# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-40713** APN: 126-01-601-016

Name of Property Owner: Ahern Carolyn 1998 SEP PPTY

Name of Applicant: Carolyn Ahern

Name of Representative: APTUS

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: X Carolyn Ahern

Print Name: Carolyn Ahern

Subscribed and sworn before me

This 13th day of January, 2011

Karen Benner

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
KAREN BENNER
My Appointment Expires
March 26, 2011
No: 01-68799-1



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City of Las

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** EOT (SDR-29879)

**Project Address (Location)** North of Kyle Canyon along Oso Blanco

**Project Name** Kyle Canyon Plaza **Proposed Use** Service Station

**Assessor's Parcel #(s)** 126-01-601-016 **Ward #** 6-Ross

**General Plan:** existing GC proposed n/a **Zoning:** existing C-1 proposed n/a

**Commercial Square Footage** _____ **Floor Area Ratio** _____

**Gross Acres** 1.92 net **Lots/Units** _____ **Density** _____

**Additional Information** _____

**PROPERTY OWNER** Ahern Carolyn 1998 SEP PPTY **Contact** Bruce Bilyeu

**Address** 1611 W. Bonanza Rd **Phone:** (702) 858-2025 **Fax:** (702) 631-4250

**City** Las Vegas **State** NV **Zip** 89106

**E-mail Address** bruce@ahern.com

**APPLICANT** Carolyn Ahern **Contact** Bruce Bilyeu

**Address** 1611 W. Bonanza Rd. **Phone:** (702) 858-2025 **Fax:** (702) 631-4250

**City** Las Vegas **State** NV **Zip** 89106

**E-mail Address** bruce@ahern.com

**REPRESENTATIVE** APTUS **Contact** Kristen Neuman

**Address** 1200 S. 4th Street, Suite 206 **Phone:** (702) 839-1200 **Fax:** (702) 839-1213

**City** Las Vegas **State** NV **Zip** 89104

**E-mail Address** kristen@aptusgroup.com

**Property Owner Signature*** Carolyn Ahern

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

**Print Name** Carolyn Ahern

Subscribed and sworn before me

This 13th day of January, 20 11.

Karen Benner

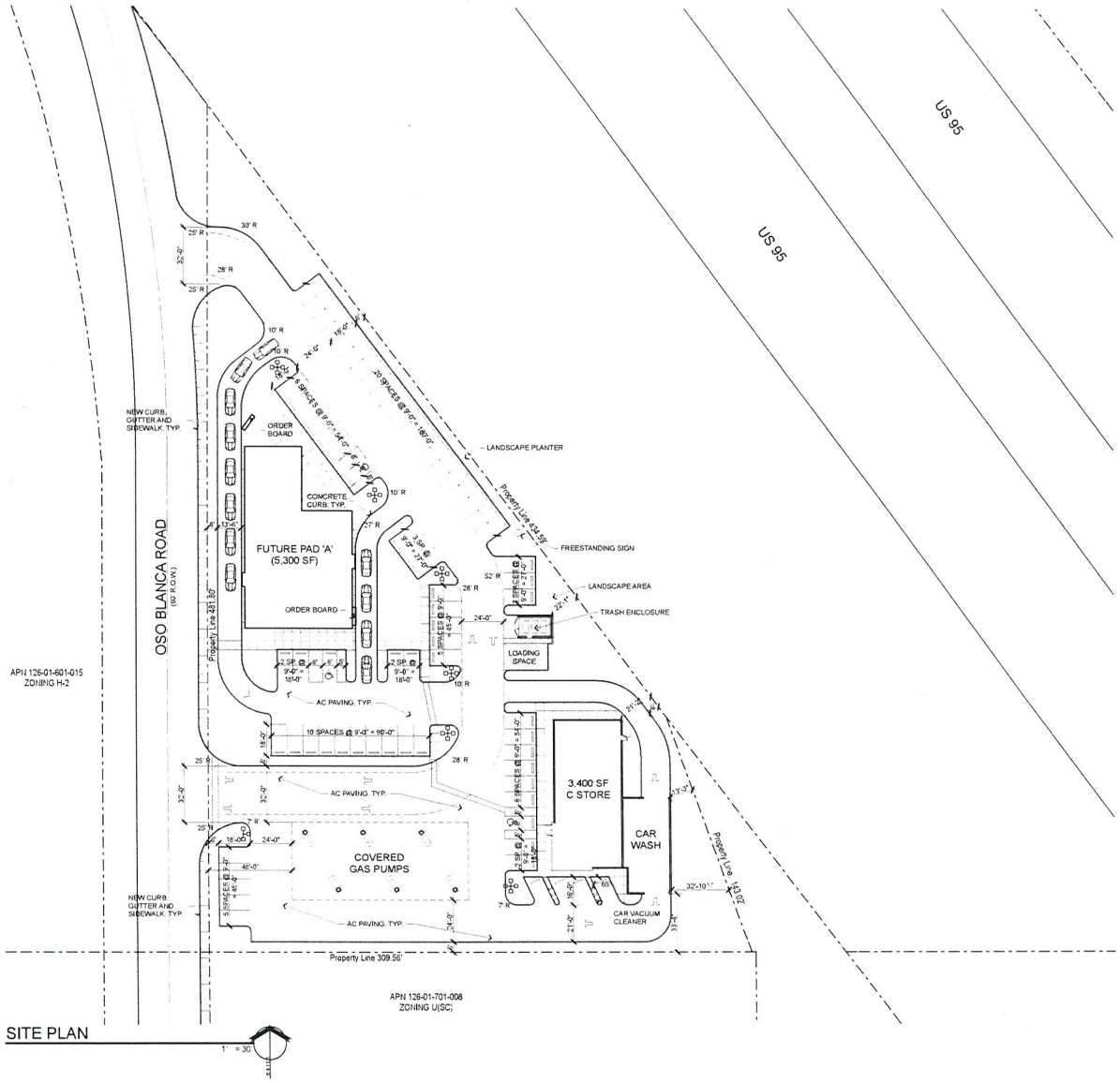
Notary Public in and for said County and State

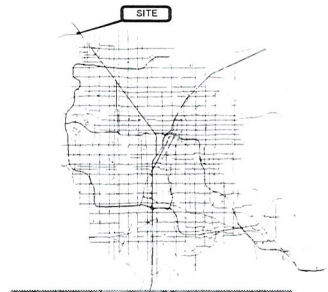
Notary Public - State of Nevada
County of Clark
KAREN BENNER
My Appointment Expires
No: 01-88795-1 March 26, 2011

*FOR DEPARTMENT USE ONLY*

| | |
|---|---|
| Case # | EOT-40713 |
| Meeting Date: | 3-2-11 |
| Total Fee: | 300 |
| Date Received:* | 1-13-11 |
| Received By: | FS |

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.




VICINITY & LOCATION MAPS

## Site Zoning & Data

### SITE DATA

| | |
|---|---|
| PARCEL NUMBER | 126-01-601-016 |
| JURISDICTION | CITY OF LAS VEGAS - 89166 |
| EXISTING GENERAL PLAN<br>PROPOSED GENERAL PLAN | PCD<br>GC |
| EXISTING ZONING<br>PROPOSED ZONING | UNDEVELOPED<br>C-2 |
| SITE AREA | 83,648 NSF<br>1.92 NET ACRES |

### SETBACKS - (BUILDING)

| | REQ'D | PROVIDED |
|---|---|---|
| FRONT | 20' | 20'-0" |
| INTERIOR SIDE | 10' | 30'-0" (TO GAS CANOPY) |
| REAR | 20' | 13'-3" |
| MAX HEIGHT | N/A | |
| ACTUAL HEIGHT | 35' | |
| LOT COVERAGE ALLOWED | 50% | |
| ACTUAL LOT COVERAGE | 15% | |

### BUILDING AREA

| | |
|---|---|
| BUILDING AREAS | |
| FUTURE PAD 'A' | 2,000 SF |
| FUTURE PAD 'B' | 2,250 SF |
| CONVENIENCE STORE | 3,400 SF |
| CAR WASH (ACCESSORY USE) | 1,500 SF |
| TOTAL SQUARE FOOTAGE | 9,150 SF |

### PARKING AREA

| BUILDING AREA | REQUIRED PARKING | |
|---|---|---|
| FUTURE PAD A | 5,300 SF @ 1:100 | 53 |
| CONVENIENCE STORE | 3,400 SF @ 1:250 | 14 |
| TOTAL REQUIRED | | 67 |
| STANDARD PARKING SPACES PROVIDED | | 64 |
| HANDICAPPED SPACES PROVIDED | | 3 |
| TOTAL PARKING PROVIDED | | 67 |
| LOADING SPACE 10X25 (1 REQUIRED) | | 1 |
| CAR VACUUM SPACES | | 4 |

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

# Kyle Canyon Plaza
## Site Development Review
Oso Blanca & US-95
Las Vegas, Nevada 89166

City of Las Vegas Site Development Review 09.09.08
City of Las Vegas Site Development Review Revisions 10.15.08

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SITE PLAN
AS100

06.146 Kyle Canyon Plaza

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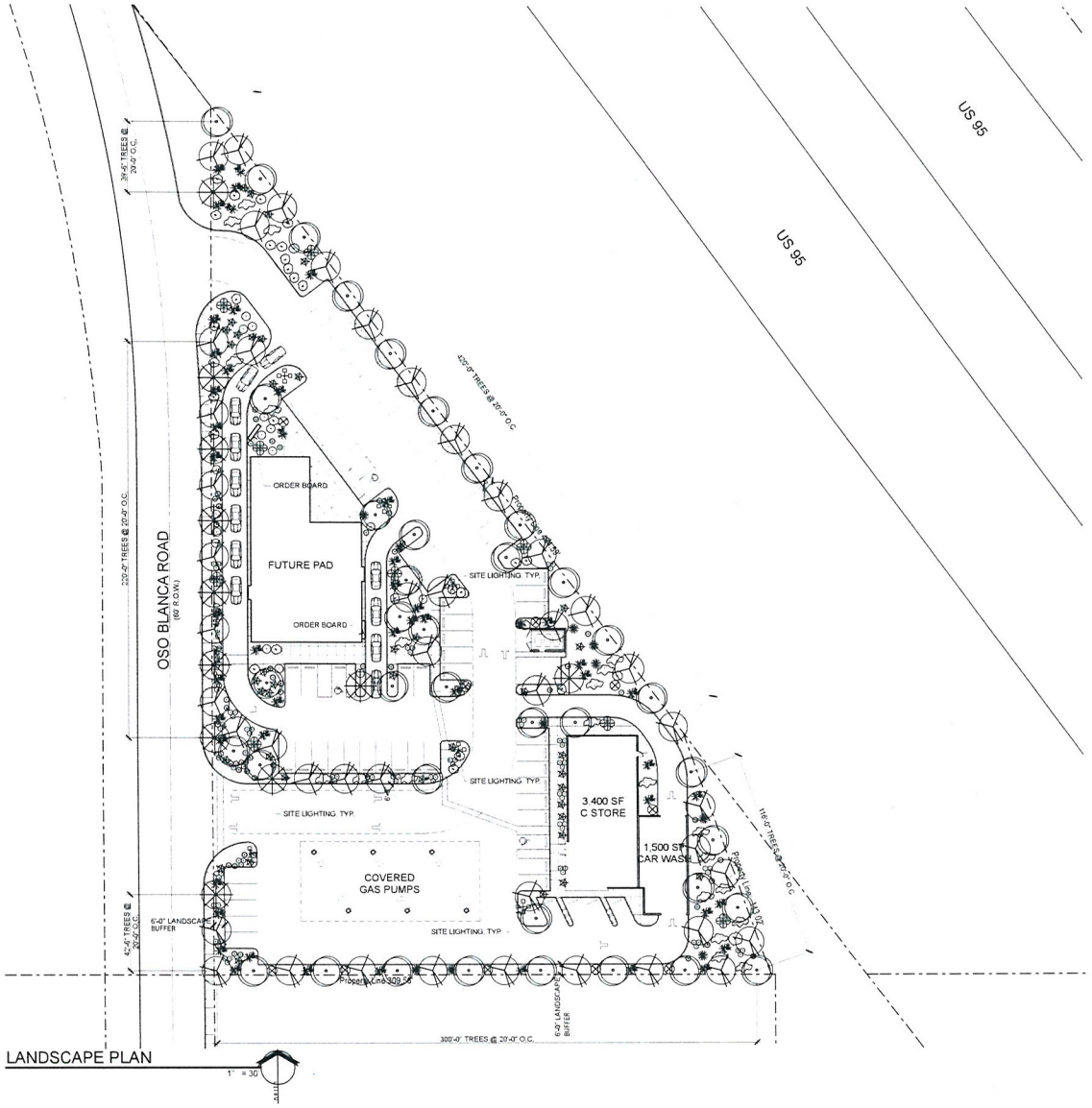


## LANDSCAPE BUFFERS

| | REQ'D | PROVIDED |
|---|---|---|
| STREET SIDE | 2' MINIMUM (5' AVERAGE | 6'-0" |
| INTERIOR SIDE | 6'-0" | 6'-0" |
| REAR | NOT REQUIRED | 7'-0" AVERAGE |

## LANDSCAPE SCHEDULE

| SYMBOL | COMMON NAME | BOTANICAL NAME | SIZE |
|---|---|---|---|
| **TREES** | | | |
| | COLORADO MESQUITE | prosopis alba "Colorado | 24" Box |
| | SHOESTRING ACACIA | acacia stenophylla | 24" Box |
| | PURPLE ROBE LOCUST | robinia pseudoacacia | 24" Box |
| | SWEET ACACIA | acacia smallii | 24" Box |
| **SHRUBS** | | | |
| | TEXAS RANGER | leucophyllum frutescens 'Green Cloud' | 5 gal |
| | CHUPAROSA | justicia californica | 5 gal |
| | CREPE MYRTLE | langerstroemia | 5 gal |
| | OCOTILLO | fouquieria splendens | 15 gal |
| | MEXICAN SAGE | salvia leucantha | 5 gal |
| **GROUND COVER** | | | |
| | DESERT CARPET | myoporum parvifolium | 5 gal |
| | TRAILING LANTANA | lantana montevidensis | 3 gal |
| | REGAL MIST GRASS | muhlenbergia capillaris 'regal mist' | 5 gal |
| | MEXICAN FEATHER GRASS | stipa tenuissima | 5 gal |
| ROCK MULCH | SIZE | COLOR | DEPTH |
| | 3/8" CRUSHED GRANITE | TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS | MIN. 2" DEEP |

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PLANTING PLAN

L100

06.146 Kyle Canyon Plaza

EOT-40713

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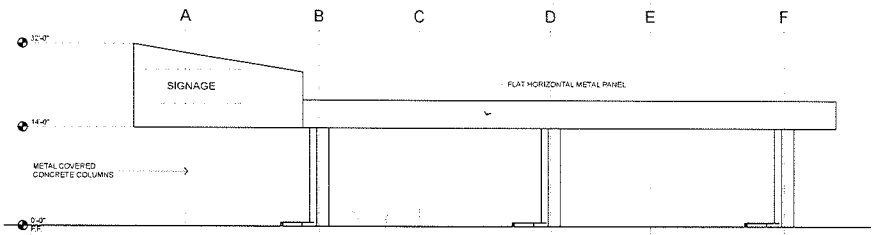
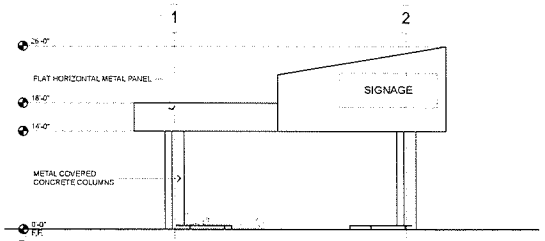
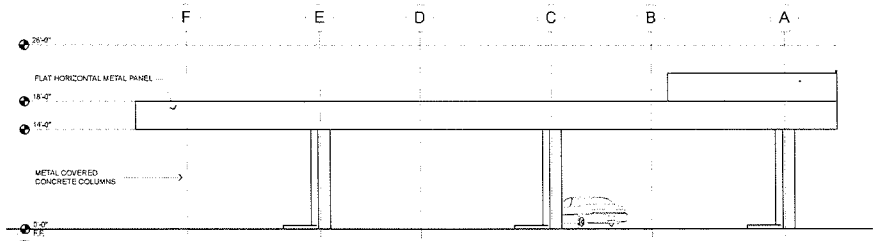


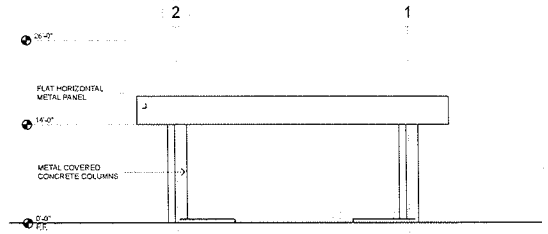

A1 CANOPY NORTH ELEVATION
1/8" = 1'-0"



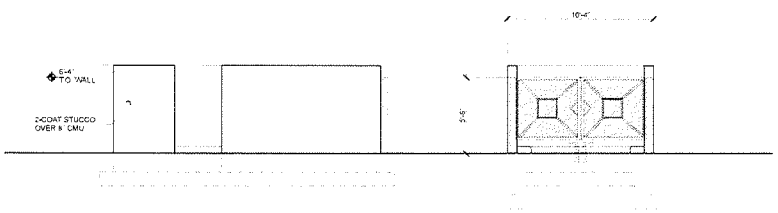

B1 CANOPY EAST ELEVATION
1/8" = 1'-0"



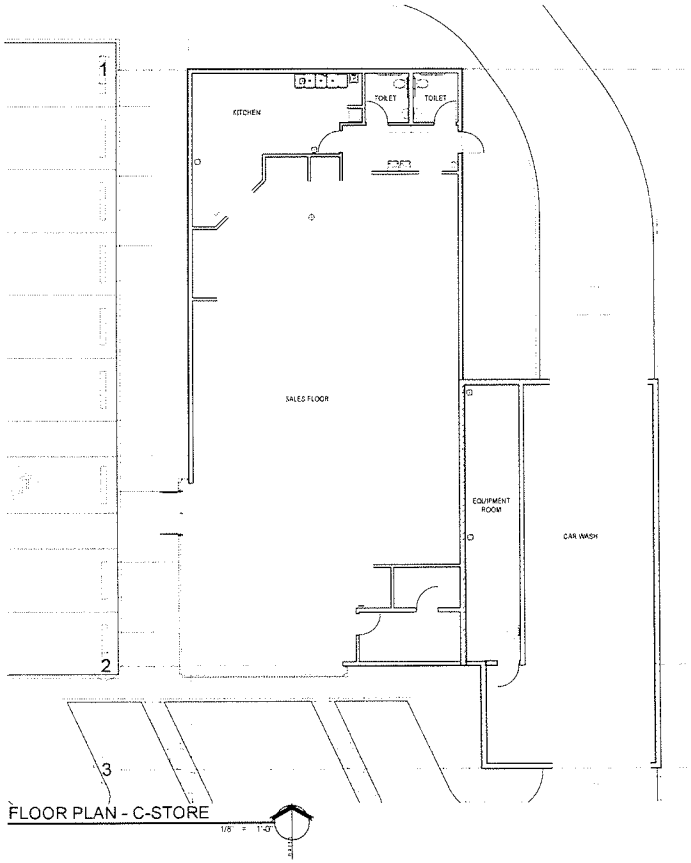

C1 CANOPY SOUTH ELEVATION
1/8" = 1'-0"




D1 CANOPY WEST ELEVATION
1/8" = 1'-0"




A3 TRASH ENCLOSURE ELEVATIONS
1/4" = 1'-0"




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

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1100
F 702.839.1213

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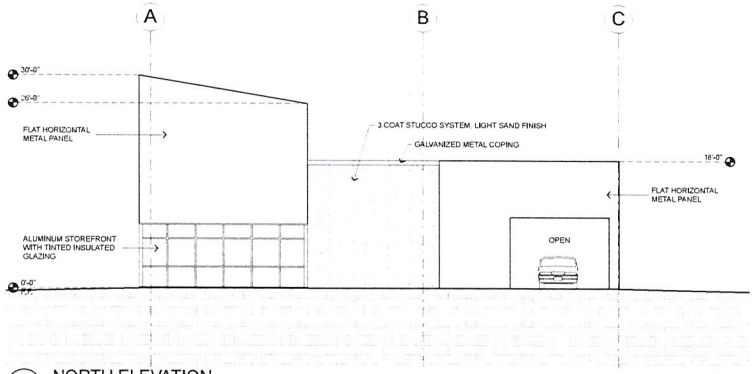
FLOORPLANS

A100

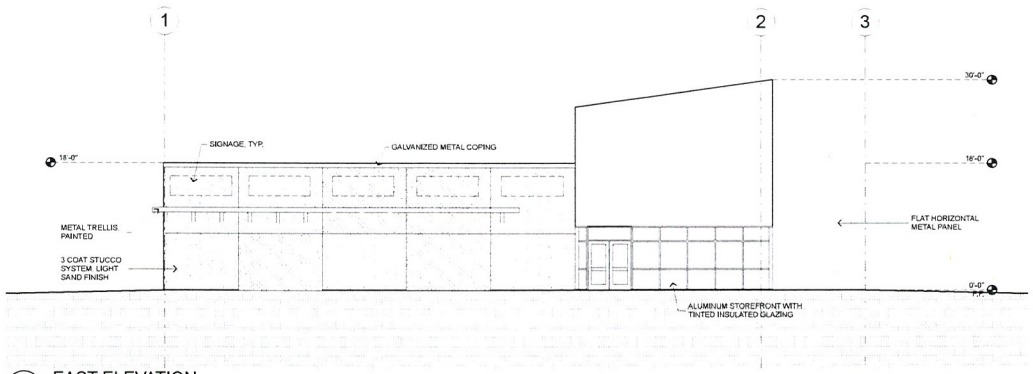
06.146 Kyle Canyon Plaza

EOT-40713



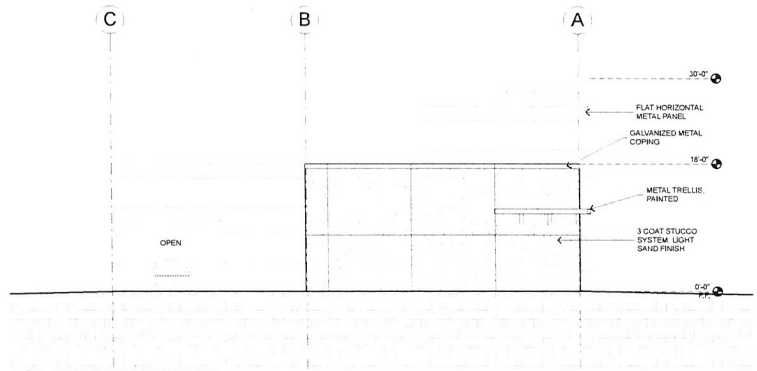

B1 NORTH ELEVATION

1/8" = 1'-0"



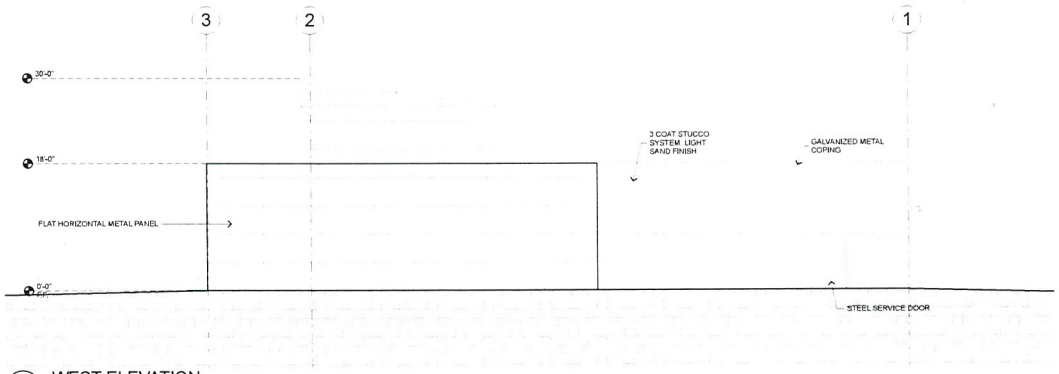

B3 EAST ELEVATION

1/8" = 1'-0"




D1 SOUTH ELEVATION

1/8" = 1'-0"




D3 WEST ELEVATION

1/8" = 1'-0"

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BUILDING ELEVATIONS

A200

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