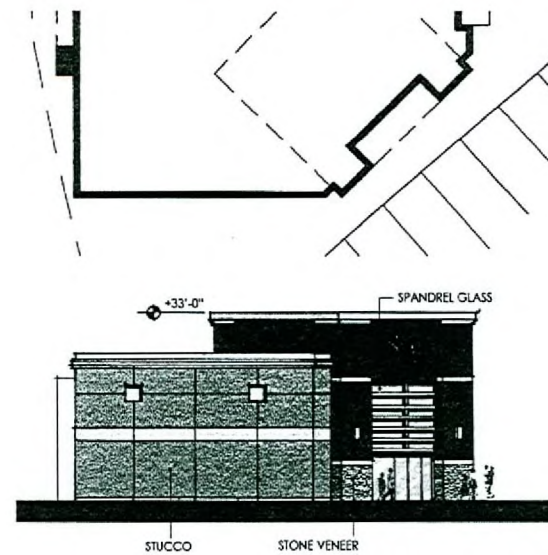
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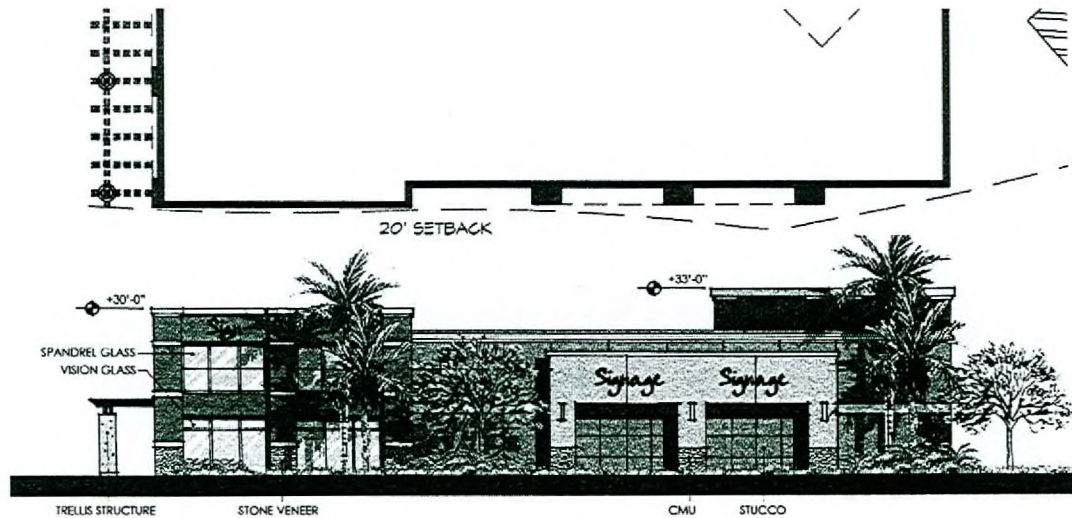
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2. SHOP-3: NORTHEAST ELEVATION



4. SHOP-3: SOUTHWEST ELEVATION



3. SHOP-3: NORTHWEST ELEVATION

SHOP-3

SEPTEMBER 16, 2006

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LAS VEGAS, NV

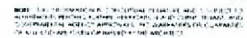
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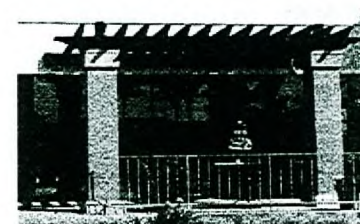
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SIDEWALK CONCEPT



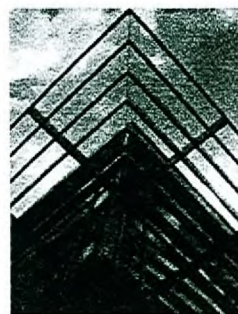
OUTDOOR PLAZA



TRELLIS STRUCTURE



CORNER STORE/ LANDMARK



METAL LOUVER AND SCREEN



1. DE5162: DESERT DAWN



4. DE5117: REDWOOD CITY



2. DE6209: ROCK 'N' OAK



5. DEA103: STRIKING RED



3. DE5192: FRESH APRICOT



6. DEW341: SWISS COFFEE



OWENS CORNING
CULTURED STONE
CSV-2044: CEDAR LIMESTONE



ANGELUS BLOCK CMU COMBINATION:
TEXTURE: SPLIT FACE
COLORS: CHAMPAGNE, SUNSET, MARIGOLD, AND SPICE

COLOR, MATERIALS
& CONCEPT IMAGES

SEPTEMBER 1st, 2006

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SDR 16952				
Centennial Hills Center, LLC				
NWC Durango & Grand Montecito				
Proposed 42.5 thousand square foot retail development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRIVE-IN BANK [1000 SF]	5.5	72.79	400
AM Peak Hour			12.34	68
PM Peak Hour			8.65	48
<i>(heaviest 60 minutes)</i>				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	37	42.94	1,589
AM Peak Hour			1.03	38
PM Peak Hour			3.75	139
<i>(heaviest 60 minutes)</i>				
Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	42.5		1,989
AM Peak Hour				106
PM Peak Hour				186
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Durango Drive				
Average Daily Traffic (ADT)	18,362			
PM Peak Hour	1469			
<i>(heaviest 60 minutes)</i>				
Grand Montecito Parkway				
Average Daily Traffic (ADT)	1,088			
PM Peak Hour	87			
<i>(heaviest 60 minutes)</i>				
Centennial Parkway				
Average Daily Traffic	8,113			

(ADT)				
PM Peak Hour	649			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Durango Drive	51700			
Grand Montecito Parkway	30970			
Centennial Parkway	32600			
This project will add approximately 1,989 trips per day on Durango, Grand Montecito and Centennial. This will increase expected volumes by about 11 percent on Durango, 183 percent on Grand Montecio and 25 percent on Centennial. Durango is at about 36 percent of capacity, Grand Montecio is at about 4 percent of capacity and Centennial is at about 25 percent of capacity.				
Based on Peak Hour use, this development will add roughly 186 additional cars into the area; which works out to about three every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



SUP-17404, SUP-17405 AND SDR-16952 - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC
INTERSECTION OF DURANGO DRIVE AND GRAND MONTECITO PARKWAY
NOVEMBER 2, 2006 PLANNING COMMISSION

10/10/06



SUP-17404, SUP-17405 AND SDR-16952 - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC
INTERSECTION OF DURANGO DRIVE AND GRAND MONTECITO PARKWAY
NOVEMBER 2, 2006 PLANNING COMMISSION

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