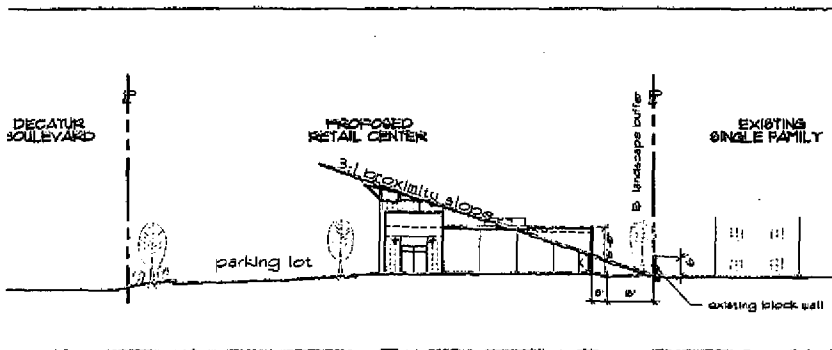


ITE PROFILE A-A



LANDSCAPE LEGEND

SYMBOL	LANDSCAPE	TYPE	SIZE	QUANTITY AND GROUND COVER	NOTES
	CALIFORNIA PINYON PALM Schottia palata	LARGE DECIDUOUS	24" BOX	10	EVERGREEN BACKFIELD Evergreen Japanese
	MESQUITE	LARGE DECIDUOUS	24" BOX	10	COMMON UNDER CREEPER Evergreen for lawn
	SHORING ACACIA Acacia senegalensis	LARGE DECIDUOUS	24" BOX	10	FEATHERY CASABAB Dense arborescent
	HONEY LOCUST Prosopis juliflora	LARGE DECIDUOUS	24" BOX	10	MEXICAN PALMHOUSE Climber for shade
	ALEPPO PINE Pinus halepensis	LARGE EVERGREEN	24" BOX	10	10 BIRD AZALEA Garden favorite
	DWARF COYOTE BUSH Baccharis pilularis	LARGE EVERGREEN	24" BOX	10	Container
	LANDSCAPE				1. ALL HOODING LANDSCAPE GROUND COVER TO BE 2" MINIMUM RED WASHED GRAVEL 2. ALL PLANTS ON SITE MUST CONFORM WITH TITLE IS FIG. 3. 24" BOX TREES A MAXIMUM OF 20" OF O.C. V. WEST PROPERTY LINE AGAINST S-E ZONING 3. PROVIDE 10 5-GALLON BRUSH TIN FOR EACH TREE 4. PROVIDE 2" OF MULCH ALONG STREET MOUNTAIN LANDSCAPING 5. HATCHED AREA INDICATES 24" MAX HEIGHT GROUND COVER
	LANDSCAPE BORDER				

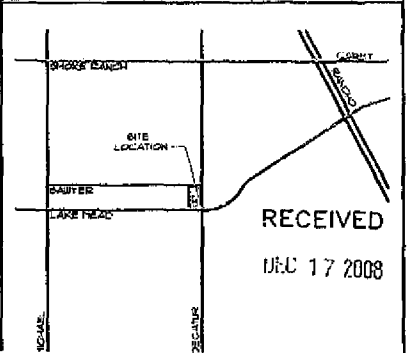
KEYNOTES

#	description
1	6"-8" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF TUBE STEEL GATES BUILT WITH 1/2-DECK BACKING - 1 FT MIN. LOCK-LATCH ENCLOSURE TO ALSO BE COVERED WITH PAINTED METAL SHELLS.
2	AG. PAVING - SEE CIVIL DRAWING FOR THICKNESS
3	LANDSCAPED AREA - SEE LANDSCAPE LEGEND
4	CONCRETE SIDEWALK CURB - CUTTER AS PER CITY OF LAS VEGAS
5	4" CONCRETE SIDEWALK W/ BRUSH FINISH
6	6"-8" HIGH CONCRETE BLOCK WALL AGAINST EXISTING CI ZONE - FIELD VERIFY EXISTING BLOCK WALL
7	6"-8" HIGH CONCRETE BLOCK WALL AGAINST EXISTING HERBIVORE FIELD VERIFY EXISTING BLOCK WALL
8	PLYON SIGN - BY OTHERS
9	HANDICAP ACCESS
10	HANDICAP ZERO CURB ACCESS
11	HANDICAP ACCESSIBLE ASILE
12	10' X 20' LOADING ZONE
13	CONCRETE AUTO STOP
14	ROW FOR RIGHT TURN LANE TO BE DEDICATED TO CITY CONSTRUCTION OF RIGHT TURN LANE NOT A REQUIREMENT OF THIS DEVELOPMENT

PROJECT DATA

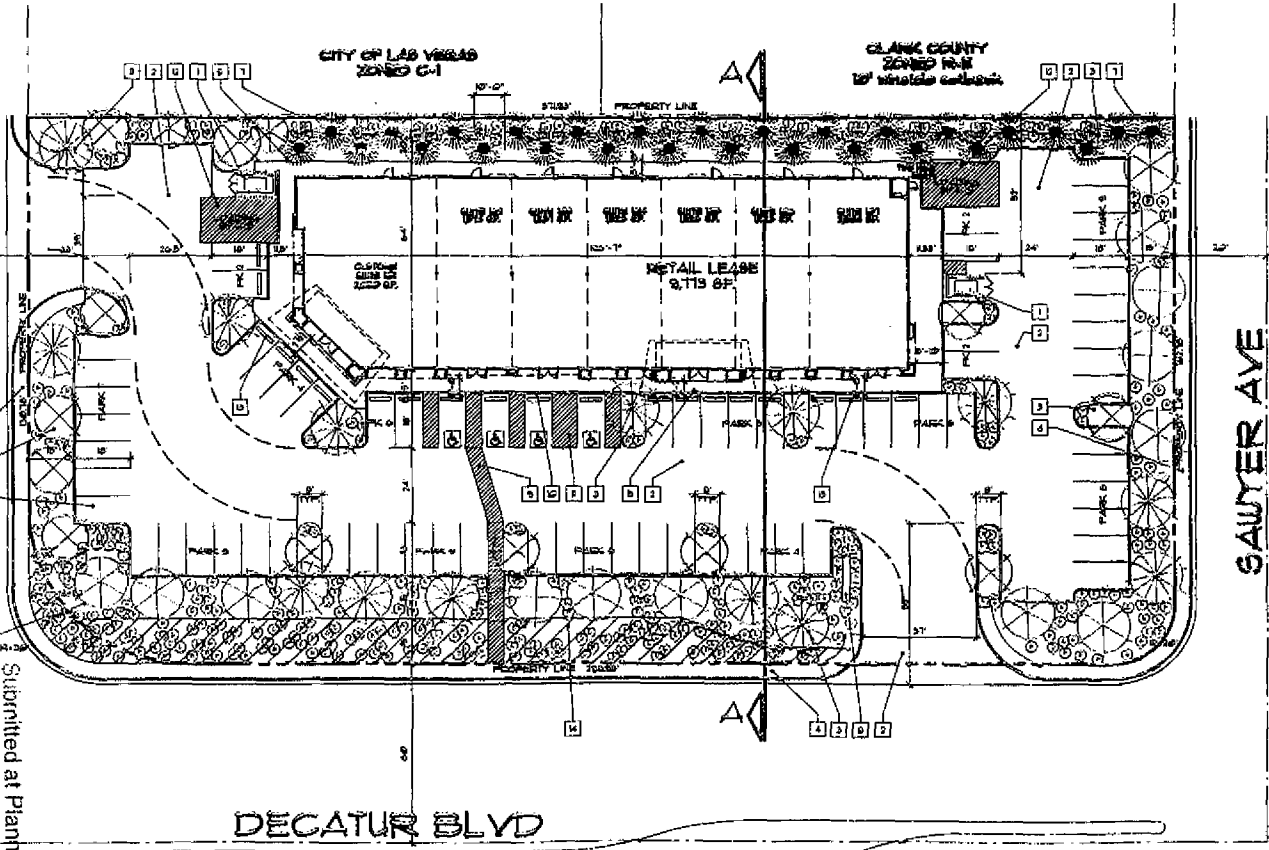
REQUIRED ZONING:	C-1			
EXISTING ZONING:	C-1			
TOTAL BUILDING AREA:	12,423 SF.			
AREA/MARKING SURFACTORY				
USE	LAND	USE/IN	CONSTRUCTION	POSSIBLE
METAL LEASE:	12,423 SF.	11,111	1,312	1,000
TOTAL:				
PARKING PROVIDED:	71 SPACES			
DATE ACCEASGE:	12-24-08/08/08			
APRN:	12-24-08/08/08			
BUILDING COVERAGE:	104%			

LOCATION



RECEIVED  
DEC 17 2008

Submitted at Planning Commission  
Date 12-18-08  
Item 8-10



DECATUR BLVD

SAWYER AVE

CITY OF LAS VEGAS

ZON-31477 SDR-31478

ZON-31477 SDR-31479  
SUP-31478 REVISED  
12/18/08 PC

REVISIONS

JOHN  
DUNN  
DUNCAN  
DUNCAN

RETAIL LEASE BUILDING  
Lake Mead and Decatur  
for: Gus Meiri  
City of Las Vegas Nevada

DATE: 12/18/08  
PROJ. NO.: 31477  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

Subj: **2027 North Decatur LLC Proposed Development @ Lake Mead/Decatur**  
Date: 12/17/2008 9:38:25 AM Pacific Standard Time  
From: kim@kimbankert.com  
To: SAllen@kkbrf.com  
CC: CurtisParkManor@aol.com

*MSA  
True 12/9*

Stephanie,

Regarding a proposal to develop the property immediately east of our property at 4871 Sawyer Ave. we request that a new block wall, eight (8) feet minimum height be constructed adjacent to the existing block wall.

We feel that anything less than this height would be inadequate protection from potential trespass, litter, noise and lighting issues that could negatively affect us.

We would also request that any construction next to us assumes liability for any damage to our property including reasonable assurance of proper debris clean up and reasonable working hours to exclude, for instance, excavation during graveyard shift.

Upon written assurances addressing these concerns, we recommend approval of the applications for the project.

Regards,

Robert Bankert  
Kim Bankert  
4871 Sawyer Ave.  
Las Vegas, NV 89108  
702-631-2855  
702-326-8347

Submitted at Planning Commission

Date *12/18/08* Item *8-10*

**Angela Crolli**

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**From:** Peter Lowenstein  
**Sent:** Thursday, December 18, 2008 6:03 PM  
**To:** Lean Coleman; Angela Crolli  
**Subject:** FW: 2027 North Decatur, LLC - Proposed development @ Lake Mead/Decatur  
**Attachments:** 2027 North Decatur, LLC - Proposed development @ Lake Mead/Decatur

**Here is the protest for Items #8, 9, 10.**

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**From:** Doug Rankin  
**Sent:** Thursday, December 18, 2008 5:22 PM  
**To:** Peter Lowenstein  
**Subject:** FW: 2027 North Decatur, LLC - Proposed development @ Lake Mead/Decatur

**From:** Kim Bush [mailto:KBUSH@co.clark.nv.us]  
**Sent:** Thursday, December 18, 2008 5:18 PM  
**To:** Doug Rankin; Flinn Fagg  
**Cc:** Stephanie Allen; Michael Shannon; Susan Brager  
**Subject:** FW: 2027 North Decatur, LLC - Proposed development @ Lake Mead/Decatur

Hi Doug and Flinn,

I represent this area on behalf of Commissioner Brager. Please see attached and below. I told Ms. Stout I would forward to Planning, and knew you two would get it to the Planner facilitating PC tonight.

Thank you, and Happy Holidays!

Kim

**From:** CurtisParkManor@aol.com [mailto:CurtisParkManor@aol.com]  
**Sent:** Thursday, December 18, 2008 5:10 PM  
**To:** rbarlow@lasvegasnevada.gov; SBrooks@LasVegasNevada.GOV  
**Cc:** Kim Bush  
**Subject:** Fwd: 2027 North Decatur, LLC - Proposed development @ Lake Mead/Decatur

**Dear Councilman Barlow,**

**We had every intention of making to tonights planning commission meeting, unfortunately something came up and we are not able to make it. A few Curtis Park Manor residents will make it to the meeting tonight**

regarding agenda items #8-10.

We have meet with the attorney and architect regarding this development and we are in agreement with the proposal as long as the conditions we ask for are met.

They are explained in the e-mail from the owner's attorney.

It was nice to work with the developers and have something work out!

If you are able to inform Planning Commisioner Goynes about this, it would be much appreciated.

Thank you so much,

**DeAnn Stout, Curtis Park Manor Coordinator**

**Cathy Scott, Resident**

**John Mark Scott, Resident**

**Frank & Mary Bundra, CPM Coordinating Committee**

**David S. Clark, CPM Coordinating Committee**