

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39453** APN: 125-07-601-005

Name of Property Owner: Grand Canyon Village Square, LLC

Name of Applicant: Grand Canyon Village Square, LLC

Name of Representative: Mark H. Fiorentino - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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): _____

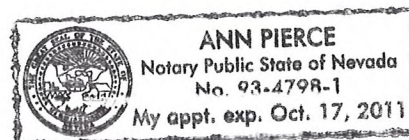
APN: _____

Signature of Property Owner: Har Salun, Trustee
Print Name: Harun Gordon

Subscribed and sworn before me

This 30 day of August, 2010

Ann Pierce
Notary Public in and for said County and State



DECLARATION OF FINANCIAL INTEREST



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) Horse & 95

Project Name Horse & 95 Retail Center Proposed Use Shopping Center

Assessor's Parcel #(s) 125-07-601-005 Ward # 6

General Plan: existing CC proposed N/A Zoning: existing PD/RE proposed PD/C-2

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres approx 25 Lots/Units 1 Density _____

Additional Information See attached justification letter

PROPERTY OWNER Grand Canyon Village Square, LLC Contact Hank Gordon

Address 1770 N. Buffalo #101 Phone: 220-4500 Fax: N/A

City Las Vegas State NV Zip 89128

E-mail Address N/A

APPLICANT Grand Canyon Village Square, LLC Contact Hank Gordon

Address 1770 N. Buffalo Dr., Ste. 101 Phone: 220-4500 Fax: N/A

City Las Vegas State NV Zip 89128

E-mail Address N/A

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino Contact Mark H. Fiorentino

Address 8345 West Sunset Road, Suite 250 Phone: 792-7000 Fax: 796-7181

City Las Vegas State NV Zip 89113

E-mail Address mfiorentino@kcnvlaw.com

Property Owner Signature* Hank Gordon

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

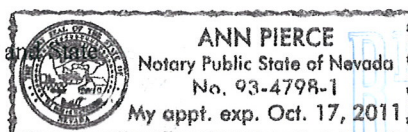
Print Name Hank Gordon

Subscribed and sworn before me

This 23 day of September, 20 10.

Ann Pierce

Notary Public in and for said County of Clark



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-39453</u>
Meeting Date:	<u>10/21/10</u>
Total Fee: \$	<u>1030.00</u>
Date Received:*	<u>9/7/10</u>
Received By:	<u>Jim Anderson</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

Site Information

Horse and Osceola, Las Vegas, NV 89166
 Jurisdiction: Las Vegas, NV
 Current Zoning: R-E PD
 Proposed Zoning: PD
 Planned Land Use: Planned Community Development
 APN #: 125-07-501-005
 Area (approximate, to be verified): 25.48 acres
 Gross Area: 1,100,908 s.f.
 Net Area: 1,038,655 s.f.

Building Area	Use	Gross
Market	retail	42,000 s.f.
Home Improvement Center	retail	76,000 s.f.
Fast Food A	restaurant	3,182 s.f.
Fast Food B	restaurant	3,182 s.f.
Pharmacy	retail	5,040 s.f.
Bank	retail	4,195 s.f.
C-Store	retail	2,430 s.f.
Drug Store	retail	13,000 s.f.
Total Area		250,267 s.f.

Parking
 Shopping Center
 per 1904 Table 2
 1 per 230 s.f. = 1,001 spaces

Total spaces required
 Total Provided parking spaces
 1,001 spaces
 1,382 spaces

Accessible parking
 Loading Spaces
 20 spaces + 1 for each
 100 ft over 1,000
 24 Required
 28 Provided
 7 Required
 7 Provided

Building Height
 Three (3) Pilot Signs
 Allowed
 Provided
 35'0"
 35'0"
 Allowed
 Provided
 50'
 50'

Landscaping
 Parking lot landscaping to conform to 19.12
 Adjacent to Horse and Grand Canyon - 15'
 Minimum Zone of Interest Lot Lines - 8'
 Trees located 1 per 30 linear feet

Open Space
 Plaza Space required
 50 s.f. per gross acre
 Required
 1,274 Provided
 1,274

Lot Coverage
 Allowed
 55% Provided
 22.5%

Setbacks
 Side Street - G.C.
 Side Street - OSO Blanca
 Rear
 Required
 Required
 Required
 20 ft
 10 ft
 10 ft
 20 ft
 Provided
 Provided
 Provided
 Provided



Scale 1" = 100'



MOSER architecture studio

OCT 06 2010

Conceptual Site Plan Sheet Title
 10-067 Project Number
 10-05-2010 Date

ZON-39455
 SDR-39453
 REVISED

Horse and US 95 Retail Center

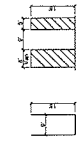
Las Vegas, NV 89166



Vicinity Map



Location Map



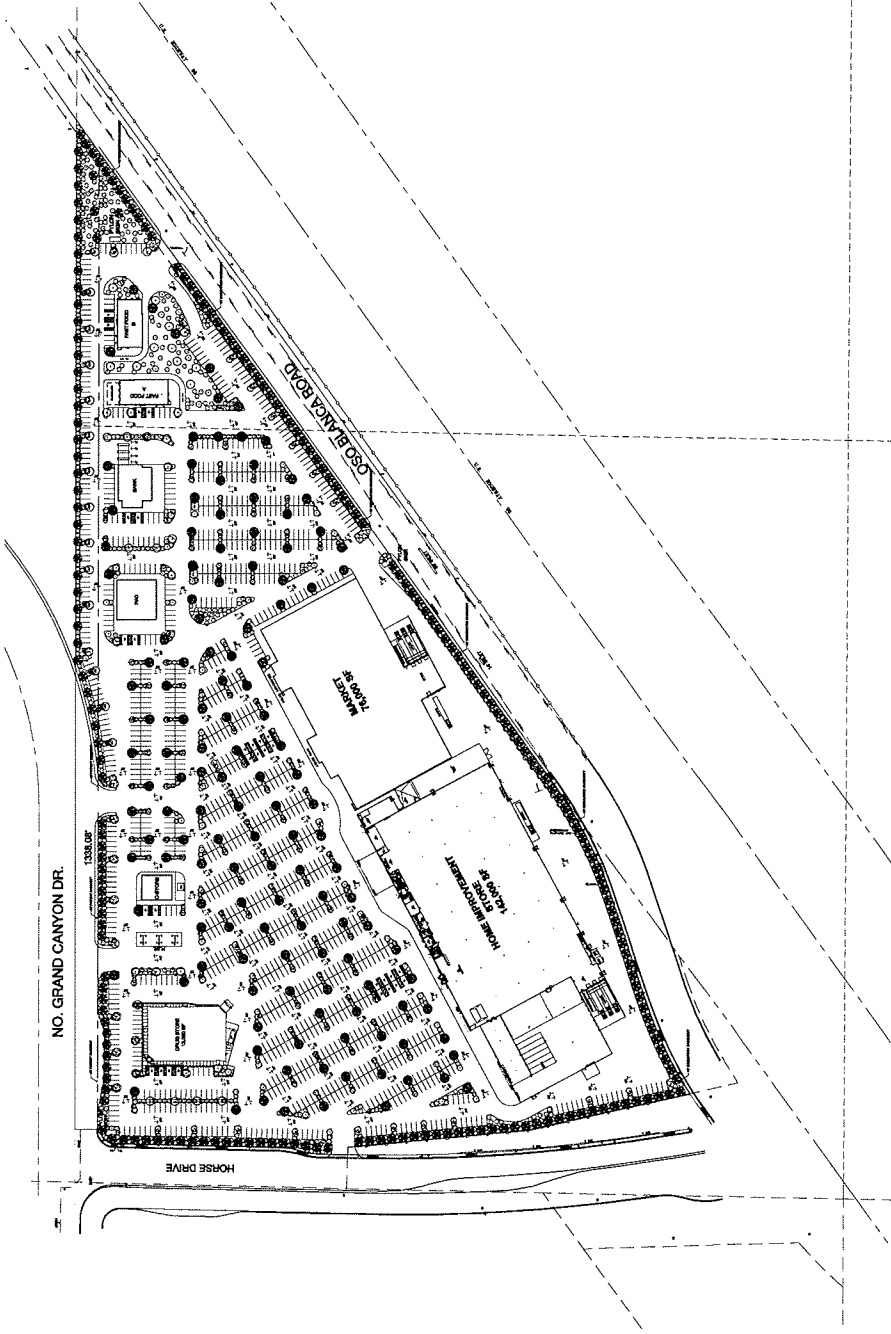
Typical Parking Spaces



Fire Turning Radius



CMU Wall C-C



Plant List

SYM	QTY	SIZE	COMMON NAME	BOTANICAL NAME
	0	24" Box	MEXICAN BLUE PALM	PHENIXIA FLORENTINA
	135	24" Box	MEXICAN BLUE PALM	PHENIXIA FLORENTINA
	63	24" Box	MEXICAN BLUE PALM	PHENIXIA FLORENTINA
	216	24" Box	MEXICAN BLUE PALM	PHENIXIA FLORENTINA
	0	24" Box	MEXICAN BLUE PALM	PHENIXIA FLORENTINA
	153	24" Box	MEXICAN BLUE PALM	PHENIXIA FLORENTINA
	1155	1 1/2" Galton	MEXICAN BLUE PALM	PHENIXIA FLORENTINA
		N/A	MEXICAN BLUE PALM	PHENIXIA FLORENTINA

* Xeriscaping: No Soil to be used. Only rock, crushed rock or other low-water use.
* All plant materials per Appendix B: Grand Canyon Valley Plant Palette
* All landscaping is per Title 18 12 000 0 Street Trees

Horse and US 95 Retail Center

Las Vegas, NV 89166



Scale: 1" = 100'



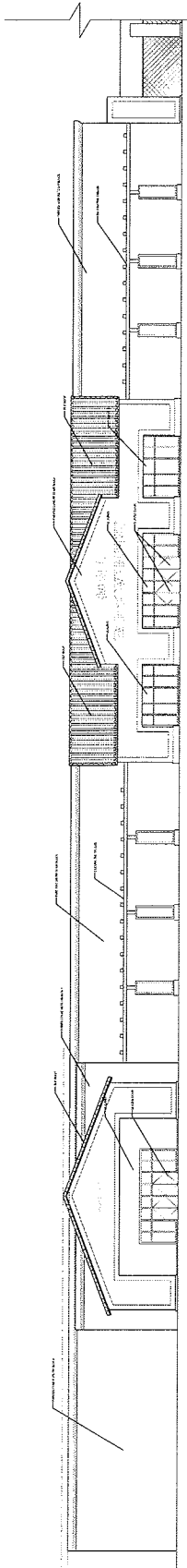
Conceptual Landscape Plan Sheet Title
10-067 Project Number
10-05-2010 Date



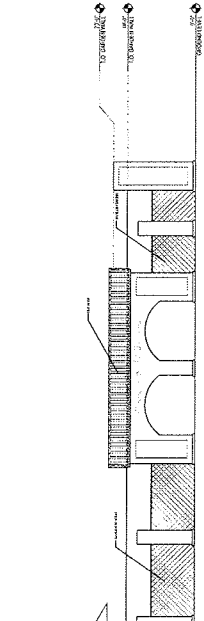
MOSE architecture studio

ZON-39455
SDR-39453
REVISED

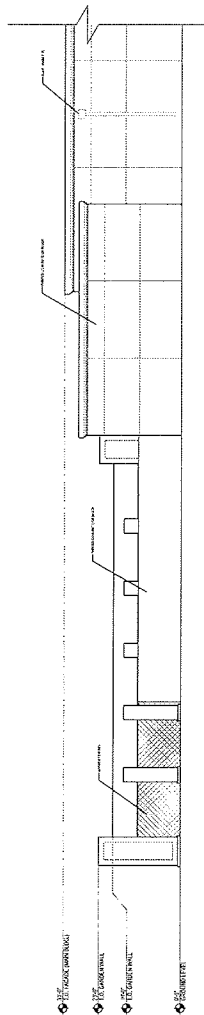
OCT 06 2010



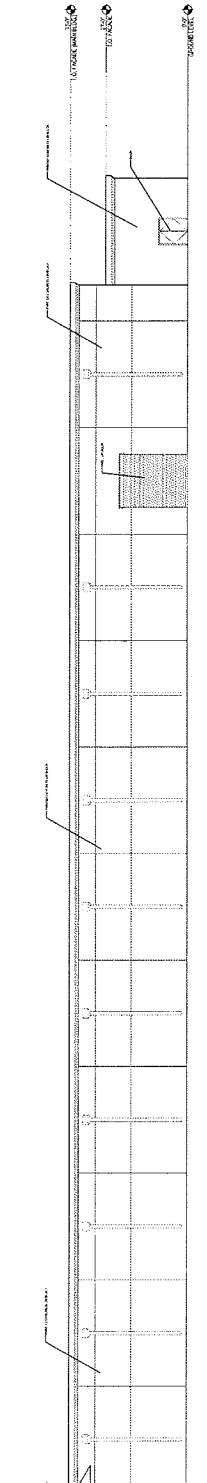
1 ELEVATION HOME IMPROVEMENT
SCALE: 1/16"=1'-0"



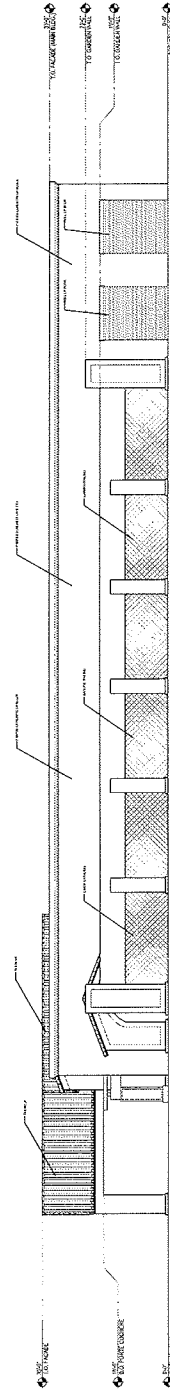
2 ELEVATION HOME IMPROVEMENT
SCALE: 1/16"=1'-0"



3 ELEVATION HOME IMPROVEMENT
SCALE: 1/16"=1'-0"



4 ELEVATION HOME IMPROVEMENT
SCALE: 1/16"=1'-0"



5 ELEVATION HOME IMPROVEMENT
SCALE: 1/16"=1'-0"

Horse and US 95 Retail Center

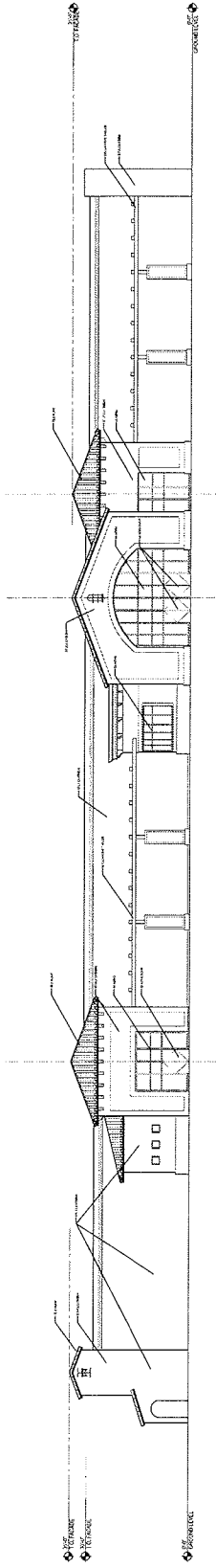
Las Vegas, NV 89166

MOSEB architecture studio

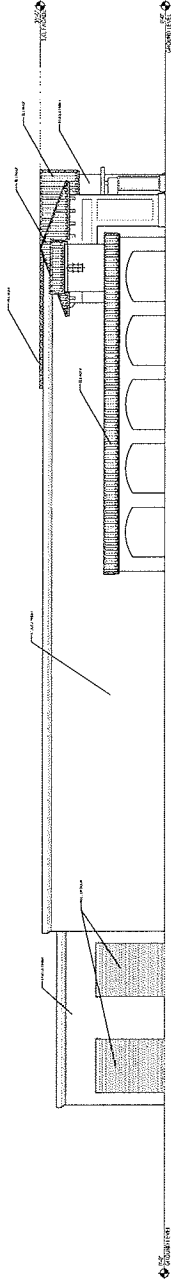
SEP 07 2010

SDR-39453

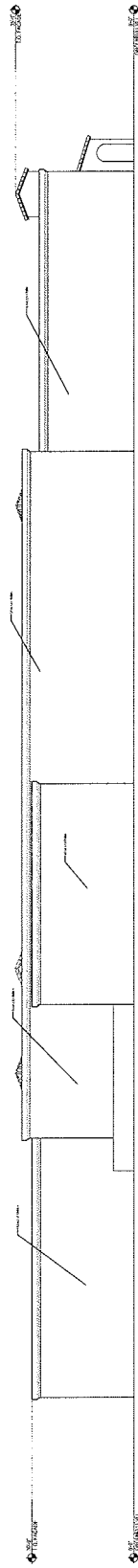
Elevations : Sheet Title
10-087 : Project Number
9-2-2010 : Date



1 ELEVATION MARKET
SCALE: 1/16" = 1'-0"



2 ELEVATION MARKET
SCALE: 1/16" = 1'-0"



3 ELEVATION MARKET
SCALE: 1/16" = 1'-0"

N / A

4 ELEVATION MARKET
SCALE: 1/16" = 1'-0"

Horse and US 95 Retail Center

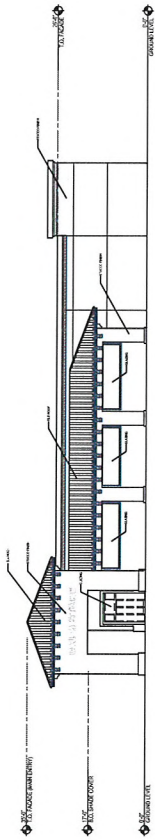
Las Vegas, NV 89166

MOSER architecture studio

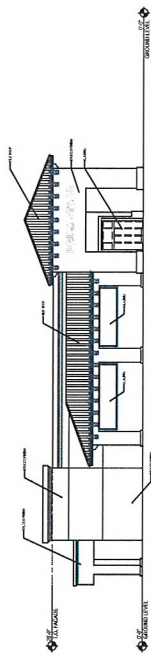
SEP 07 2010

SDR-39453

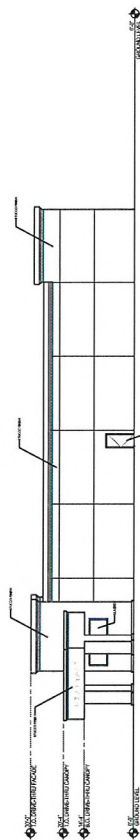
Elevations : Sheet Title
10-067 : Project Number
9-2-2010 : Date



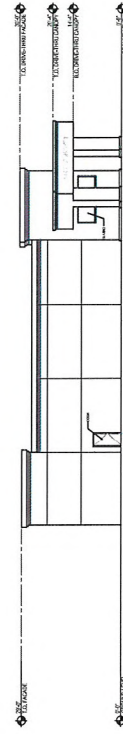
5 ELEVATION DRUG STORE
SCALE: 1/16" = 1'-0"



6 ELEVATION DRUG STORE
SCALE: 1/16" = 1'-0"



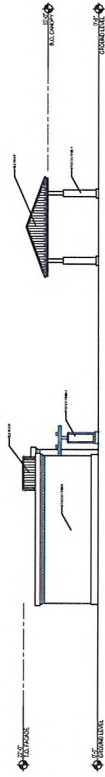
7 ELEVATION DRUG STORE
SCALE: 1/16" = 1'-0"



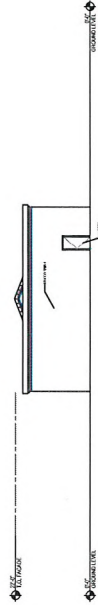
8 ELEVATION DRUG STORE
SCALE: 1/16" = 1'-0"

Horse and US 95 Retail Center

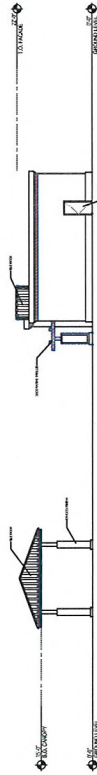
Las Vegas, NV 89166



1 ELEVATION CONVENIENCE STORE
SCALE: 1/16" = 1'-0"



2 ELEVATION CONVENIENCE STORE
SCALE: 1/16" = 1'-0"



3 ELEVATION CONVENIENCE STORE
SCALE: 1/16" = 1'-0"



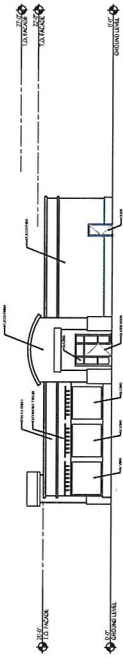
4 ELEVATION CONVENIENCE STORE
SCALE: 1/16" = 1'-0"

Elevations : Sheet Title
10-067 : Project Number
9-2-2010 : Date

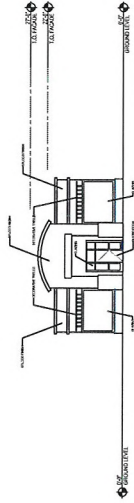
MOSE architecture studio

RECEIVED
SEP 07 2010

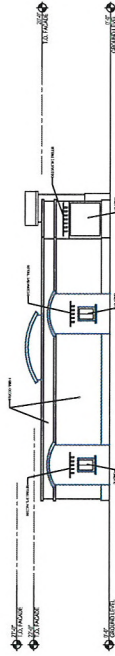
SDR-39453



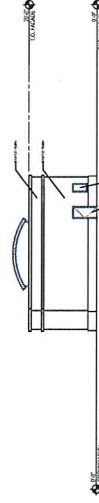
5 ELEVATION FAST FOOD B
SCALE: 1/16"=1'-0"



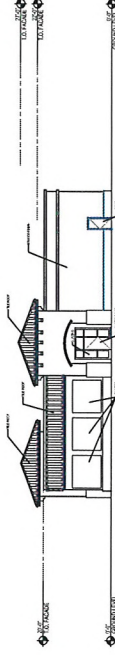
6 ELEVATION FAST FOOD A
SCALE: 1/16"=1'-0"



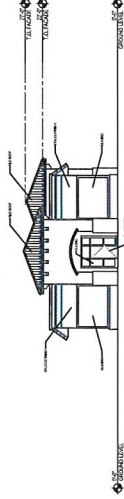
7 ELEVATION FAST FOOD A
SCALE: 1/16"=1'-0"



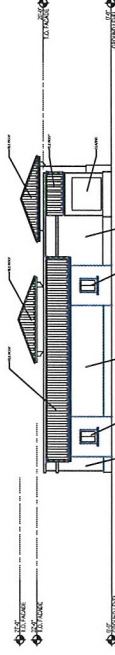
8 ELEVATION FAST FOOD A
SCALE: 1/16"=1'-0"



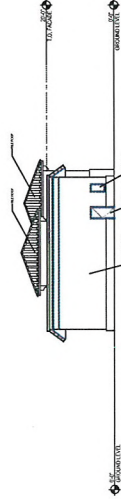
1 ELEVATION FAST FOOD A
SCALE: 1/16"=1'-0"



2 ELEVATION FAST FOOD A
SCALE: 1/16"=1'-0"



3 ELEVATION FAST FOOD A
SCALE: 1/16"=1'-0"



4 ELEVATION FAST FOOD A
SCALE: 1/16"=1'-0"

RECEIVED
SEP 07 2010

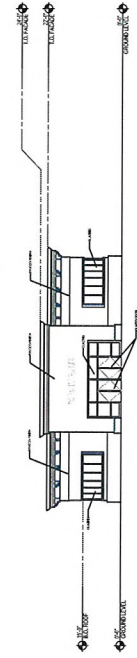
Elevations : Sheet Title
10-087 : Project Number
9-2-2010 : Date

MOSER architecture studio

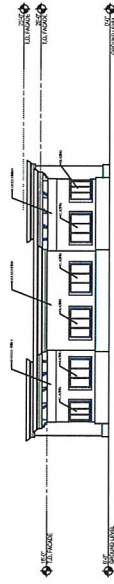
Horse and US 95 Retail Center

Las Vegas, NV 89166

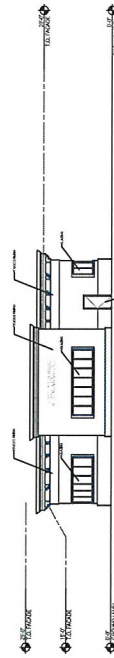
SDR-39453



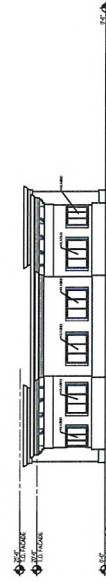
5 ELEVATION RETAIL STORE
SCALE: 1/16"=1'-0"



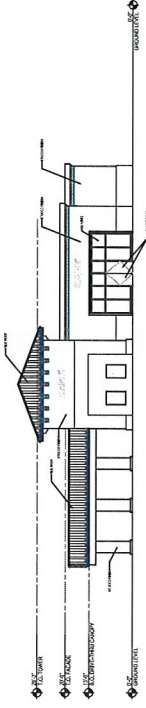
6 ELEVATION RETAIL STORE
SCALE: 1/16"=1'-0"



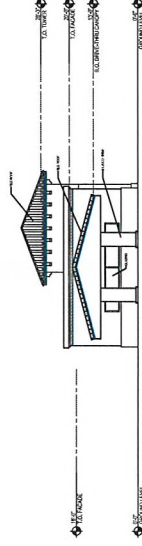
7 ELEVATION RETAIL STORE
SCALE: 1/16"=1'-0"



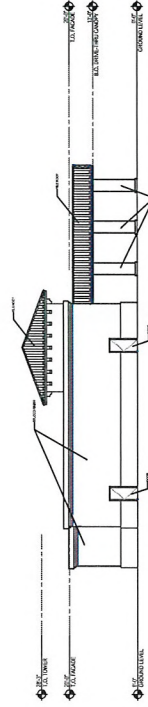
8 ELEVATION RETAIL STORE
SCALE: 1/16"=1'-0"



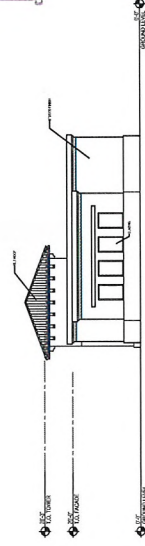
1 ELEVATION BANK
SCALE: 1/16"=1'-0"



2 ELEVATION BANK
SCALE: 1/16"=1'-0"



3 ELEVATION BANK
SCALE: 1/16"=1'-0"



4 ELEVATION BANK
SCALE: 1/16"=1'-0"

RECEIVED
SEP 07 2010

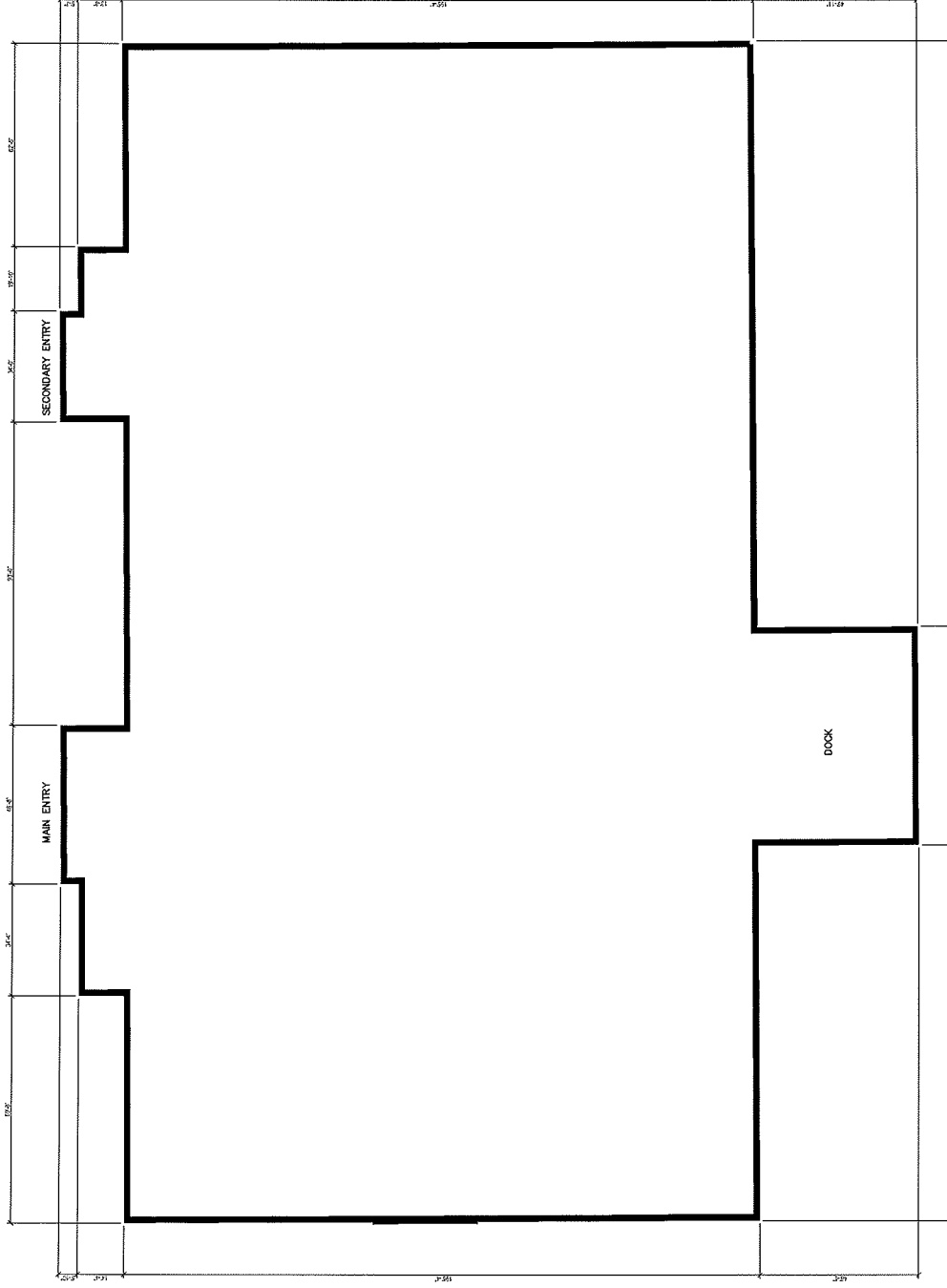
Elevations : Sheet Title
10-007 : Project Number
9-2-2010 : Date

MOSER architecture studio

Horse and US 95 Retail Center

Las Vegas, NV 89166

SDR-39453



AREA: 76,000 s.f.

1 FLOOR PLAN MARKET
SCALE: 1/8"=1'-0"

Floor Plan 1 : Sheet Title
10-007 : Project Number
8-2-2010 : Date

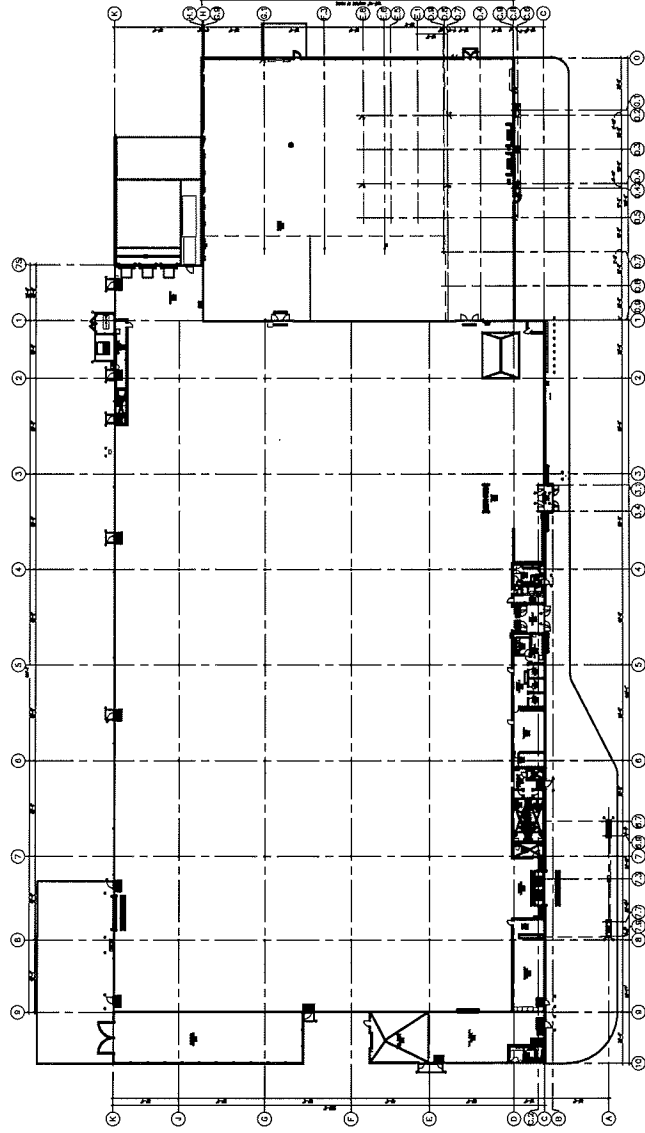
Horse and US 95 Retail Center

Las Vegas, NV 89166

MOSER architecture studio

RECEIVED
SEP 07 2010

SDR-39453



RECEIVED
SEP 07 2010

AREA: 142,000 s.f.

Floor Plan 2 : Sheet Title
10-067 : Project Number
8-2-2010 : Date

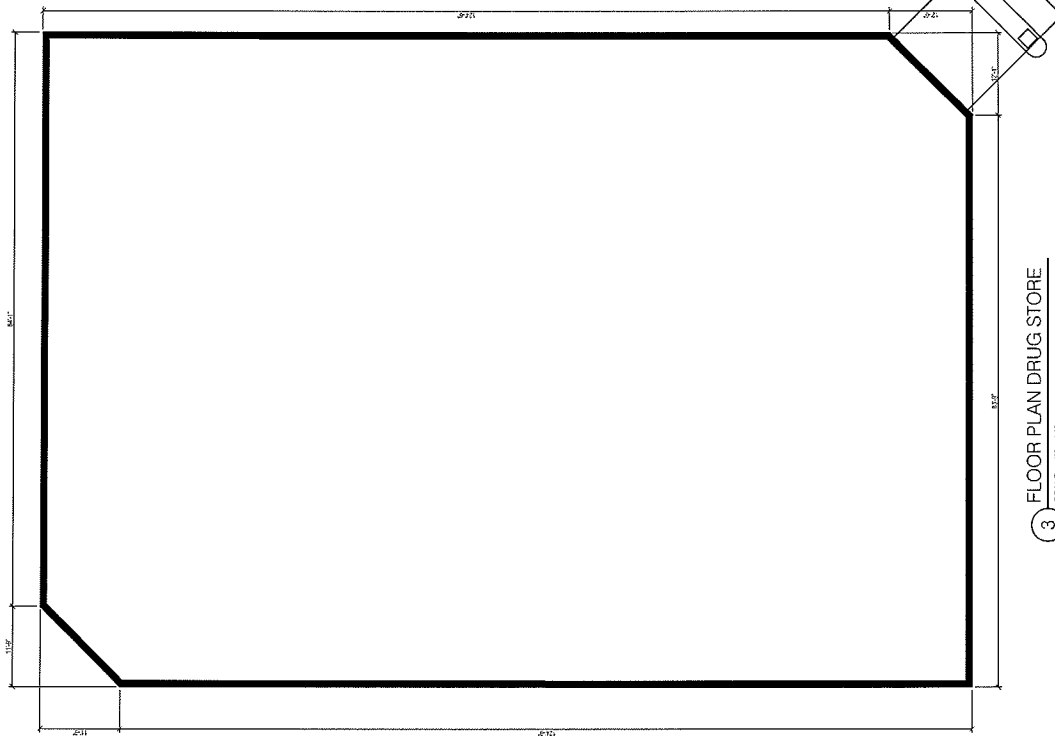


MOSER architecture studio

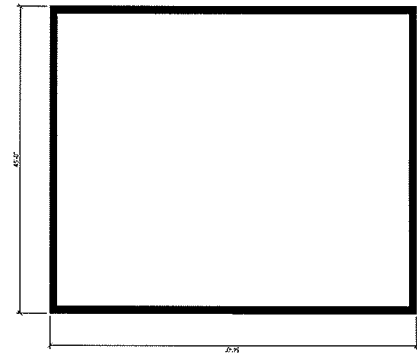
Horse and US 95 Retail Center

Las Vegas, NV 89166

SDR-39453



3 FLOOR PLAN DRUG STORE
SCALE: 1/8"=1'-0"



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

RECEIVED
SEP 07 2010

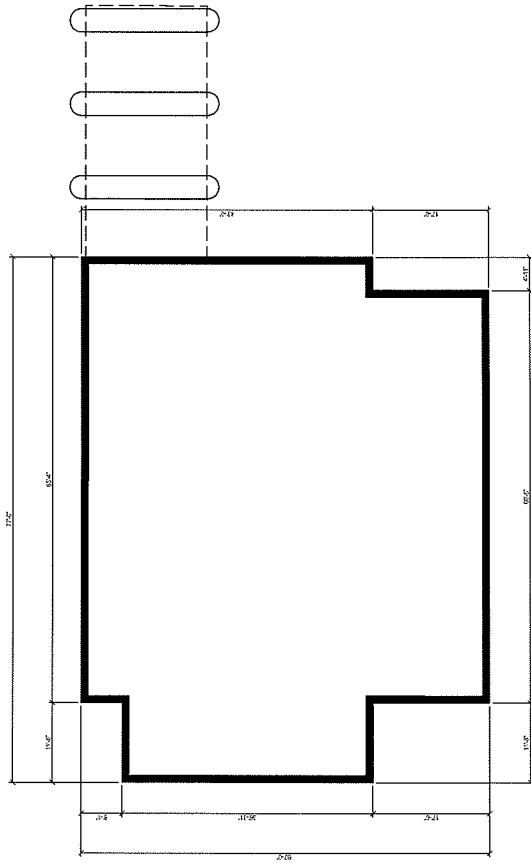
AREA:
DRUG STORE: 13,000 s.f.
C - STORE: 2,430 s.f.

Floor Plans 3 & 4 : Sheet Title
10-067 : Project Number
8-2-2010 : Date



Horse and US 95 Retail Center
Las Vegas, NV 89166

SDR-39453



5 FLOOR PLAN PAD
SCALE: 1/8"=1'-0"

6 FLOOR PLAN BANK
SCALE: 1/8"=1'-0"

RECORDED
SEP 07 2010
AREA:
PAD: 5,040 s.f.
BANK: 4,195 s.f.

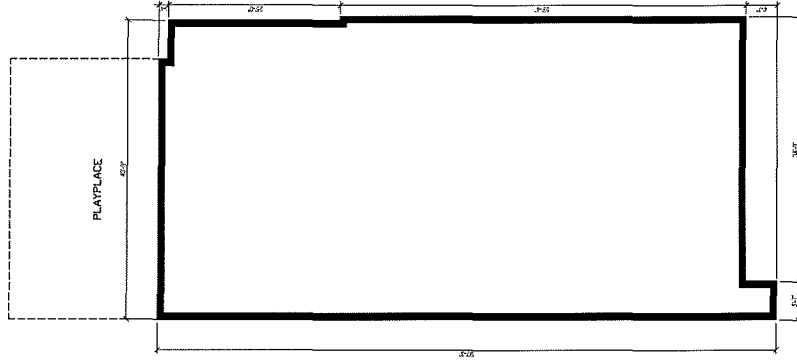
Floor Plans 5 & 6 : Sheet Title
10-007 : Project Number
8-2-2010 : Date

Horse and US 95 Retail Center

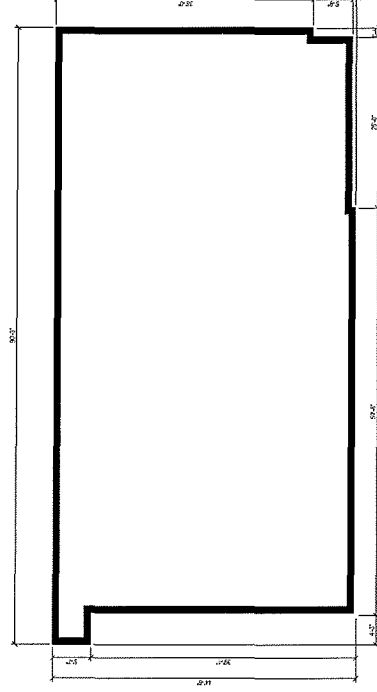
Las Vegas, NV 89166

MOSER architecture studio

SDR-39453



7 FLOOR PLAN FAST FOOD A
SCALE: 1/8"=1'-0"



8 FLOOR PLAN FAST FOOD B
SCALE: 1/8"=1'-0"

AREA:
FAST FOOD A: 3,787 s.f.
FAST FOOD B: 3,815 s.f.

Floor Plans 7 & 8 : Sheet Title
10-097 : Project Number
8-2-2010 : Date

Horse and US 95 Retail Center
Las Vegas, NV 89166



RECEIVED
SEP 07 2010

SDR-39453

COLOR BOARD

ROOF TILE



Product Name: California
Mission Blend

Product Sku: 1HBCS6464

Reflectance: 0.19

Emittance: 0.91

SRI: 18

PRIMARY

SW 7571

Casa Blanca

SECONDARY

FN117

SW 6116

Tatami Tan

ACCENT - 1

FN112

SW 6111

Coconut Husk

ACCENT - 2

SW 7703

Earthen Jug

RECEIVED
SEP 07 2010

NWC Horse Dr. & Oso Blanca Rd.

Proposed 250.267 thousand square foot shopping center.

Traffic produced by proposed development:

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	BUILDING MATERIALS & LUMBER STORE [1000 SF]	142	45.16	6,413
AM Peak Hour			2.60	369
PM Peak Hour			4.49	638

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SUPERMARKET [1000 SF]	76	102.24	7,770
AM Peak Hour			3.59	273
PM Peak Hour			10.50	798

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	PHRM/DRUGSTORE W/O DRIVE THRU [1000 SF]	13	90.06	1,171
AM Peak Hour			3.20	42
PM Peak Hour			8.42	109

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD WITH DRIVE-THRU [1000 SF]	7.602	496.12	3,772
AM Peak Hour			49.35	375
PM Peak Hour			33.84	257

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	5.04	42.94	216
AM Peak Hour			1.00	5
PM Peak Hour			3.73	19

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRIVE-IN BANK [1000 SF]	4.195	148.15	621
AM Peak Hour			12.35	52
PM Peak Hour			25.82	108

	DESCRIPTION	#UNIT	RATE/#	TOTAL
--	-------------	-------	--------	-------

UNIT				
Average Daily Traffic (ADT)	CONVENIENCE MARKET W/GAS [1000 SF]	2.43	845.60	2,055
AM Peak Hour			43.90	107
PM Peak Hour			59.69	145

Project Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	250.267	42.94	22,018
AM Peak Hour			1.00	1,222
PM Peak Hour			3.73	2,074

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity	
Horse Dr.	51,800
Grand Canyon Dr.	34,500
Oso Blanca Rd.	34,500

This project is expected to add 22,018 trips per day on Horse Dr., Grand Canyon Dr. and Oso Blanca Rd. This represents about 43 % of the capacity of Horse Dr. and 64% of the capacities of Grand Canyon Dr. and Oso Blanca Rd. No counts are available for Horse Dr., Grand Canyon Dr. or Oso Blanca Rd. in this vicinity.

Based on Peak Hour use, this development will add about 2,074 additional cars into the area in the peak hour, or about thirty five every minute.

Note that this report assumes all traffic from this development uses all named streets.