



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-39484** APN: 139-29-801-004

Name of Property Owner: RANCHO CIRCLE SHOPPING CENTER, LLC

Name of Applicant: RANCHO CIRCLE SHOPPING CENTER, LLC

Name of Representative: WALKER ENGINEERING, LLC

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: _____

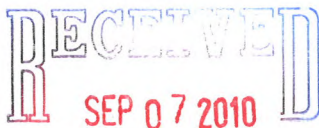
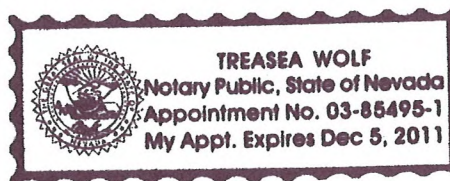
Signature of Property Owner:  MANAGER

Print Name: JOHN D. BAYER

Subscribed and sworn before me

This 1 day of September, 2010

Treasea Wolf
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: TENTATIVE MAP

Project Address (Location) 320 N. RANCHO

Project Name SEC BONANZA & RANCHO Proposed Use COMMERCIAL

Assessor's Parcel #(s) 139-29-801-004 Ward #

General Plan: existing proposed Zoning: existing C-2 proposed C-2

Commercial Square Footage Floor Area Ratio

Gross Acres 4.62 Lots/Units 1 Density

Additional Information EXISTING COMMERCIAL CENTER THAT OWNER WOULD LIKE TO CREATE ONE LOT COMMERCIAL SUBDIVISION

PROPERTY OWNER RANCHO CIRCLE SHOPPING CTR Contact JOHN D. BAYER, Manager

Address 4270 DECATUR, SUITE B-11 Phone: 968-8056 Fax: 968-8001

City LAS VEGAS State NV Zip 89103

E-mail Address

APPLICANT RANCHO CIRCLE SHOPPING CENTER Contact JOHN D. BAYER, Manager

Address 4270 DECATUR, SUITE B-11 Phone: 968-8056 Fax: 968-8001

City LAS VEGAS State NV Zip 89103

E-mail Address

REPRESENTATIVE WALKER ENGINEERING, LLC Contact JODY BELSICK, PE

Address 5765 S. RAINBOW BLVD., SUITE 101 Phone: 873-5197 Fax: 873-5346

City LAS VEGAS State NV Zip 89118

E-mail Address jbelsick@walker-eng.com

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature] MANAGER

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

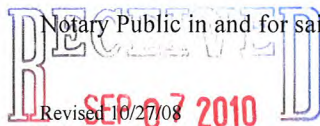
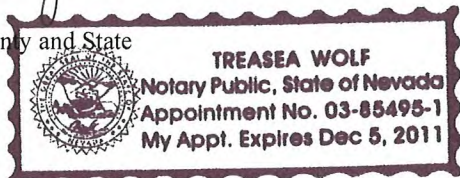
Print Name JOHN D. BAYER

Subscribed and sworn before me

This 1 day of September, 20 10

Treasea Wolf

Notary Public in and for said County and State



Case #	<u>TMP- 39484</u>
Meeting Date:	<u>10/21/10</u>
Total Fee:	<u>750.00</u>
Date Received:*	<u>9/17/10</u>
Received By:	<u>[Signature]</u>

*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.

f:\depot\Application Packet\Application Form.pdf

TENTATIVE MAP

FOR

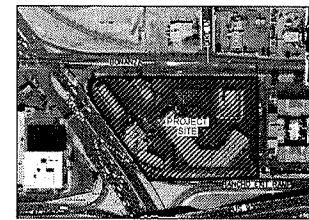
RANCHO CIRCLE SHOPPING CENTER

SEC BONANZA & RANCHO

A COMMERCIAL SUBDIVISION

CLARK COUNTY, NEVADA

APN: 139-29-801-004



VICINITY MAP
N.T.S.

WIE

WALKER ENGINEERING, LLC
5765 S. RAINBOW BLVD.
SUITE 101
LAS VEGAS, NV 89118
TEL: 702.873.5197
FAX: 702.873.5346



LEGEND	
CENTER LINE	---
PROPERTY BOUNDARY	---
SUBDIVISION BOUNDARY	---
RIGHT-OF-WAY LINE	---
EX 5' FINDER CONTOUR	---
EX INTERMEDIATE CONTOUR	---
EX SEWER MANHOLE	---
EX STORM DRAIN MANHOLE	---
EXISTING CURB & GUTTER	---
PROPOSED CURB & GUTTER	---
EXISTING WATER	---
PROPOSED WATER	---
EXISTING SEWER	---
PROPOSED SEWER	---
EXISTING STORM DRAIN	---
PROPOSED STORM DRAIN	---
DIRECTION OF STORM FLOWS	---
EXISTING EDGE OF PAVEMENT	---
PROPOSED EDGE OF PAVEMENT	---
EXISTING EASEMENT	---
EASEMENT TO BE VACATED	---
CROSS SECTION - SEE SEPARATE DRAWING FOR THESE	---

GENERAL PROJECT INFORMATION & NOTES

LAND USE	UTILITY SERVICES
ZONING: C-2	WATER: LAS VEGAS VALLEY WATER DISTRICT
CHURNS: 4.87 ACRES	SEWER: CITY OF LAS VEGAS SANITATION DEPARTMENT
TOTAL NO. OF LOTS: 1 (PROPOSED)	POWER: NV ENERGY
	TELEPHONE: SOUTHWEST GAS
	CABLE: COX COMMUNICATIONS

NOTES

- THIS SUBDIVISION IS NOT PART OF A MASTER PLAN.
- UNRECORDED ON-SITE WILL BE MAINTAINED BY THE OWNER.
- IT IS ANTICIPATED THAT COATS WILL BE FILED CONCURRENTLY WITH THIS MAP.
- A COMMERCIAL GENERAL IS THE EXISTING USE OF THIS PROJECT.
- ALL ENCLOSURES FOR THIS PROJECT WILL REMAIN AS INDICATED ON THIS MAP.
- PER TDM MAP NO. 3300000000 DATED SEPTEMBER 27, 2002, SITE IS IN ZONE 1 WHICH IS IDENTIFIED AS AN AREA NOT IN A FLOOD ZONE.
- WATER AND SEWER POINTS OF CONNECTIONS ARE TO REMAIN AS INDICATED. SERVICE IS TAKEN FROM BONANZA.
- THERE ARE NO KNOWN FAULTS OR FISSURES ON THIS SITE.
- PROJECT SITE IS FULLY DEVELOPED, NO UNDEVELOPED ENCROACHMENTS TO DEPTHS OF 20 FEET.

SYSTEM DRAINAGE NOTE

CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT LOCAL ORDER, LAS VEGAS CREEK-RANCHO MASTER PLANNED 15' OF 10' IS LOCATED WITHIN THE WEST SIDE OF RANCHO AND IS NOT AFFECTED BY THIS MAP.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 216, TOWNSHIP 20 SOUTH, RANGE 81 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN PROPERTY AS SHOWN BY MAP THEREON ON FILE IN FILE NO. 20, PAGE 14 OF SURVEYS IN THE CLARK COUNTY, NEVADA RECORDS OFFICE, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BONANZA ROAD;

THENCE NORTH 00°35'10" WEST, A DISTANCE OF 357.14 FEET;

THENCE NORTH 88°22'12" WEST, A DISTANCE OF 323.08 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 55°18'10";

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 192.93 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 56°33'58" WEST, ALSO A CENTRAL ANGLE OF 55°18'10";

THENCE SOUTHWESTERLY, HAVING A RADIUS OF 4050.00 FEET AND A CENTRAL ANGLE OF 104°71'10";

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 205.59 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 54°10'10" EAST, ALSO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 23°35'10";

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 92.35 FEET TO A POINT OF TANGENCY, ALSO SAID SOUTH RIGHT-OF-WAY LINE OF BONANZA ROAD;

THENCE SOUTH 88°22'12" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 273.15 FEET TO THE POINT OF BEGINNING.

ENCLOSING THEREON THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DEED RECORDED APRIL 15, 1989 IN BOOK 942 AS INSTRUMENT NO. 798854, OFFICIAL RECORDS.

DEVELOPER

N/A

(NO NEW CONSTRUCTION IS BEING PROPOSED)

OWNER & SUBDIVIDER

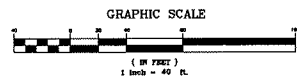
RANCHO CIRCLE SHOPPING CENTER, LLC
4270 S. DECATUR BLVD., SUITE 8-11
LAS VEGAS, NEVADA 89103
CONTACT: JOHN G. WATERS

BASIS OF BEARINGS

NORTH 89°44'40" WEST, BEING THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 216, TOWNSHIP 20 SOUTH, RANGE 81 EAST, M.D.M.

BENCHMARK

SLUIC 29CA, A BULLET AND PLATE IN THE TOP OF CURB LOCATED AT THE SOUTHWEST CORNER OF RANCHO ROAD AND WASHINGTON AVENUE, IN TRAFFIC SIGNAL ISLAND - 538.773' ± - 2005.71 US 57'

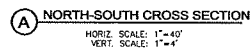


1. EX SCREEN WALL SECTION

TMP-39484

REVISIONS	DATE	DESCRIPTION OF REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SUBMITTAL NO. 1
DATE: SEPTEMBER 7, 2010
PROJECT NO.: 1198.00
AGENCY NO.: TM-
SHEET NO.: 1 OF 1 SHEETS



REC'D
SEP 07 2010

TMP-39484

