



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-43005** APN: 138-03-602-013

Name of Property Owner: Sagebrush Property Ventures

Name of Applicant: Sequoia Electric & Desert Seguro

Name of Representative: Pacific Design Concepts- Richard Gallegos

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: _____

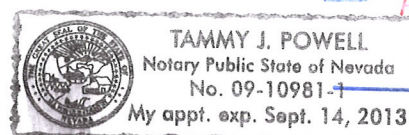
Print Name: _____

Blake Barsy

Subscribed and sworn before me

This 21st day of June, 20 11

Tammy J. Powell
Notary Public in and for said County and State
STATE OF NEVADA
COUNTY OF CLARK



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City of Las Vegas

SDR

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 4485 N. Rainbow Blvd. Las Vegas, NV 89108

Project Name Rainbow & Craig Sequoia Electric Proposed Use Commercial

Assessor's Parcel #(s) 138-03-602-013 Ward #

General Plan: existing SC proposed SC Zoning: existing C-1 proposed C-1

Commercial Square Footage 4,970 sq. ft. Floor Area Ratio N/A

Gross Acres 1.21 Lots/Units N/A Density N/A

Additional Information

PROPERTY OWNER Sagebrush Property Ventures Contact Blake Barsy
Address 4485 N. Rainbow Blvd. Phone: 454-5842 Fax: 454-7842
City Las Vegas State NV Zip 89108

APPLICANT Sequoia Electric Contact Blake Barsy
Address 4485 N. Rainbow Blvd. Phone: 839-9047 Fax: _____
City Las Vegas State NV Zip 89108

REPRESENTATIVE Pacific Design Concepts Contact Richard Gallegos
 Address 3005 W. Horizon Ridge Pkwy Suite 200 Phone: 454-5842 Fax: 454-7842
 City Henderson State NV Zip 89052

Property Owner Signature*

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

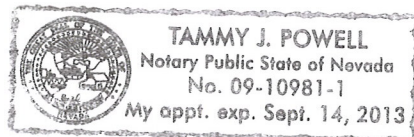
Print Name Blake Barsy

Subscribed and sworn before me

This 21st day of June, 2011

Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK



FOR DEPARTMENT USE ONLY

Case #	JVP-43005
Meeting Date:	10/11/11
Total Fee:	\$14030
Date Received:*	8/25/11
Received By:	B... 5

*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.

development Department for consistency
applicable sections of the Zoning Ordinance

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#1 EXISTING FENCE WALL @ SOUTH SIDE



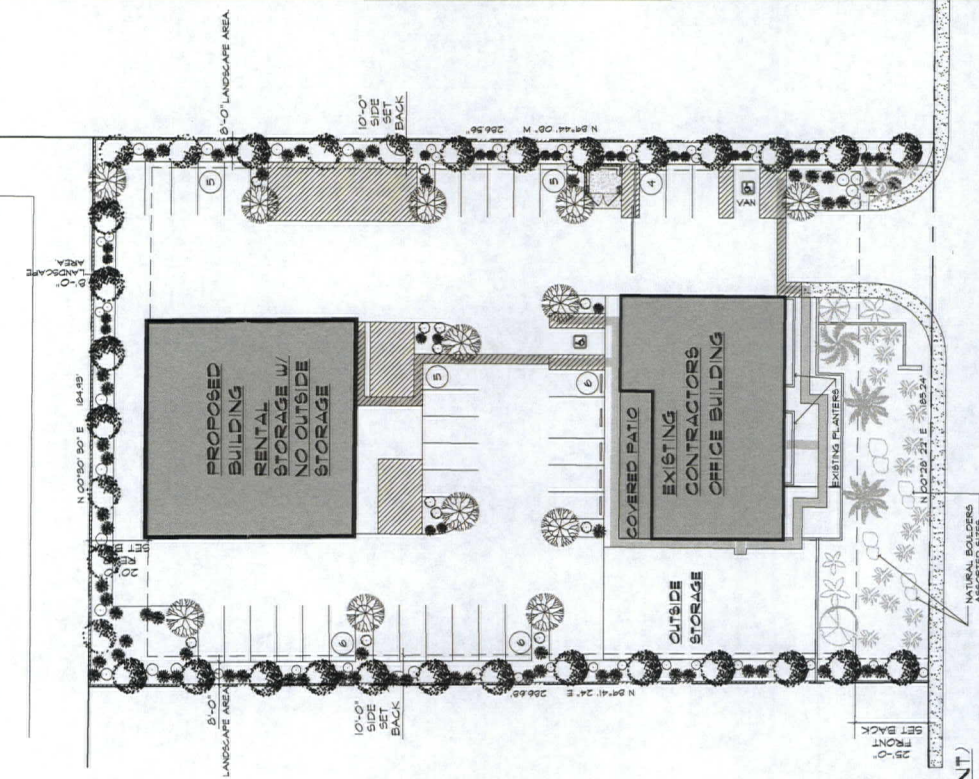
#2 EXISTING FENCE WALL @ NORTH SIDE



#3 EXISTING FENCE WALL @ EAST SIDE (FRONT)



EXISTING LANDSCAPE
AT FRONT OF EXISTING BUILDING



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City of Las Vegas
Department of Planning
GREEN

PERIMETER TREES
REQUIRED 1 PER 30 LINEAR FEET
(540 LF / 30) =
PROVIDED
18 TREES
93 TREES

PARKING LOT TREES
REQUIRED 1 PER 6 STALLS
PROVIDED
14 TREES
12 TREES

ACCESSIBLE ROUTE 5% MAX. RUNNING
SLOPE 2% MAX. CROSS SLOPE W/1/2" MAX
CHANGE IN ELEVATIONS

LANDSCAPE PLAN
1" = 20'-0"



MISCELLANEOUS NOTES

1. ALL EXPOSED SOILS TO RECEIVE 2" THICK LAYER OF DECORATIVE GRAVEL OR DECOMPOSED GRANITE.
2. TREES AND SHRUBS TO BE SPACED ACCORDING TO CITY OF LAS VEGAS MUNICIPAL LANDSCAPE DESIGN SPECIFICATIONS.
3. ASSORTED 5 GAL. SHRUBS TO COVER MORE THAN 50% OF LANDSCAPE AREA WITHIN TWO YEARS OF INSTALLATION.
4. TREES SHALL NOT BE PLANTED WITHIN 9' OF A DEDICATED RIGHT-OF-WAY WHEN NATURE.
5. ANY TREE WITHIN 8' OF A SUBSIDIARY PAVED SURFACE AND/OR WALL SHALL BE PLANTED WITHIN 10' OF THE PAVED SURFACE TO PROTECT ROOT GROWTH PATTERNS.
6. SMALL DESIGN PER FIGURE 5044-S.
7. DECORATIVE GRAVEL COLOR: 541 SANDSTONE 541 1/2" SIZED.
8. DECORATIVE GRAVEL SOURCE: STAR NURSERY LAS VEGAS, NEVADA.
9. ALL PLANTINGS TO RECEIVE COMPLETE AUTOMATIC PERMANENT UNDERGROUND DEEP IRRIGATION SYSTEM.

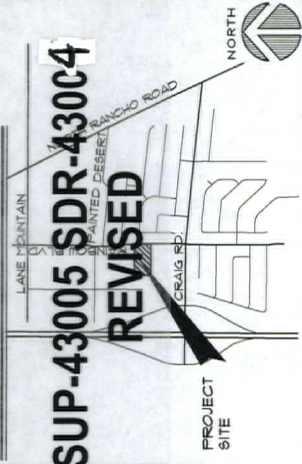
LANDSCAPE LEGEND

TREES	SIZE	Q	BOTANICAL NAME	COTTON NAME
	24" BOX	33	PISTACIA CHINENSIS	CHINESE PISTACHE
	24" BOX	12	ACACIA SP.	ACACIA
SHRUBS	SIZE	Q	BOTANICAL NAME	COTTON NAME
	5 GAL.	52	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER
	5 GAL.	50	AGAVE AMERICANA	INCENSE CEDAR
	5 GAL.	14	CALEDONIS DECURRENS	CENTURY PLANT

EXISTING LANDSCAPE LEGEND

	14'	2	EXISTING DATE PALMS TO REMAIN
	10'	4	EXISTING MEXICAN FAN PALMS TO REMAIN
	6'	2	EXISTING CANARY ISLAND DATE PALM TO REMAIN
	48" BOX	1	EXISTING MONDEL PINE TO REMAIN
	48" BOX	1	EXISTING EVERGREEN ELM TO REMAIN
	18 GAL.	16	EXISTING BRAPE MYRTLE TO REMAIN

LOCATION MAP VICINITY:



Project Title:
LANDSCAPE PLAN
LAND USE SUBMITTAL
PRELIMINARY
NOT FOR CONSTRUCTION
October 18, 2011
LAS VEGAS, NV 89104
4485 N. RAINBOW BLVD
SEQUOIA ELECTRIC
Rainbow and Craig
Pacific design concepts, llc
3005 W. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

Project Title:
PACIFIC DESIGN CONCEPTS, LLC
3005 W. HORIZON RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89052
(702) 454-5842 Fax (702) 454-7842

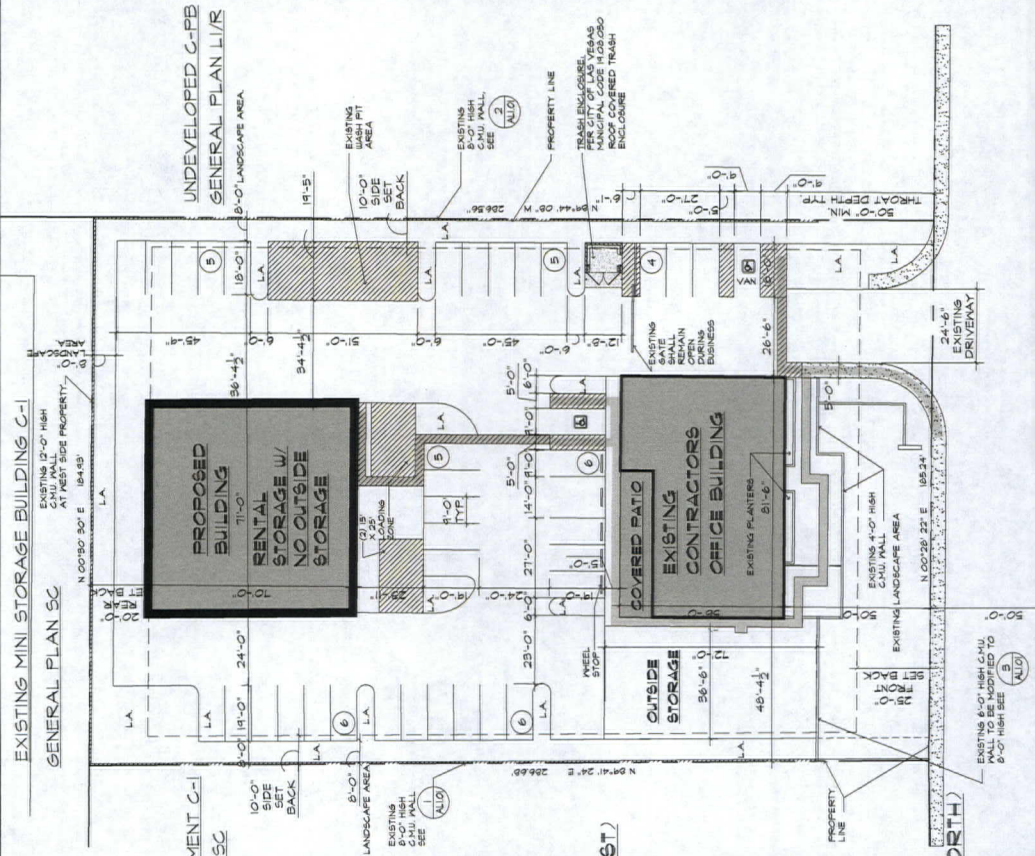
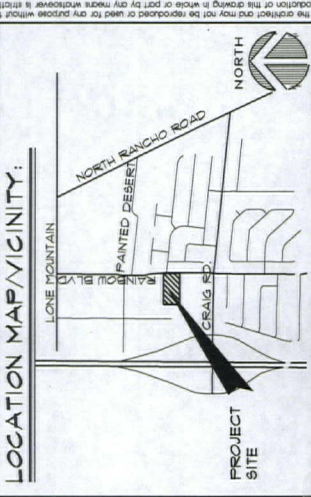
Project Title:
RAINBOW AND CRAIG
4485 N. RAINBOW BLVD
LAS VEGAS, NV 89108
SEQUOIA ELECTRIC

Project Title:
PRELIMINARY
NOT FOR
CONSTRUCTION
October 18, 2011

Project Title:
ARCHITECTURAL
SITE PLAN
LAND USE SUBMITTAL

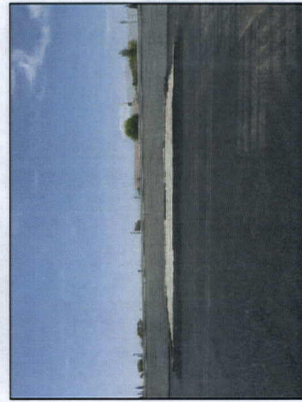
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AS101
Project No.:
AS101
Issue Date:
10/18/2011
Drawn by:
PT
Checked by:
PT
Project No.:
AS101
Revised:
10/18/2011

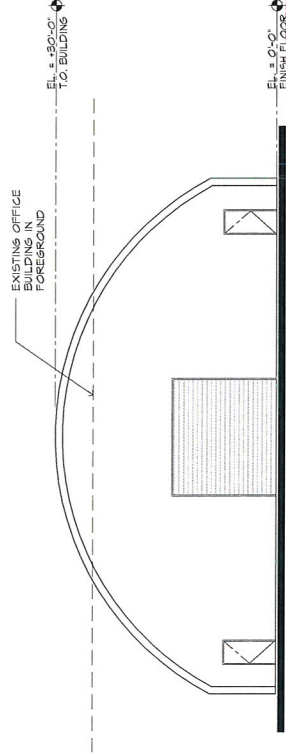
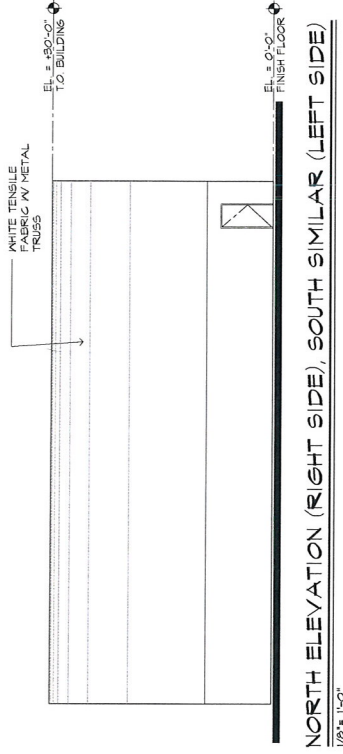
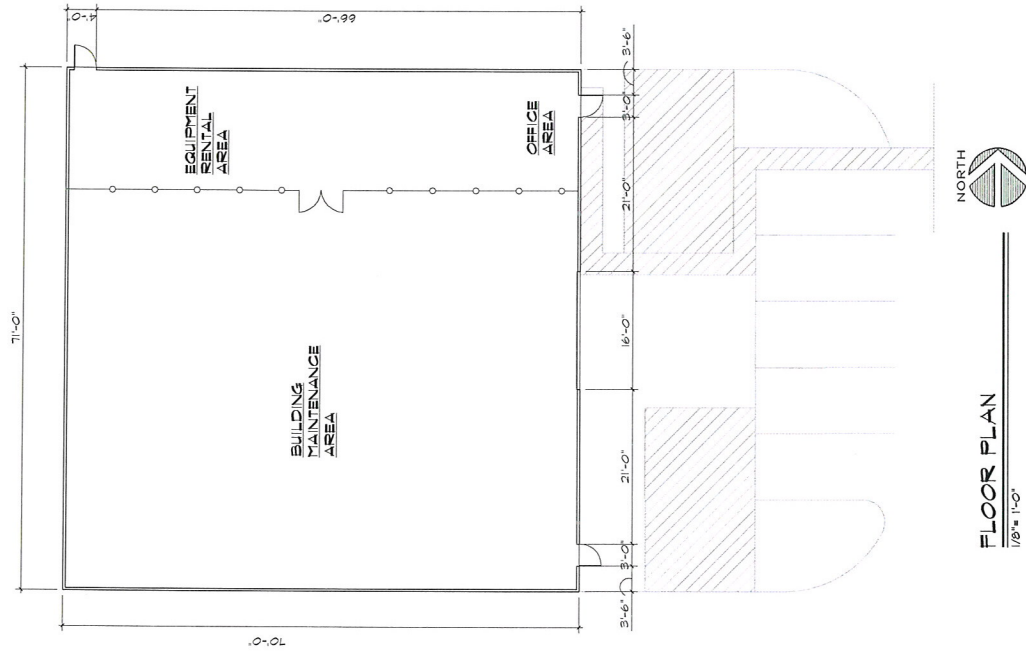
PROJECT DATA:
ASSESSOR'S PARCEL NUMBER: 138-03-602-013
ACTION REFERENCE NUMBER: N/A
DEVELOPMENT CODE: TITLE 18, LAS VEGAS ZONING CODE ADOPTION DATE 05-01-2011
GOVERNING JURISDICTION: CITY OF LAS VEGAS
SPECIAL OVERLAY DISTRICT(S): N/A
GENERAL PLAN: SC
EXISTING LAND USE ZONE: C-1
SITE AREA: 1.21 ACRES/ 52,947.4 SQ. FT.
LOT COVERAGE: 16.36 %
BUILDING HEIGHT, ALLOWABLE: N/A
ACTUAL: 30 FT.
OCCUPANCY GROUP, EXISTING BUILDING: B
OCCUPANCY GROUP, PROPOSED BUILDING: S-1(M)
CONSTRUCTION TYPE, EXISTING BUILDING: 3-B
BUILDING AREA TABULATIONS:
EXISTING CONTRACTORS OFFICE BUILDING AREA: 4,011 SQ. FT.
PROPOSED RENTAL STORAGE IV NO OUTSIDE STORAGE: 4,970 SQ. FT.
TOTAL BUILDING AREA: 8,981 SQ. FT.
PARKING ANALYSIS:
EXISTING CONTRACTORS OFFICE BUILDING AREA 4,011 SQ. FT. / 500 # 13.81#
PROPOSED RENTAL STORAGE IV NO OUTSIDE STORAGE 4,970 SQ. FT. / 250 #
TOTAL PARKING SPACES REQUIRED: 34 SPACES
NUMBER OF PARKING SPACES PROVIDED: 31 SPACES
(INCLUDING 2 ACCESSIBLE SPACES WITH ONE VAN SPACE)
OUTSIDE STORAGE AREA: 2,000 SQ. FT.



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SUP-43005 SDR-43004
REVISED
ARCHITECTURAL PLAN
OCT 18 2011
EXISTING RESIDENTIAL
GENERAL PLAN M
City of Las Vegas
Department of Planning

LEGEND
LA LANDSCAPE AREA
ACCESSIBLE ROUTE 5% MAX. SLOPE
ACCESSIBLE ROUTE 5% MAX. SLOPE
CHANGE IN ELEVATIONS
LANDSCAPE AREA





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FINISH FLOOR

EAST ELEVATION (FRONT), WEST SIMILAR (REAR) **AUG 25 2011**
1/8" = 1'-0"

SUP-43005 City of Las Vegas
SDR-43004