



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-21992** 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*

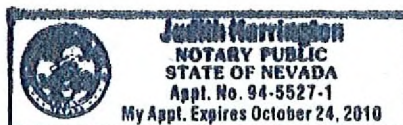
Print Name: COREY MORLEY

Subscribed and sworn before me

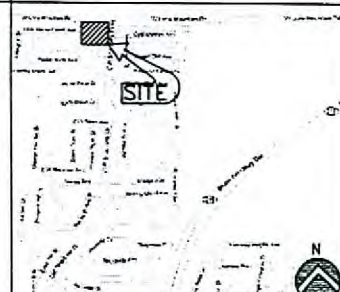
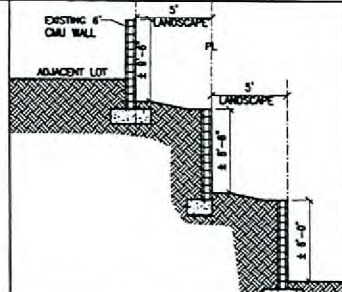
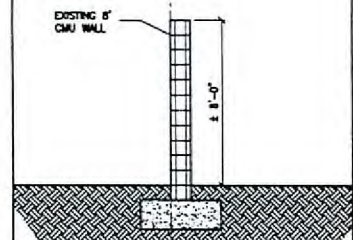
This 9th day of MAY, 2007

Judith A. Harrington
Notary Public in and for said County and State

RECEIVED



MAY 15 2007



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 VISIBILITY ZONE

EXST. PERIMETER WALL N.T.S.

16

EXST. RETAINING WALLS N.T.S.

12

VICINITY MAP N.T.S.

8

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: 16,863 SF/103,790 SF = 16% (16.00)
BUILDING AREA:
PROVIDED:
TOWNH 3500 SF
C-STORE 3000 SF
RETAIL SPACE 10663 SF
16,163 SF
LANDSCAPE AREA: REQUIRED = 15%
PROVIDED = 15,543 SF / 103,790 SF = (14.97%) = 15%

ENCLOSURE: REQUIRED PROVIDED
TOWNH:
PUBLIC AREA 1/50 SF 10000 = 50 SPACES
SERVICE AREA 1/200 SF 10000 = 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 (2%)
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:
FRONT: 20' 20'
INTERIOR SIDE: 10' 10'
CORNER SIDE: 15' 15'
REAR: 20' 20'
HEIGHT: 35' 35'

THIS DRAWING IS AN INSTRUMENT OF SERVICE BETWEEN THE ARCHITECT AND HIS CLIENT. ANY REVISIONS TO THE PROPERTY OF THE ARCHITECT. ALL RIGHTS RESERVED 2007

planning/interior design
GARY GUY WILSON, P.C.
ARCHITECTS, P.C.
1001 B.V. 1958
Las Vegas, Nevada 89101

CONSULTANTS:
CIVIL: ...
ELEC: ...
MECH: ...
STRUCT: ...

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

PROJ. NO. 11570704.01
PROJ. ARCH. G.G. WILSON, AIA
PROJ. MGR. MVM
JOB CAPT. RSH
TECH. EMD
ARCH. CHG. GGM/MVM
PR-2/3 12MAR07
PR-4
PR-5

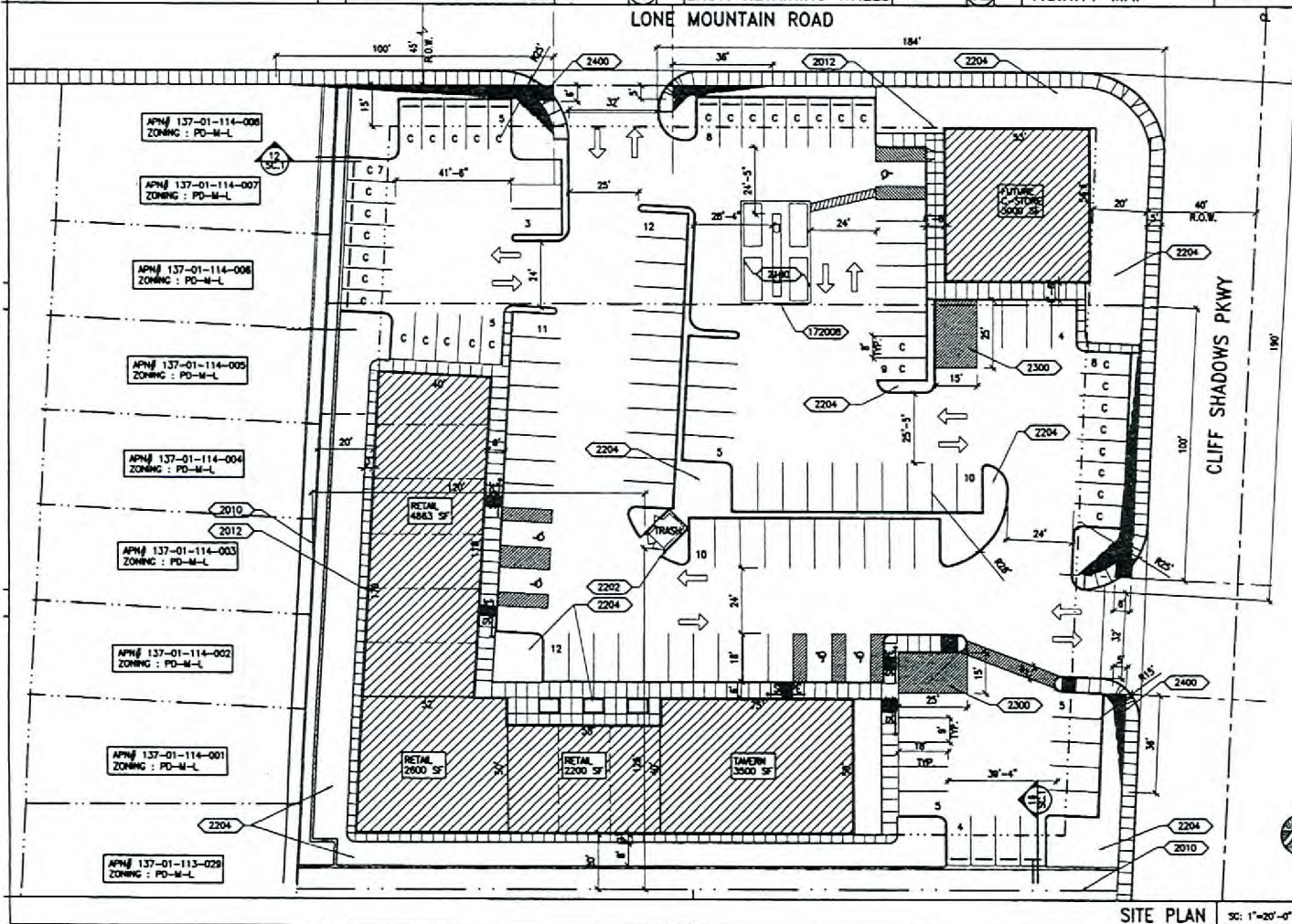
REVISIONS

NO.	DESCRIPTION
1	ISSUED FOR PERMIT

SITE PLAN

SC.1

VAR-21993 VAR-22140
SDR-21992 REVISED
06/28/07 PC



SITE PLAN

30: 1"=20'-0"

5

KEYNOTES: THIS SHEET ONLY

LANDSCAPE SCHEDULE

NOT	SYM	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
1	○	PAINTED-ASH	FRAXINUS	2'-6" DB	
2	○	YUKON PINE	LAGERHEDDIA	5 CAL	
3	○	DESERT DART	PEROTE GARDEN	1 CAL	CLUSTER
4	○	RED YUCCA	YUCCA	5 CAL	
5	○	YUKON PINE	LAGERHEDDIA	5 CAL	
6	○	YUKON PINE	LAGERHEDDIA	5 CAL	
7	○	YUKON PINE	LAGERHEDDIA	5 CAL	
8	○	YUKON PINE	LAGERHEDDIA	5 CAL	
9	○	YUKON PINE	LAGERHEDDIA	5 CAL	
10	○	YUKON PINE	LAGERHEDDIA	5 CAL	
11	○	YUKON PINE	LAGERHEDDIA	5 CAL	
12	○	YUKON PINE	LAGERHEDDIA	5 CAL	
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15	○	YUKON PINE	LAGERHEDDIA	5 CAL	
16	○	YUKON PINE	LAGERHEDDIA	5 CAL	
17	○	YUKON PINE	LAGERHEDDIA	5 CAL	
18	○	YUKON PINE	LAGERHEDDIA	5 CAL	
19	○	YUKON PINE	LAGERHEDDIA	5 CAL	
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98	○	YUKON PINE	LAGERHEDDIA	5 CAL	
99	○	YUKON PINE	LAGERHEDDIA	5 CAL	
100	○	YUKON PINE	LAGERHEDDIA	5 CAL	

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL REMOVE ALL ROCKS, WEEDS, DEBRIS & OTHER OBSTRUCTIONS WITHIN THE JOB SITE PRIOR TO PROCEEDING WITH ANY LANDSCAPE WORK AND DOOR OR IN A STABLE AND LAMINATE MANNER.
2. ALL PLANTING AREAS NOT OTHERWISE NOTED TO HAVE 3" COLOR CORRAL (RED IN COLOR) OVER BLACK POLYESTER FIBER (OR OTHER APPROVED PLANTING AND SERVICES) (SIZE 3/4" - 44).
3. ALL PLANTING AREAS TO BE PROPERLY PREPARED AND FERTILIZED TO SUIT THE LIFE AND GROWTH FOR SIX (6) MONTHS AFTER INSTALLATION.
4. ALL TREES TO BE STAKED FOR SUPPORT.
5. PLANTS TO BE PLACED NO LESS THAN 3 FEET APART.
6. SPARKY AND REMOVAL ALL BRANCHES, TWIGGS, WEEDS, THICK WEEDS, ETC. NECESSARY TO PROVIDE A PROPER PLANTING AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GROWTH, SUB-CORRECTION TO PROVIDE DESIGN INTENT FOR ARCHITECT'S REVIEW.
7. THE LANDSCAPING NEXT TO THE BUILDING SHALL BE IN A SEALED PLANTER OR JAWY FROM THE BUILDING, AS RECOMMENDED FOR SOLS REPORT.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SURFACE AND UNDER GROUND DRAINAGE (MIN. 12 INCHES) ALL AREAS OPENING ALL NECESSARY PERMITS AND INSPECTIONS FROM APPROPRIATE AGENCIES IS REQUIRED.
9. A COMPLETE INSPECTION OF THE LANDSCAPE AND PROVISION WILL BE DONE AT COMPLETION OF JOB. A PUNCH LIST WILL BE WRITTEN.
10. MAINTENANCE OF NEW LANDSCAPING TO BE PROVIDED BY SHOPPING CENTER LANDSCAPE.
11. TOTAL LANDSCAPE AREA: 14,117 SF
12. TOTAL LANDSCAPE TREE AREA: 0 SF

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VAR-21993 VAR-22100

LANDSCAPE PLAN

SC-2

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

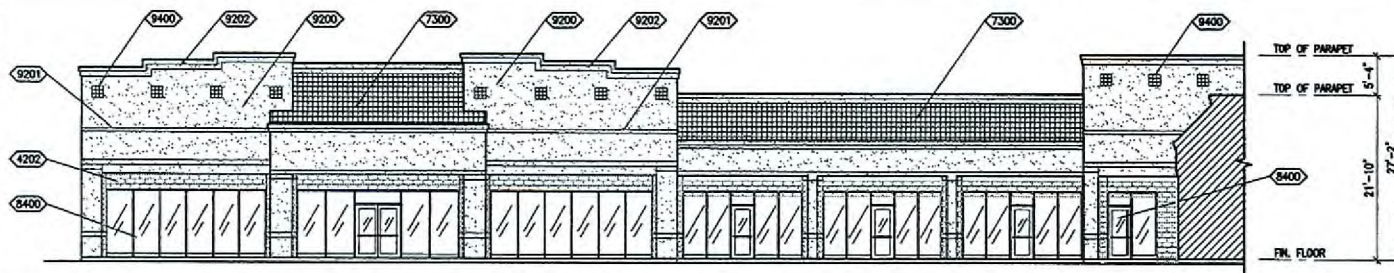
architecture/engineering/site
GARY GUY WILSON
7825 South Industrial Road, Suite 100
Las Vegas, Nevada 89139

planning/interior design
AA ARCHITECTS, PC
702.876-0668
paving city / north area

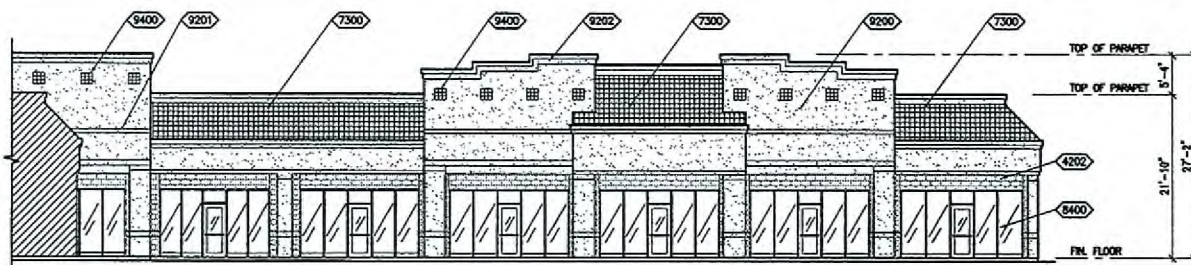
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CIVIL: ...
STRUCT: ...
ELEC: ...
MECH: ...

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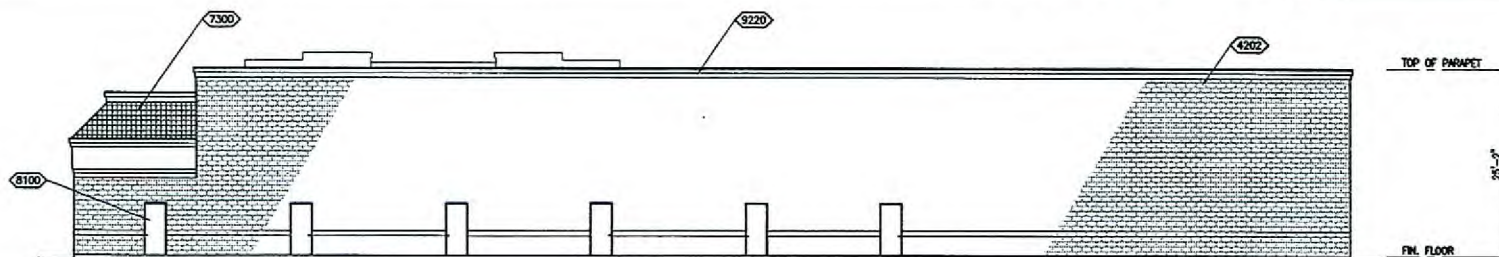
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06/28/07 PC



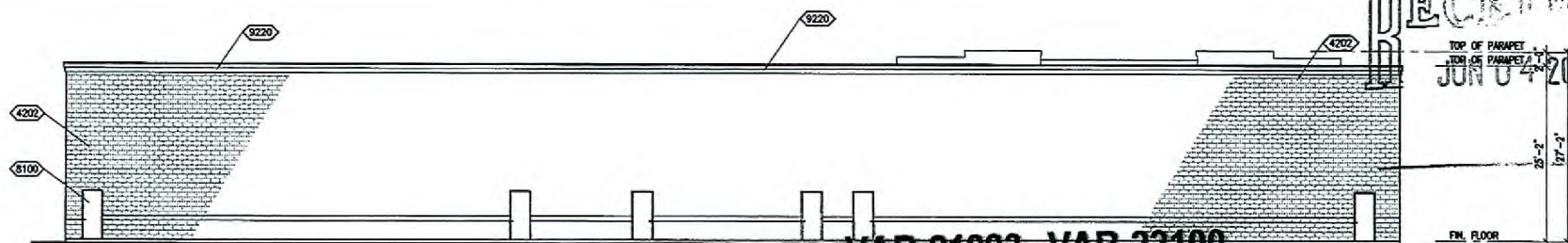
RETAIL NORTH ELEVATION SC: 1/8" = 1'-0" 8



RETAIL EAST ELEVATION SC: 1/8" = 1'-0" 7



RETAIL WEST ELEVATION SC: 1/8" = 1'-0" 2



RETAIL SOUTH ELEVATION SC: 1/8" = 1'-0" 1

KEYNOTES: (THIS SHEET ONLY)

- 4200 DECORATIVE CMU "SPUT-FACE" BLOCK
- 4202 CMU BLOCK - PAINTED
- 7300 CONCRETE "SPANISH" ROOF TILE
- 8100 METAL EXTERIOR DOOR
- 8400 ALUMINUM STOREFRONT WINDOW SYSTEM
- 9200 3 COAT EXTERIOR STUCCO SYSTEM
- 9201 STUCCO REVEAL
- 9220 FOAM STUCCO PLANT ON
- 9400 DECORATIVE TILE

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architectural engineering/drafting
GARY GUY WILSON, P.C.
 1705 South Mountain Blvd., Suite 100
 Las Vegas, Nevada 89119
 (702) 335-0000
 gary@wilsonpc.com / gary@wilsonpc.com

CONSULTANTS:
 CIVIL: ...
 STRUCT: ...
 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.	135/2705.01
PROJ. ARCH.	G.G. WILSON, AIA
PROJ. MGR.	MM
JOB CAPT.	BSH
TECHN.	AJE
ARCH. CHK.	GGW/MM
TR-2/5	TZMAR07
DATE	...

REVISIONS
 1. JUN 04 2007

PRINT THESE ARCHITECT'S SEALS AND SCALES FOR EACH OF THESE



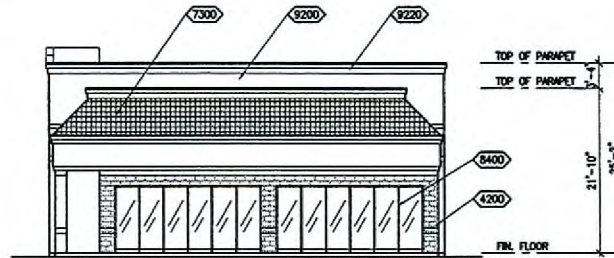
EXTERIOR ELEVATIONS
 SHEET

SC-3

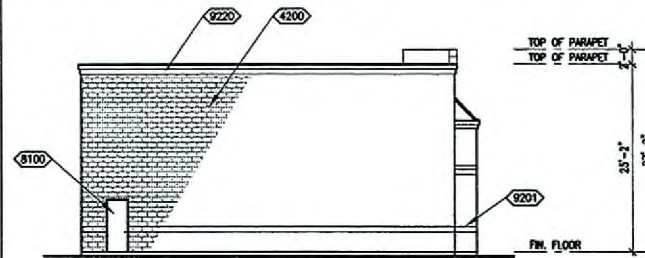
VAR-21993 VAR-22100

SDR-21992 REVISED

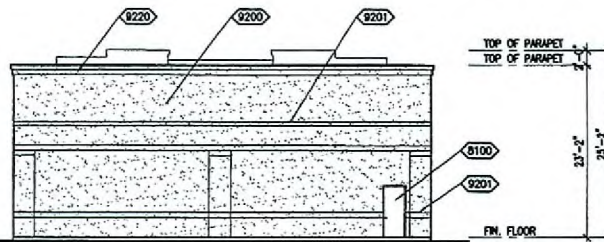
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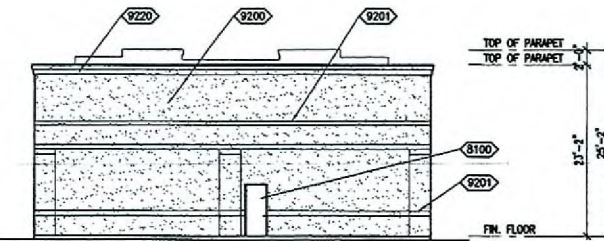
RETAIL NORTH ELEVATION SC: 1/8" = 1'-0" (8)



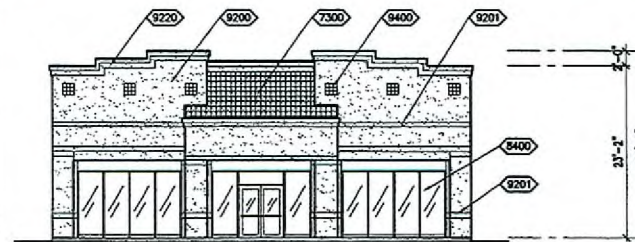
RETAIL EAST ELEVATION SC: 1/8" = 1'-0" (7)



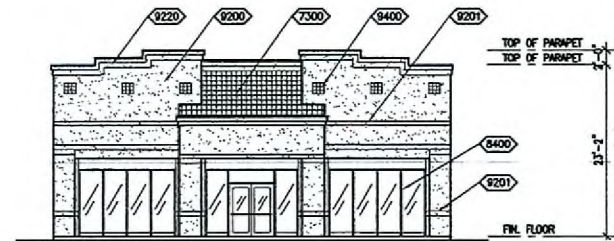
C-STORE EAST ELEVATION SC: 1/8" = 1'-0" (14)



C-STORE NORTH ELEVATION SC: 1/8" = 1'-0" (13)



C-STORE WEST ELEVATION SC: 1/8" = 1'-0" (6)



C-STORE SOUTH ELEVATION SC: 1/8" = 1'-0" (5)

KEYNOTES: (THIS SHEET ONLY)

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- 4202 CMU BLOCK - PAINTED
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planning/interior design
GARY GUY WILSON ARCHITECTS, PC
702.876.0663
1815 South National Road, Suite 1100
Las Vegas, Nevada 89103
CONSULTANTS:
ELEC: ...
MECH: ...
STRUCT: ...

MORLEY SHOPPING CENTER
RETAIL SHOPPING CENTER
LOVE MOUNTAIN & CLIFF SHADOWS
FOR MR. COREY MORLEY
PIPES PAYING
CITY OF LAS VEGAS, NEVADA

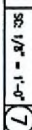
PROJ. NO.	13570786.01
PROJ. ARCH.	C.G. WILSON, AIA
PROJ. MGR.	MM
JOB CAPT.	RRH
TECH'S	AJL
ARCH. CHK.	GDW/MM
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PH-4	
PH-5	

REVISIONS

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

FOR ELEVATIONS
SC-4



SC-5

~~VAR-21993~~ ~~VAR-22100~~
~~SDR-21992~~ ~~REVISED~~

06/28/07 PC

SDR 21992				
CS4015, LLC				
SWC Lone Mountain Rd. & Cliff Shadows Pkwy.				
Proposed 17.46 thousand square foot multi-use development.				
Traffic produced by proposed development:				
New Uses	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	10.46	42.94	449
AM Peak Hour			1.03	11
PM Peak Hour			3.75	39
(heaviest 60 minutes)				
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	4	127.15	509
AM Peak Hour			11.52	46
PM Peak Hour			10.92	44
(heaviest 60 minutes)				
Average Daily Traffic (ADT)	CONVENIENCE MARKET W/GAS [1000 SF]	3	845.60	2,537
AM Peak Hour			45.58	137
PM Peak Hour			60.61	182
(heaviest 60 minutes)				
Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)		17.46	0.00	3,495
AM Peak Hour			0.00	194
PM Peak Hour			0.00	265
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Lone Mountain Rd.				
Average Daily Traffic (ADT)	2,799			
PM Peak Hour	224			
(heaviest 60 minutes)				
Cliff Shadows Pkwy				
Average Daily Traffic (ADT)	Not Available			
PM Peak Hour	Not Available			
(heaviest 60 minutes)				

Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Lone Mountain Rd.	16200			
Cliff Shadows Pkwy	32585			
This project will add approximately 3495 trips per day on Lone Mountain Rd. and Cliff Shadows Pkwy. This will increase the expected volumes by about 125 percent on Lone Mountain. Counts were not available for Cliff Shadows. Lone Mountain is at about 17 percent capacity and it is assumed Cliff Shadows is under capacity as well.				
Based on Peak Hour use, this development will add roughly 265 additional cars into the area; which works out to about 4 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



VAR-21993, VAR-22100 & SDR-21992 - APPLICANT/OWNER: CS4015, LLC
SOUTHWEST CORNER OF LONE MOUNTAIN ROAD AND CLIFF SHADOWS PARKWAY
JUNE 28, 2007 PLANNING COMMISSION

06/12/07



VAR-21993, VAR-22100 & SDR-21992 - APPLICANT/OWNER: CS4015, LLC
SOUTHWEST CORNER OF LONE MOUNTAIN ROAD AND CLIFF SHADOWS PARKWAY
JUNE 28, 2007 PLANNING COMMISSION

06/12/07



VAR-21993, VAR-22100 & SDR-21992 - APPLICANT/OWNER: CS4015, LLC
SOUTHWEST CORNER OF LONE MOUNTAIN ROAD AND CLIFF SHADOWS PARKWAY
JUNE 28, 2007 PLANNING COMMISSION

06/12/07