PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-21993** APN: 137-01-101-023 & 024

Name of Property Owner: CS 4015, LLC

Name of Applicant: COREY MORLEY

Name of Representative: GGW STUDIOS, RUDY HERNANDEZ

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 __X__ 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: Corey Morley

Print Name: COREY MORLEY

Subscribed and sworn before me

This 9th day of MAY, 2007

Judith A. Harrington

Notary Public in and for said County and State

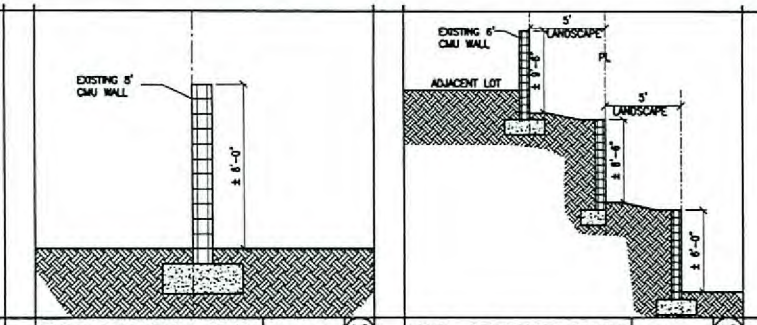
RECEIVED

MAY 15 2007

Revised 11-14-06

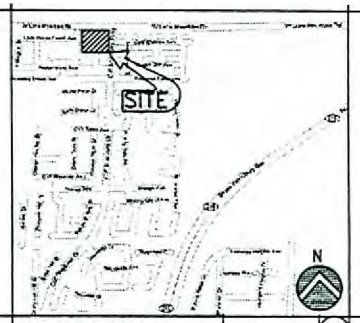
Judith Harrington
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 94-5527-1
My Appt. Expires October 24, 2010

f:\depot\Application Packet\Statement of Financial Interest.doc



EXST. PERIMETER WALL N.T.S. 16

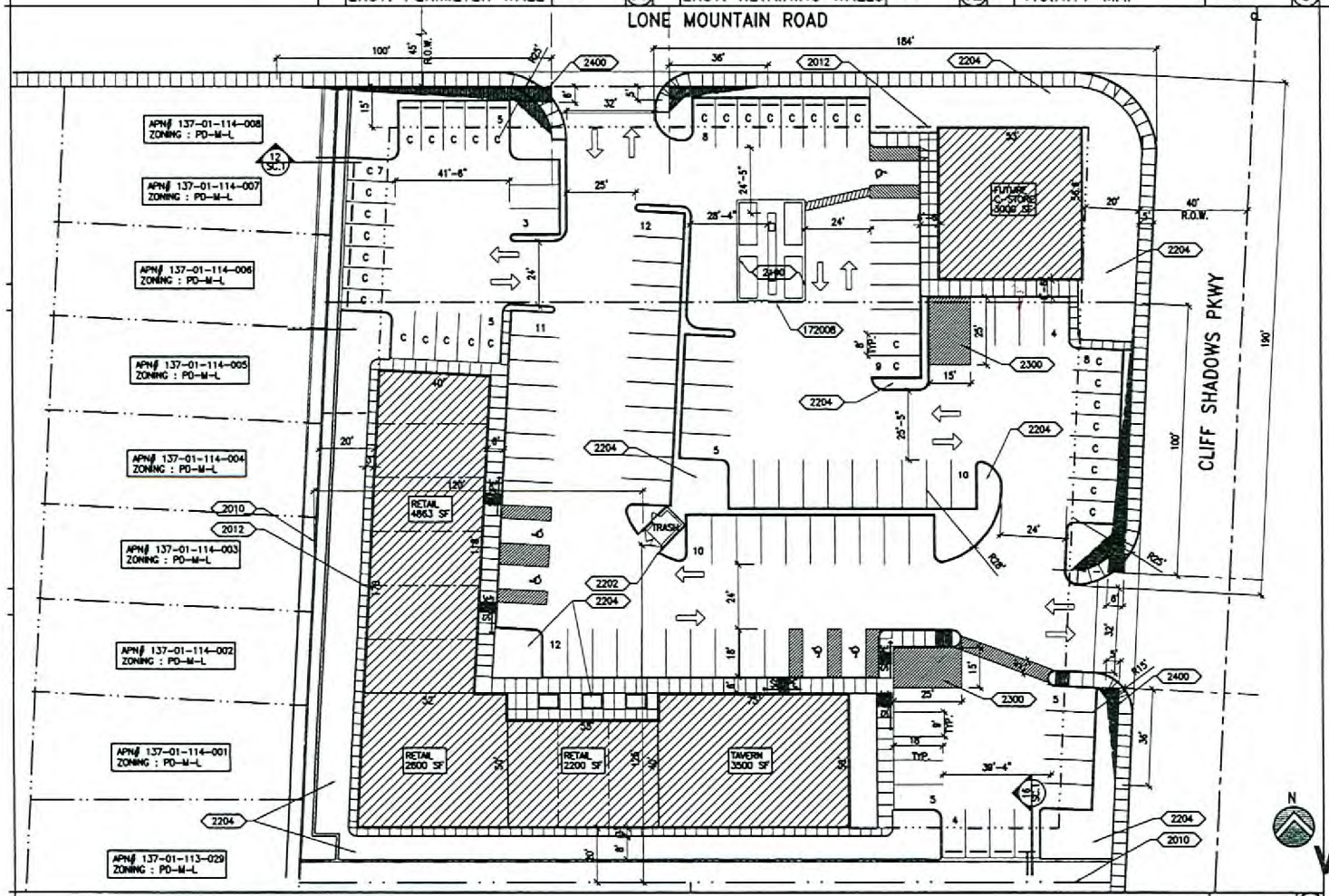
EXST. RETAINING WALLS N.T.S. 12



VICINITY MAP N.T.S. 8

KEYNOTES: (THIS SHEET ONLY)

172008	EXISTING PROPERTY LINE TO BE REMOVED
2010	PROPERTY BOUNDARY LINE
2012	SETBACK LINE
2100	FUTURE GAS PUMPS
2202	TRASH ENCLOSURE
2204	LANDSCAPE AREA
2300	LOADING SPACE
2400	LINE OF SIGHT VISABILITY ZONE



SITE PLAN SC: 1"=20'-0" 5

PROJECT DATA

PARCEL NO.:
APN #137-01-101-024, 023

LOCATION: CITY OF LAS VEGAS

TOTAL AREA: 103,790 GROSS SF = 2.38 ACRES

FLOOR AREA RATIO: 16,663 SF/103,790 SF = 16% (16.05)

BUILDING AREA:
PROVIDED:

TAVERN	3500 SF
C-STORE	3000 SF
RETAIL SPACE	9663 SF
	16,163 SF

LANDSCAPE AREA: REQUIRED = 15%
PROVIDED = 15,543 SF/ 103,790 SF = (14.97%) = 15%

PARKING:	REQUIRED	PROVIDED
TAVERN:		
PUBLIC AREA 1/50 SF X2500 = 50 SPACES; SERVICE AREA 1/200 SF X1000= 10 SPACES(MIN)		
C-STORE: 1/175 SF	18 SPACES	
RETAIL: <25000= 1/175 SF.	56 SPACES	
TOTAL:	134	123 SPACES
		VARIANCE FOR 11 SPACES (9%)
INCLUDING: HANDICAP SPACES:	5	5
INCLUDING: COMPACT CAR SPACES:		35 (30% = 36.9)
PROVIDED:		35 SPACES

ZONING DATA:
CURRENT ZONING: PD VILLAGE COMMERCIAL
PROPOSED ZONING: PD VILLAGE COMMERCIAL

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT:	20'	20'
INTERIOR SIDE:	10'	10'
CORNER SIDE:	15'	15'
REAR:	20'	20'
HEIGHT:	35'	35'

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CONSULTANTS:
CIVIL: ...
STRUCTL:
ELEC: ...
MECH:

MORLEY SHOPPING CENTER
RETAIL SHOPPING CENTER
LONE MOUNTAIN & CLIFF SHADOWS
FOR: MR. COREY MORLEY
PIPES PAVING
CITY OF LAS VEGAS, NEVADA

PROJ.NO.	13570706.01
PROJ.ARCH.	G.G.WILSON,AIA
PROJ.MGR.	MVM
JOB CAPT.	RRH
TECH'N	EMD
ARCH.CHK.	GGW/MVM
PH-2/3	12MAR07
PH-4	...
PH-5	...

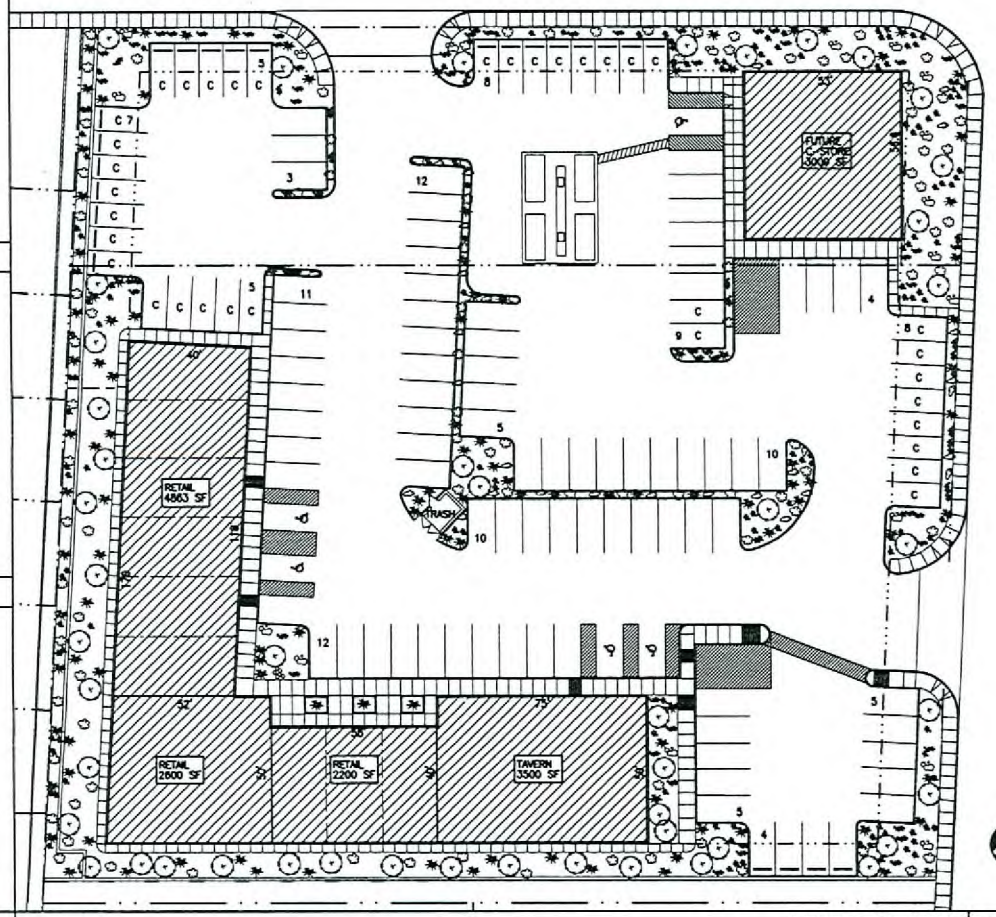
REVISIONS

PRINTS REQUIRE ARCHITECT'S SEAL & SIGN FOR PROOF OF VALIDITY

SCHEMATIC SITE PLAN

SHT.NO SC.1

VAR-21993 VAR-22100
SDR-21992 REVISED
06/28/07 PC



LANDSCAPE PLAN SC: 1"= 20'

KEYNOTES: THIS SHEET ONLY

LANDSCAPE SCHEDULE

KEY	SYM	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
1		FANTEX-ASH	FRAXINUS	24" BX	
2		TEXAS RANGER GREEN CLOUD	LEUCOPHYLLUM FRUTESCENS	5 GAL.	
3		DESSERT DAISY	PERITILE EMORYI	1 GAL.	CLUSTER OF SIX
4		RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	
5		TEXAS PRIVIT	LIGUSTRUM JAPONICUM TEXANUM	5 GAL.	
6		STAR JASMINE	TRACHELOSPERMUM JASMINOIDES	5 GAL.	
7		GRANITE BOULDER	1000 LBS.		

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL REMOVE ALL ROCKS, WEEDS, DEBRIS & OTHER EXTRANEOUS MATERIAL FROM THE JOB SITE PRIOR TO PROCEEDING WITH ANY LANDSCAPE WORK AND DISPOSE OF IN A SUITABLE AND LAWFUL MANNOR.
2. ALL PLANTER AREAS NOT OTHERWISE NOTED TO HAVE 3" COLOR GRAVEL (RUST IN COLOR) OVER BLACK POLYETHYLENE AS GROUND COVER AROUND PLANTS AND SHRUBS. (SIZE 3/4" - dia.)
3. ALL PLANTING AREAS TO BE PROPERLY PREPARED AND FERTILIZED TO SUSTAIN LIFE AND GROWTH FOR SIX (6) MONTHS AFTER INSTALLATION
4. ALL TREES TO BE STAKED FOR SUPPORT.
5. PLANTS TO BE PLACE NO LESS THAN 3 FEET APART.
6. SUPPLY AND INSTALL ALL PIPING, FITTINGS, VALVES, HEADS, TIMER, WIRING, ETC. NECESSARY TO PROVIDE A PROPER AUTOMATIC IRRIGATION SYSTEM TO ALL PLANTING AREAS ADEQUATE TO ALLOW VIGOROUS PLANT LIFE, HEALTH, AND GROWTH. SUB-CONTRACTOR TO PROVIDE DESIGN LAYOUT FOR ARCHITECTS REVIEW.
7. THE LANDSCAPING NEXT TO THE BUILDING SHALL BE IN A SEALED PLANTER OR AWAY FROM THE BUILDING, AS RECOMMENDED PER SOILS REPORT.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SURFACE AND UNDER GROUND DRAINAGE (MIN. 2% GRADIENT ALL AREAS U.N.O.)
9. OBTAIN ALL NECCESSARY PERMITS AND INSPECTIONS FROM APPROPRIATE AGENCIES AS REQUIRED
10. A COMPLETE INSPECTION OF THE LANDSCAPE AND IRRIGATION WILL BE DONE AT COMPLETETION OF JOB. A PUNCH LIST WILL BE WRITTEN.
11. MAINTENANCE OF NEW LANDSCAPING TO BE PROVIDED BY SHOPPING CENTER LANDLORD.

TOTAL LANDSCAPE AREA: 14,117 SF
TOTAL LANDSCAPE TURF AREA: 0 SF

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LANDSCAPE PLAN

SHEET NO. SC-2

RECEIVED
JUN 27 2007

VAR-21993 VAR-22100
SDR-21992 REVISED
06/28/07 PC