PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ROC-22800** APN: 138-14-501-007

Name of Property Owner: Outpar, LLC

Name of Applicant: Jon Hawley, Drake Real Estate Services,

Name of Representative: Lani Skeen

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: _____

Print Name: Maxwell Stolzberg

Subscribed and sworn before me

This 20 day of June, 2007

_____

Notary Public in and for said County and State

ARI J. MARKENSON
Notary Public, State of New York
02MA5075680
Qualified in Westchester County
Commission Expires April 7, 2011

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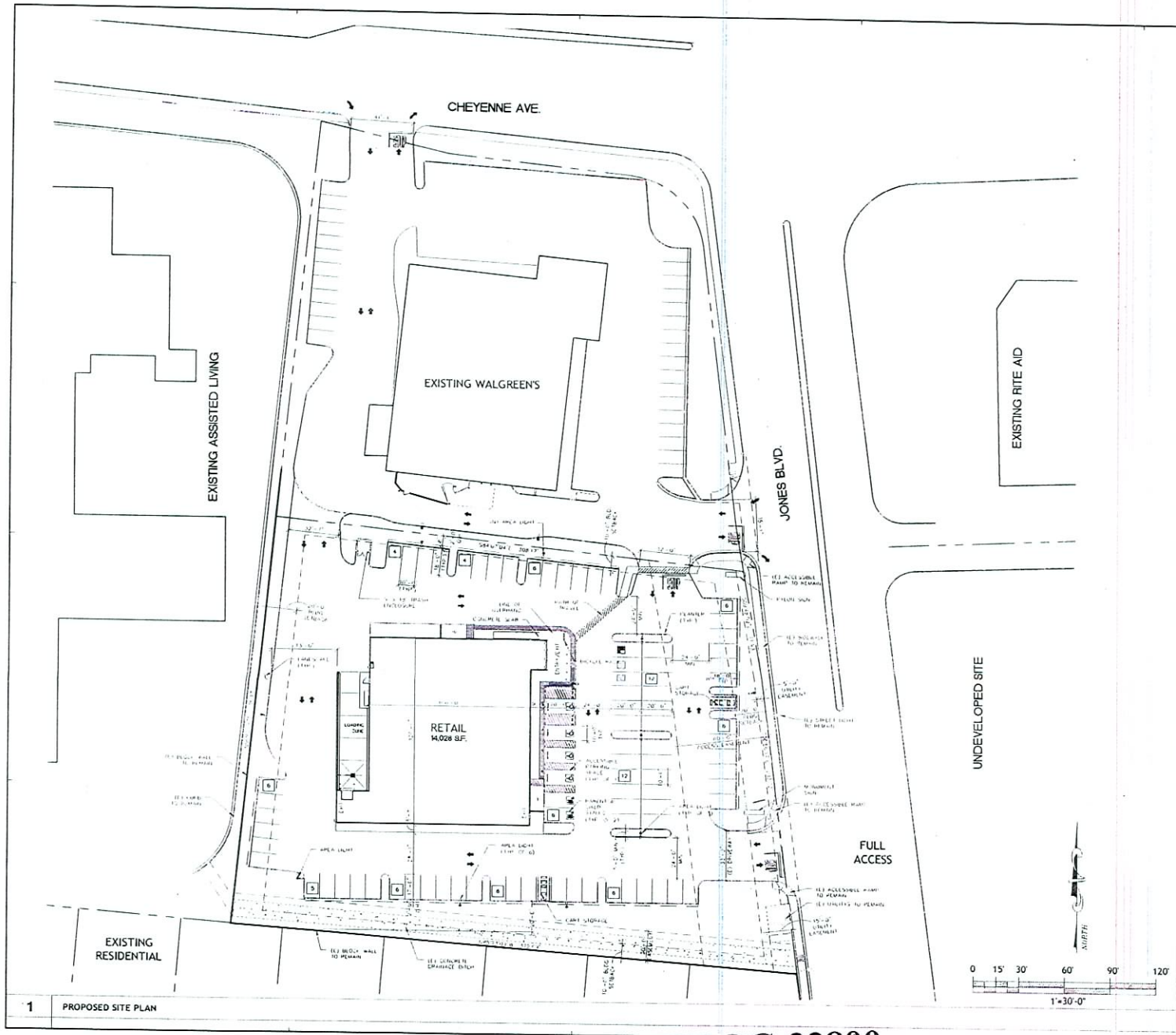

1 PROPOSED SITE PLAN

DRAWING INDEX

SP1 PROPOSED SITE PLAN
SP1A SITE PLAN OVERLAY
A1.1 FIRST FLOOR PLAN
A2.1 BUILDING ELEVATIONS
BUILDING ELEVATIONS COLORED
L1 LANDSCAPE PLAN
L2 COLORED LANDSCAPE PLAN

PROJECT DATA

PARKING ANALYSIS:
RETAIL BUILDING AREA = 15,696 SQ. FT.
PARKING SPACES REQUIRED: 1 SPACE @ SPACE / 175 SQ. FT.
PARKING PROVIDED
STANDARD STALL = 79
ACCESSIBLE STALL = 4
PARENT STALL = 2
TOTAL PARKING PROVIDED = 85
PROPERTY SIZE = 1.46 AC. OR 63,598 SQ. FT. (GROSS)
DENSITY = 10.5
F.A.R. = 0.25
LANDSCAPE AREA = 17,899 SQ. FT.

PROJECT DIRECTORY

PROPERTY OWNER
HARRIS STRAWBERG
THE STRAWBERG COMPANIES
44 SOUTH BROADWAY, SUITE 611
WHITE PLAINS, NEW YORK 10601
TEL (914) 761-4300
FAX (914) 421-1222

ARCHITECT
JOHN W. JOHNSON
JOHN W. JOHNSON, ARCHITECT
1137 N. MCDOWELL BLVD.
PETALUMA, CA 94954
TEL (707) 765-1660
FAX (707) 765-9309

DEVELOPER
JOHN HARRIS
GRAND PEAK ESTATE SERVICES
1600 17TH STREET, SUITE 700
DENVER, COLORADO 80202
TEL (303) 825-8566
FAX (303) 825-7277

LANDSCAPE ARCHITECT
MEGAN PLUM
JOHN W. JOHNSON, ARCHITECT
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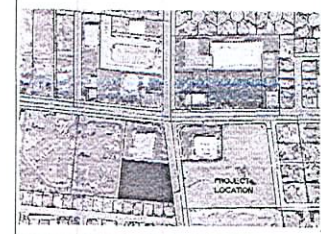
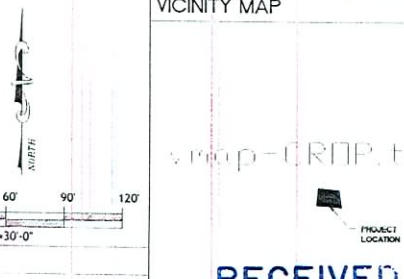
AERIAL MAP



VICINITY MAP



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DRAKE
1600 17TH STREET SUITE 1000
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PH 303 825-8500
FAX 303 825-1600

JOHN W. JOHNSON, ARCHITECT
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PETALUMA, CALIFORNIA 94954
(707)765.1660

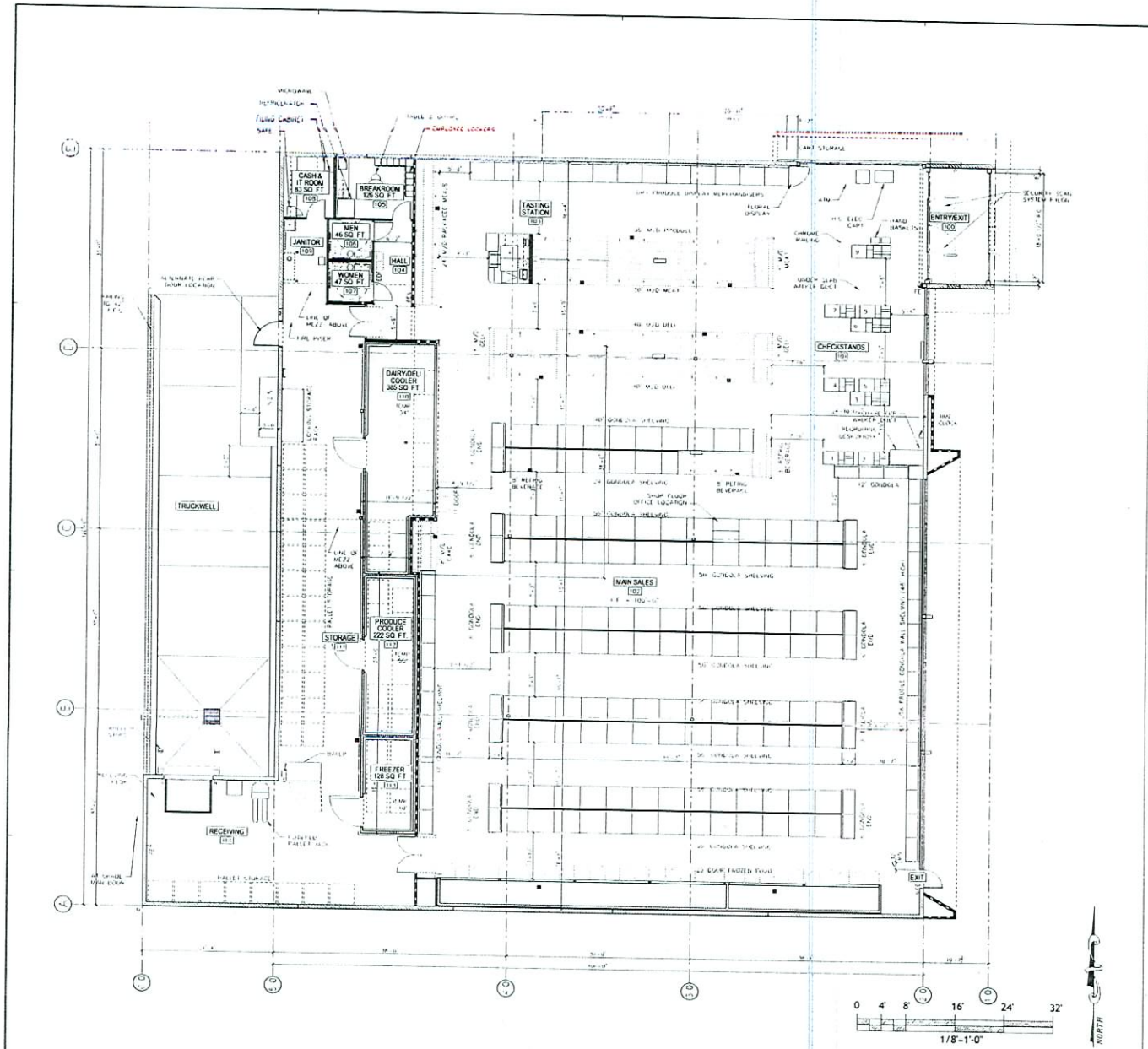
PROPOSED SITE PLAN
CHEYENNE AVE & JONES BLVD
LAS VEGAS, NV

BY	DATE	REVISION
MM	5/21/07	ISSUED TO PC APPLICATION MEETING
MM	6/25/07	ISSUED TO PLANNING

MAIN REVIEW	INITIAL	DATE
PLANNING/ CUP		
CLIENT SUBMITTAL		
BLDG PC MAIL		
PERMIT REVS. 1		
PERMIT REVS. 2		
CONSTRUCTION		
ADDENDA		
CONSTRUCTION		

SHEET TITLE
PROPOSED SITE PLAN

DRAWN BY: MM
APPROVED BY: JWJ
DRAWING #: SP1



1 FLOOR PLAN
1/8"=1'-0"

MAXIMUM OCCUPANCY

RETAIL FLOOR	[illegible]	[illegible]	OCCUPANTS
ACCESSORY AREAS	[illegible]	[illegible]	OCCUPANTS
MECH. EQUIPMENT MEZZ. AREAS	[illegible]	[illegible]	OCCUPANTS
BUSINESS/OFFICE AREAS	[illegible]	[illegible]	OCCUPANTS
PREAVERSION	[illegible]	[illegible]	OCCUPANTS
	TOTAL = [illegible]	TOTAL = [illegible]	OCCUPANTS

DRAKE

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FIXTURE PLAN

CHEYENNE AVE & JONES BLVD
LAS VEGAS, NV

MARK	DATE	REVISION	BY
1	01/24/07	ISSUED FOR PRE APPLICATION MEETING	HI
2	02/23/07	ISSUED FOR PLANNING	HI

RHL REVIEW	INITIAL	DATE
PLANNING/ CUP		
CURRT SUBMITTAL		
BLDG PERMIT		
PERMIT REV'S 1		
PERMIT REV'S 2		
GENERAL BID		
ADDENDA		

CONSTRUCTION:
Do not use drawing for construction unless indicated

SHEET TITLE:
FLOOR PLAN

DRAWN BY: DRAWINGS.D
A1.1

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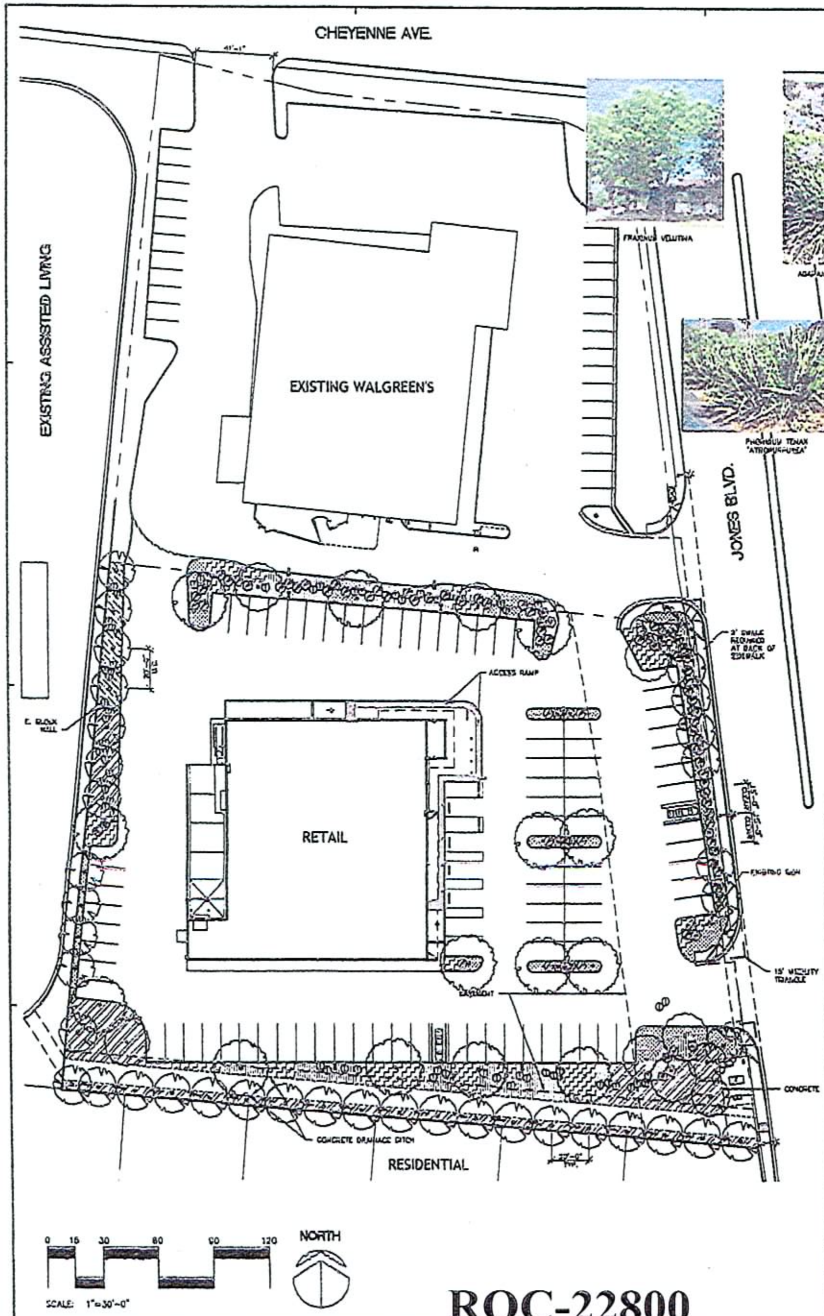

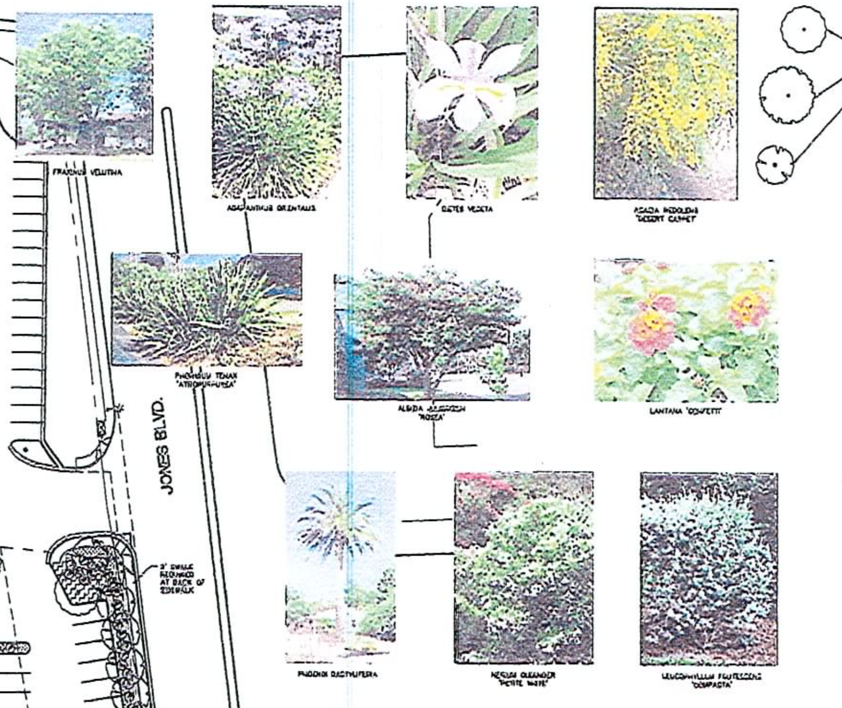

TYPICAL LANDSCAPE CONSTRUCTION NOTES

1. CONTRACTOR IS TO CONDUCT A FIELD REVIEW AND IS TO BE FAMILIAR WITH ALL EXISTING AND PROPOSED UTILITIES AND SUBSURFACE FEATURES PRIOR TO START OF WORK. SEE ARCHITECTURAL SITE PLANS AND CIVIL PLANS.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE PROVIDED AND INSTALLED AS SHOWN IN THE DETAILS AND AS DESCRIBED IN THE SPECIFICATIONS, EXCEPT AS NOTED OTHERWISE.
3. ALL UTILITIES AND EXISTING IRRIGATION ARE TO BE PRESERVED AND PROTECTED IN PLACE. EXISTING REMOTE CONTROL VALVES SERVICING ADJACENT AREAS MUST REMAIN IN OPERATION DURING THE COURSE OF THE PROJECT. SHOULD THERE BE ANY DISRUPTION IN WATER SERVICE AS RESULT OF THIS WORK AND PLANTS IN ADJACENT AREAS DIE, THE CONTRACTOR WILL BE RESPONSIBLE TO REPLACE PLANTS IN LIKE KIND. THEREFORE THE CONTRACTOR MAY BE REQUIRED TO HOOK UP TEMPORARY IRRIGATION OR HAND WATER FOR THE DURATION UNTIL PERMANENT REPAIRS CAN BE MADE. THE CONTRACTOR WILL BE RESPONSIBLE TO REPLACE IN LIKE KIND.
4. ALL PLANTING AREAS SHALL BE MULCHED WITH DECOMPOSED GRANITE, TO A MIN. DEPTH OF 3". SWALES AND CONCENTRATED WATER/DRAINAGE AREAS TO BE 3/4" CRUSHED ROCK. COLOR: "DESERT SAND" (RED/TAN).
5. REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS NOT IDENTIFIED ON THIS PLAN.
6. OBSERVE THE FOLLOWING MINIMUM SETBACK DISTANCES FOR PLANTING:

STREET LIGHTS	– 10 FT.
BETWEEN STREET TREES	– 25 FT.
DRIVEWAY CUTS AND FIRE HYDRANTS	– 7 FT.
UTILITY BOXES, MANHOLE AND OTHER UTILITY VAULTS, TELEPHONE AND OTHER UTILITY POLES, GAS AND WATER METER, AND MAINS	– 6 FT.

7. ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.
8. A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM ROUTINE MAINTENANCE DUTIES.
9. LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE.
10. CONTRACTOR TO CONFIRM EXISTING PAVED AREAS BEING CONVERTED INTO PLANTING BEDS AND NEW PLANTER BEDS SURROUNDED BY PAVEMENT OR STRUCTURES SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 12". GRAVEL AND COMPACTED SOIL ARE TO BE REMOVED. SOIL SHALL BE DISCARDED OFF-SITE. UNIFORMLY FILL PLANTERS TO WITHIN 1-1/2" OF TOP OF CURB. COMPACT TO 85%. REPLACE AND CONDITION SOIL PER SOILS TEST.
11. PLANTER SOIL SHALL BE AMENDED AS DESCRIBED BY A POST GRADING LABORATORY SOIL ANALYSIS:
    - A. CONTRACTOR SHALL OBTAIN A SOIL TEST IN ORDER TO CONFIRM SOIL CONDITIONING AND AMENDMENTS. SOIL SAMPLES SHALL BE COLLECTED AFTER GRADING OPERATIONS AND PRIOR TO THE INSTALLATION OF LANDSCAPE MATERIALS. CONTRACTOR SHALL CHOOSE 4 PLACES ON SITE, DIG 12" DOWN, MIX 4 SAMPLES IN A BUCKET, AND SEND APPRAISAL. CONTRACTOR SHALL FOLLOW LABS RECOMMENDED AMENDMENT AND FERTILIZER SCHEDULE.
    - B. A COPY OF THE HORTICULTURAL FERTILITY ANALYSIS TEST RESULTS SHALL BE FORWARDED TO THE R&L LANDSCAPE DEPARTMENT. CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AS RECOMMENDED OR BETTER, TO CORRECT FOR PROBLEMS NOTED BY THE SOIL REPORT.
    - C. CONTRACTOR TO PROVIDE LABELS AND P.O.'S OF PRODUCTS USED TO OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR IS REQUIRED TO PROVIDE THE QUANTITY OF MATERIALS SHOWN ON THE PLAN DRAWING. QUANTITIES IN THE LEGEND ARE MERELY A GUIDE. QUANTITIES SHOWN ON THE DRAWING TAKE PRECEDENCE OVER QUANTITIES LISTED IN THE LEGENDS.
13. IF FINAL CERTIFICATION OF THE LANDSCAPE INSTALLATION IS REQUIRED BY THE LANDSCAPE ARCHITECT, CONTRACTOR TO CONTACT THE LA 48 HOURS PRIOR TO COMPLETION OF INSTALLATION WORK TO ARRANGE FOR THE REQUIRED SITE REVIEW AS PART OF THIS CERTIFICATION.
14. SOIL CONDITIONING (GENERAL FOR BIDDING – SEE SOILS TESTING CONSTRUCTION NOTE)
    - A. GENERAL: AFTER SOIL PREPARATION HAS BEEN COMPLETED, ADD SOIL AMENDMENTS AND FERTILIZERS AS INDICATED BELOW AND ROTOTILL, MAKING REPEATED PASSES WITH THE CULTIVATOR TO THE DEPTH SPECIFIED UNTIL THE AMENDMENTS HAVE BEEN THOROUGHLY MIXED.
    - B. ALL PLANTED AREAS: ROTOTILL THE FOLLOWING INTO THE TOP 6 INCHES OF SOIL AT THE SPECIFIED RATES PER 1,000 SQUARE FEET OF AREA: 6 CUBIC YARDS NITROLIZED REDWOOD SAWDUST; 20 LBS. OF 16-6-8 CONTROLLED RELEASE FERTILIZER.
    - C. TREE AND SHRUB PLANTING HOLES
      1. PLANTING HOLES:
         - A. LOCATE PLANTING HOLES FOR PLANTING PLANS BEYOND ANY CONFLICT WITH UNDERGROUND UTILITY LINES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
         - B. EXCAVATE HOLES TO THE SIZES AND DEPTHS INDICATED ON THE DRAWINGS.
         - C. DISPOSE OF LEFTOVER EXCAVATED SOIL OFF THE SITE.
         - D. SCARIFY THE SIDES AND BOTTOM OF THE HOLES, AND THE PLANT ROOTBALLS.
      2. BACKFILLING:
         - A. BACKFILL THE PLANTING HOLES WITH THE SPECIAL BACKFILL MIX HEREIN SPECIFIED.
         - B. WATER-SETTLE BACKFILL THOROUGHLY OR COMPACT BY OTHER APPROVED METHOD PRIOR TO PLANTING SO PLANTS DO NOT SETTLE.
      3. SPECIAL BACKFILL MIX FOR PLANTING HOLES:
         - A. MATERIALS:
           - I. 30 PERCENT NATIVE SOIL.
           - II. 30 PERCENT TOPSOIL.
           - III. 40 PERCENT NITROLIZED REDWOOD SAWDUST.
         - B. MIXING:
           - I. PREPARE THE MIX IN STOCKPILES ON SITE; DO NOT MIX AT EACH INDIVIDUAL PLANTING HOLE.
           - II. MIX THOROUGHLY, LEAVING NO LAYERS OF SOIL AMENDMENTS OR CLODS.
      4. FERTILIZER TABLETS: PLACE TABLETS IN THE BACKFILLED PLANTING HOLES PER THE MANUFACTURER'S PRINTED RECOMMENDATIONS AT THE FOLLOWING RATE:

1 GALLON	– 1 TABLET	15 GALLON	– 4 TABLETS
5 GALLON	– 2 TABLETS	24" BOXES	– 6 TABLETS
		36" BOXES	– 8 TABLETS

    - D. SEE SPECIFICATIONS FOR LANDSCAPE FILL REQUIREMENTS.
15. SYMBOL FOR GROUNDCOVER IS SCHEMATIC AND IS NOT SHOWN UNDER SHRUBS AND TREES FOR CLARITY. CONTRACTOR TO INSTALL UNDER SHRUBS AND TREES TO FILL ENTIRE PLANTER BED. QUANTITY IN LEGEND IS A GUIDE.

PLANTING LEGEND

SYMBOL	SIZE	QTY.	MATURE HEIGHT	BOTANICAL NAME	WATER NEEDS (H, L, M: HIGH, LOW, MEDIUM)	COMMON NAME
TREES						
—	24" BOX	7	40'	ALBIZIA JULIBRISSIN 'ROSEA'	L	SILK TREE
—	15 GAL.	14	30'	FRAXINUS VELUTINA	L	ARIZONA ASH
—	12' BTH	43	45'	PHOENIX DACTYLIFERA	L	DATE PALM
SHRUBS						
	5 GAL.	63	6'	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	L	TEXAS RANGER
	5 GAL.	87	3'	NERIUM OLEANDER 'PETITE WHITE'	L	DWARF CRAPE MYRTLE
	5 GAL.	24	6'	PHORMIUM TENAX 'ATROPURPUREA'	L	NEW ZEALAND FLAX
GROUNDCOVERS / MASS PLANTINGS						
	1 GAL. 36" O.C.	747 S.F.	20"	AGAPANTHUS ORIENTALIS	L	LILY-OF-THE-NILE
	1 GAL. 42" O.C.	2,760 S.F.	30"	DIETES VEGETA	L	FORT-NIGHT LILY
	1 GAL. 36" O.C.	2,310 S.F.	2'	LANTANA 'CONFETTI'	L	LANTANA
	1 GAL. 30" O.C.	8,058 S.F.	2'	ACACIA REDOLENS 'DESERT CARPET'	L	–
SITE FEATURES – TYPICAL						
	NOT SHOWN			ROOT SHIELD BARRIER: INSTALL AT TREES PLANTED 5' OR LESS FROM CURBS, BUILDINGS, OR PAVEMENT. HOWARD WIRE CLOTH COMPANY, HAYWARD, CA. (800)887-9797.		
	–			DECOMPOSED GRANITE PER NOTE 4.		

TOTAL LANDSCAPED AREA: 16,593 S.F.

ACCEPTABLE PLANT SIZES, VARIETIES AND CONDITIONS AT TIME OF PLANTING

SIZES	HEIGHT X SPREAD	CALIPER
TREES:		
15 GAL	7-8' X 2'-3'	.75"
24" BOX	9-10' X 4'-5'	1.75"
36" BOX	12-14' X 6'-7'	2.75"
48" BOX	16-18' X 8-9'	3.25"
SHRUBS:		
1 GALLON	18" X 12"	---
5 GALLON	30" X 30"	---

PLANTS SHALL BE HEALTHY WITHOUT PESTS OR DISEASE AND SHALL NOT BE OVERGROWN, SHOW KINKED OR CIRCLING ROOTS, HAVE DAMAGED OR TWISTED TRUNKS, SHOW A PRESENCE OF HEAVILY MATTED OR WOODY PERIPHERAL ROOTS; OR BE SO RECENTLY CANNED THAT THE ROOT SYSTEM IS NOT THOROUGHLY DEVELOPED THROUGHOUT THE CAN.

TREES USED IN PLANTER FINGERS OF PARKING LOTS OR AS STREET SHADE TREES SHALL HAVE A HIGH BRANCHING BY GROWTH OR PRUNING TO A 4' CLEAR HEIGHT.

THE CONTRACTOR IS TO BE CAREFUL IN ORDERING PLANTS WHICH ARE AVAILABLE IN BOTH GROUND COVER, SHRUB OR STANDARD FORMS AND IS TO PLACE THE PLANT ORDER PER THE LEGEND SHOWING DESIGNATION-HEIGHT FOR THE MATURE PLANT AND OTHER LEGEND NOTES OR VARIETY NAME.

SHIELD BARRIER SPECIFIED. DO NOT USE PLASTIC BOX BARRIERS.

NOT FOR CONSTRUCTION
THESE DRAWINGS ARE UNDER REVIEW AND SUBJECT TO REVISIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL DRAWINGS (INITIALED IN TITLE BLOCK), BEFORE FINALIZING BIDS OR BEGINNING CONSTRUCTION.

CITY SPECIFIC REQUIREMENTS

- ☑ 13' BTH PALMS USED TO MATCH SURROUNDING AREAS.
- ☑ 20' SPACING USED ON PALMS.
- ☑ BUFFER LANDSCAPING AT PERIMETERS PROVIDED WITH TREES 30' ON CENTER IN AREAS WITH ADJACENT COMMERCIAL PROPERTIES, EVERGREEN TREES 20' OC FOR AREAS ADJACENT TO RESIDENTIAL PROPERTIES WITH ALL PALMS 20' ON CENTER.
- ☑ DEEP ROOT WATERING TO BE USED PER 30.64.030 (1)(4)(B)
- ☑ TREES WITH NON-INVASIVE ROOTS WILL BE USED PER CODE APPENDIX C.
- ☑ DROUGHT TOLERANT PLANTS WILL BE USED PER CODE APPENDIX C.
- ☑ VISIBILITY TRIANGLES WITH A 30" MAX HEIGHT OF PLANTS TO BE MAINTAINED AT ALL DRIVES TO 15' BACK AND TO 30' BACK AT CORNER CONSTRUCTION.
- ☑ 1 TREE PER 30 LF OF STREET FRONTAGE REQD. 280 LF/ 30' = 10 TREES (24" BOX, 20' WIDE X 40' HIGH) ARE REQUIRED. 12 PROVIDED.
- ☑ 1 LARGE TREE PER 6 SPACES. 68 SPACES/6 = 12 TREES REQUIRED, 14 TREES PROVIDED IN PARKING LOT.
- ☑ TREES TO HAVE 10' LATERAL SEPARATION FROM STREET LIGHTS.

WATER CONSERVATION CONCEPT

CONCEPT STATEMENT

A COMBINATION OF DEEP, BUBBLER AND/OR LOW-DISCHARGE SPRAYS SHALL BE INSTALLED IN ALL PLANTING AREAS. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL PROGRAMMING. PLANTS SHALL BE GROUPED INTO "HYDROZONES" ... WITH DIFFERENT WATER REQUIREMENTS.

PRELIMINARY LANDSCAPE PLAN
CHEYENNE AVE & JONES BLVD
LAS VEGAS, NV

JOHN W. JOHNSON, ARCHITECT
1137 NORTH McDOWELL BLVD.,
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(707)765.1660

PRELIMINARY LANDSCAPE PLAN

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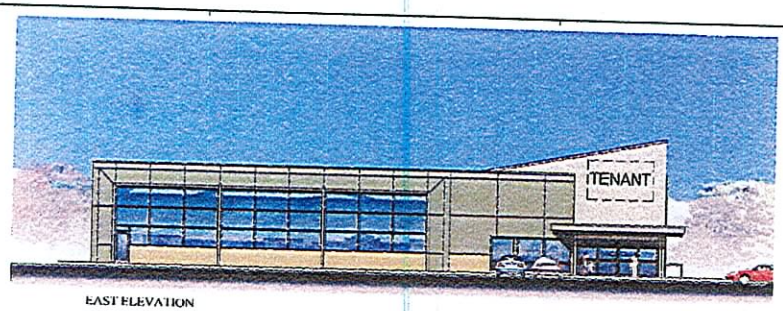
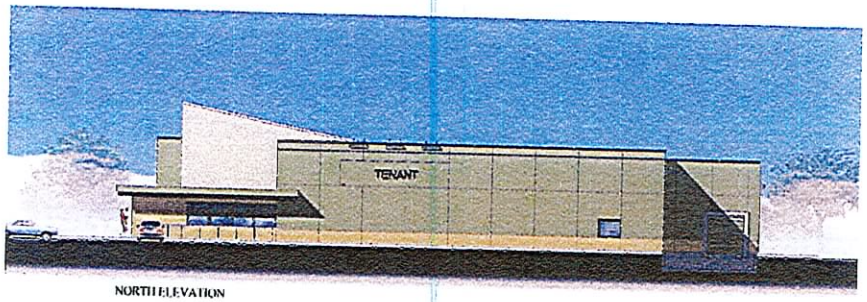


EAST ELEVATION



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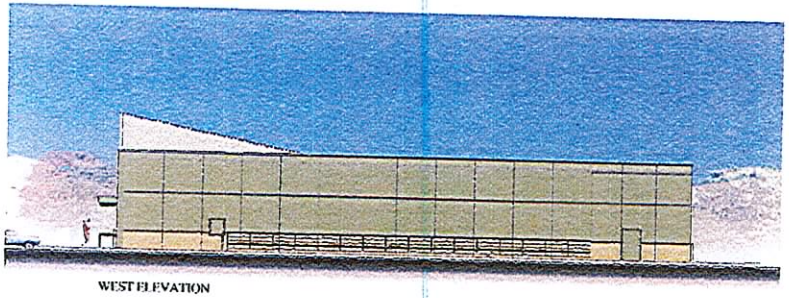
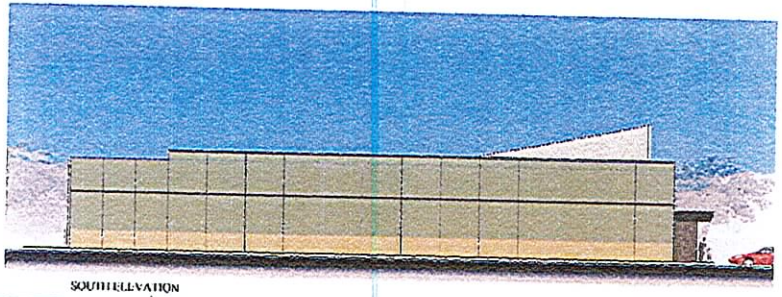


WEST ELEVATION



SOUTH ELEVATION

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ELEVATIONS

CHEYENNE AVE & JONES BLVD
LAS VEGAS, NV

MARK	DATE	REVISION	BY

ROC REVIEW	INITIAL	DATE

COLOR ELEVATIONS

A2.2